



421 Murchison Highway, SOMERSET, TAS 7322

LARGE SCALE COASTAL CROPPING

244.83 hectares, 604.99 acres

Rarely do such highly productive inter-generational farms come to market.

On offer is 605 acres of tightly held irrigated coastal cropping ground held on 13 titles. The deep rich red soils produce high yielding crops of poppies, pyrethrum, carrots, onions, potatoes, beans, peas, silage, wheat, barley, flowers and more with top grower awards received on numerous occasions.

The last few years have seen the ground have a significant spell with the current owners in semi-retirement and only doing beef and grain with a small leased area to vegetables.

A large portion of the land is Class 1 & 2 cropping ground plus a recently acquired 120 acres of fresh red basalt soil never cropped and suitable for seed potato production now with underground irrigation mains supplied.

There are 376mL water licences over various dams, plus 3 bores and recent approval granted for the construction of an additional 2 dams of 53mL and 44mL each, adding to the on-farm storage.

TYPE: For Sale

INTERNET ID: 83P1698

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Sales & Rentals

60 Reibey Street
ULVERSTONE, TAS
03 6425 2722

Crighton Horton
0408 834 652

Infrastructure includes a large (12m x 12m) workshop, 5-bay (8m x 19m) machinery shed, manager's office/staff amenities block, 2 large hay sheds, a smaller workshop, other minor outbuildings and 4 residential houses.

The main owner's residence is a high spec relatively new 5-bedroom, 360m² brick home with formal & informal dining, wood fired in-floor hydronic heating, 2 heat pumps and double glazed windows. Set well back from the road with separate access from the main farming area, the home offers magnificent views of the ocean and district surrounds.

Adjacent to the main residence is a full size (60m x 20m) horse riding arena, round yard, stables, tack room and cattle yards/loading ramp with concrete floor.

The school bus stop is at the top of the driveway and travels to private & public schools in the city of Burnie, approximately 10 minutes away.

The property is set up for easy operation with underground mains throughout and remote SMS 4G phone starts to the 6 irrigation pumps. There are multiple truck accesses direct from the bitumen roads surrounding the property and there is a gravel pit/quarry on site for lane maintenance. A large proportion of the boundary fencing is new.

The property is literally on the edge of suburbia with the Somerset town boundary running through it. Approximately 17 acres is zoned Rural Residential with direct access to the prestigious Back Cam Road and adjoining farms have recently undergone subdivision with all blocks sold.

Spread over 13 titles, this is ideal land banking for the future whilst presently still producing a high income and cash flow.

Within Somerset, only minutes away, is the shopping precinct and local ag machinery, fertiliser and irrigation dealers.

This is easy farming - not to be missed out. As the owners are entering retirement, they are willing to negotiate a sale as a going concern, WIWO with all plant & equipment, so it is up and running for the new operator from day one.

- Land Area 244.834813 hectares











421 Murchison Highway, Somerset

This floor plan sketch is to be used as a guide only and is not to scale.
All dimensions listed are approximate.

*Total approx floor area: 351 sq m (Excl. Porch)





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