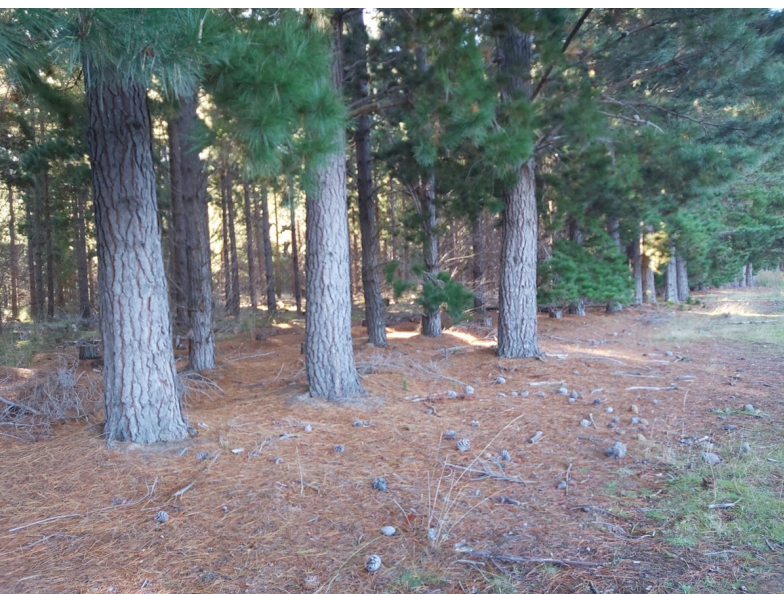








## Tasman Highway, LITTLE SWANPORT, TAS 7190

East Coast investment opportunity

**71.00 hectares, 175.44 acres**

This 71ha property is adjacent to the Tasman Highway at Little Swanport. Originally a grazing block, the majority is now a pine plantation, grown in a joint venture.

Of the 71ha, 51ha are planted to radiata pines, the balance being pasture. The plantation, a joint venture between the vendors and Lenah Estates Pty Ltd, was established in 1996. There have been two thinnings in the interim with the final harvest scheduled for 2025-26.

A hay barn/storage shed and fencing are in good condition. Water is sourced from a permanent spring and a waterhole. The property has direct access to the Tasman Highway with all weather internal roads to forestry standard.

This property offers a unique opportunity to purchase a medium sized property on the popular East Coast, with the added bonus of the opportunity to create income producing enterprises.

### Opportunity

-Post the plantation harvest several opportunities arise

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** R23790827

**SALE DETAILS**

**Offers over \$920,000**

**CONTACT DETAILS**

**Elders Hobart**  
5 Victoria Street  
HOBART, TAS  
03 6220 6999

**Michael Crisp**  
0438 597 128

- Replant and register for carbon credits
- Establish permanent pasture for a grazing enterprise
- Given the close vicinity to Little Oyster Bay, subdivide, STCA
  - Land Area 71.0000 hectares



