



## - Tasman Highway, NUNAMARA, TAS 7259

'Bullocks Hunting Ground' Nunamara TAS Extensive Irrigation, High Rainfall, Water Security, Grass Factory for Beef, Sheep or Dairy Conversion

**742.00 hectares, 1,833.48 acres**

Elders Rural Services Australia Ltd is pleased to present for sale '

'Bullocks Hunting Ground', a highly secure and productive irrigation asset, located in Northern Tasmania.

Situated on 742 hectares (1,833 acres)\*, the property is underpinned by fertile basalt soils, reliable annual rainfall, extensive irrigation infrastructure and water entitlements, making it ideally suited to a range of agricultural endeavours including dairy, beef, sheep cropping and/or horticultural pursuits. Existing irrigation infrastructure is in place to increase the irrigated area to 400 hectares\*

'Bullocks Hunting Ground' presents a unique opportunity to combine scale and versatility as a stand-alone operation or an in addition to existing dairy or breeding operations for dairy support or finishing beef cattle and/or lambs. It offers excellent

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**TYPE:** Under Contract

**INTERNET ID:** 300P89165

**SALE DETAILS**

by Expression of Interest

**CONTACT DETAILS**

**Elders Real Estate Victoria**  
Level 36, 55 Collins Street  
Melbourne, VIC  
03 9609 6222

**Nick Myer**  
0427 610 278

access to services and accommodation being so uniquely positioned within 20 minutes\* of Launceston.

Key features:

- Total land area: 742 hectares (1,833 acres)\*
- Excellent irrigation infrastructure including 255 ha\* under centre pivots with existing infrastructure providing scope for further irrigation development to 400 hectares\*
- 2,400ML of irrigation entitlements
- 2,100ML\* storage dam
- Working improvements include cattle yards, shearing shed and sheep yards
- Strategically positioned central laneway system for ease of stock movement
- Highly productive and versatile soil profiles ideally suited to cattle (beef and dairy), sheep, cropping, horticultural production in addition to potential carbon opportunities
- A registered Forest Practices Plan enables the ability to further develop additional land for the purpose of irrigated and dryland use
- Extensive frontage to St Patricks River (4.2km\*)
- Reliable 1,043mm\* (41 inches\*) average annual rainfall
- Ideally positioned to appreciate some of the greatest natural attractions offering year-round activities including hiking, fishing, camping, horse riding, photography, in addition to other lifestyle/recreational/environmental pursuits
- Located 17km\* E Launceston CBD, 24km\* NE Launceston Airport and 28km\* NE Evandale

An Information Memorandum will be made available upon request

Nick Myer 0427 610 278

Henry Mackinnon 0408 408 299

Laurens De Wit 0427 029 063

\* denotes approx.

- Land Area 742 hectares







