

# 34 Dundee Road, Whitefoord, Tas 7120



## Mixed Farming For Sale

Tuesday, 28 November 2023

34 Dundee Road, Whitefoord, Tas 7120

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 222 m2

Type: Mixed Farming



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## Offers Over \$3.25 Million

Situated 25 minutes east of Oatlands and the Midlands Highway, "Dundee" is a modern, productive and beautifully presented property. "Dundee" has 315 megalitres of reliable irrigation water held in 2 dams. The water feeds a Pearce 250m centre pivot + 25m end gun and in addition there are multiple outlets to run hard or soft hose irrigators. There is the water and the scope to greatly increase the amount of centre pivot irrigation. "Dundee" currently finishes about 700 lambs per year under irrigation, has also grown cereals and poppies and currently is Tasmania's largest garlic producer. Plant and machinery used to sow, grow, harvest and pack the garlic are available to purchase should the Purchaser wish to continue the garlic that "Dundee" has successfully produced for over 10 years. All buildings on the property are modern structures, fences are in exceptional order and the gravel road through the property is of a high standard. An impressive list of capital improvements include:

- Modern 3 bedroom house with lockup garage and double carport
- Slaughterhouse and 2.4m x 3.3m cool room
- Modern 2 stand corrugated iron shearing shed
- Steel cattle yards
- Workers accommodation with open plan kitchen/living, currently sleeps 9
- 5 bay machinery shed and 2 bay lockup workshop
- Chemical spray shed
- 30m x 15m shed containing climate control room and packing shed with dust extraction
- 1 bedroom cabin, toilet and shower block
- 2 powered caravan sites on the banks of the dam
- Excellent fine gravel resource

"Dundee" is an immaculate property in exceptional order.