

Lot 2 Bridport Road, Pipers River, Tas 7252

Sold Other

Monday, 8 July 2024

Lot 2 Bridport Road, Pipers River, Tas 7252

Area: 251 m2

Type: Other



Rowan Fitch

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Contact agent

Tasmania is currently experiencing a high demand for quality agricultural land with supply and availability at an all-time minimum. Endymon represents to the market a broader opportunity of untapped potential to earn a forestry lease and graze livestock ahead of the tree harvest. Endymon once a productive farm (before being planted to forestry) is located 2.5 km to the West of the Pipers River shop along Bridport road, only 36 minutes from Launceston or 25 minutes from Bridport. Included in this fine property is 251.2 hectares (620.71 acres) of sandy loam plains featuring multiple natural watercourses and dams on the property. With an approximate annual rainfall of 675mm, livestock dams, a spring and further irrigation water to come, the potential for Endymon to become a highly productive landholding on versatile soils will come as no surprise. The property consists of a series of gravel roadways and is accessed off Bridport Road via a right of way through a neighbouring property. The timber on the property is under lease until 2025 when it will be harvested on or before at the cost and profit returned to the lessee. The area is becoming much more accustomed to higher-value agriculture and horticulture. Access to the Tamar Irrigation Scheme and potential water take and pipeline nearby to service a proposed green hydrogen project at Bell Bay. Whether you're a land banker looking to take advantage of a steep discount to developed country prices or a grazier/cropper wanting to expand the reliability and scale of your production, Endymon needs to be seen to be believed. Endymon is for sale by Expressions of Interest, for further information on this exciting opportunity, to arrange an inspection or to request lease documents, please don't hesitate to contact Rowan Fitch at Harrison Agents.