

225A Black Brush Road, Mangalore, TAS, 7030



Rural For Sale

Wednesday, 25 September 2024

225A Black Brush Road, Mangalore, TAS, 7030

Type: Rural



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A versatile mix of irrigation and grazing with accommodation potential

"Winton Hill" is a large rural holding close to Brighton and Pontville.

Divided into 8 paddocks, the property has an range of land types - from spectacular hilltops affording expansive views over the Jordan Valley to Mount Wellington and Hobart, to rich river flats for irrigation to finish livestock and grow crops.

"Winton Hill" has nearly 2km of frontage to the Jordan River and a 15ML right that fills a 10ML dam.

An "as new" 4 span centre pivot with end gun swings around one of the river flats fed by water from the dam and covering the areas missed by the pivot are 5 fixed guns all up watering a total of 30 acres.

A further 15 acres can be irrigated by pods using a bore that produces 220,000 litres per day. This bore water can also be directed to the dam.

A 2% deposit has been paid on 50ML of summer water and 30ML of winter water in the new stage 3 scheme.

Farm improvements are many and in exceptional order:

- 40 tonnes grain silo
- 9 bay shed, 36m long x 3.5m deep x 2.5m openings
- New cattle yards with crush and loading ramp
- Fully refurbished 2 stand shearing shed with new kitchenette and toilet along with new 750 sheep capacity sheep yards
- 3 bay machinery shed and lockup workshop
- 80% of the property has refenced with new materials in the last 2 years

The potential for "Winton Hill" in the future is exciting given its location to nearby population centres and is a brilliant property to develop a farmstay or tourist accommodation business (STCA).

It is an excellent farming property that has run horses, sheep, cattle and agisted stock. It has also grown lucerne and other cash crops.

A versatile property with many options available.