



569 St Columba Falls Road, PYENGANA, TAS 7216

“Myrtle Flats” Dairies 1 & 2

## 760.94 hectares, 1,880.28 acres

Elders is excited to announce for sale, the Myrtle Flats Dairies 1 & 2 Aggregation. This is a property located in a standout dairy region, in the heart of Pyengana. Myrtle Flats is an expansive property that sits over nearly 800ha within a sheltered valley on the fertile river flats featuring approx. 2 km of river frontage to North George River and approx. 6km along the South George River.

A proven and reliable rainfall corridor, with aggressive growth pastures, and an abundant water supply, naturally Pyengana is prime agricultural production region demonstrated by the Pyengana dairy farmers for the last 130\* years, with the famous Pyengana Farm Gate Dairy (famous for Pyengana Milk, Cream and Pyengana Vintage Cloth Bound Cheese) on the doorstep.

Currently, the property is home to two operational dairies, with plenty of room for expansion. The property also makes for a well-suited large-scale backgrounding operation, or intensive beef finishing system. Additionally, there is substantial timber interest opportunities, further enhancing the property's value and sustainability.

Not only is Pyengana a primary production region, but it also attracts tourist flocking to the destination in droves, to enjoy some of Tasmania's finest natural produce along with visiting the Pub in the Paddock and St Columbia Falls all within 5\*km, completes their rural experience.

### Key Investment Highlights:

- Opportunity to secure large scale dairy operation or beef conversion opportunity
- Substantial and secure reliable water combined with irrigation systems
- 898\*ML direct take
- 14 Titles
- 760.94\* ha | 1880.32\* ac
- Current operation: rotary and herringbone dairy milking

Request for Information Memorandum for more details or to arrange an inspection of this remarkable property, call Mark Ranicar or Kellie Morris

Located just 25\* minutes from St Helens, on Tasmania's stunning Northeast coast or to Launceston (approx. 2 ¼ hours) both destinations are on the Tasman Highway.

### Agent Mark Ranicar's comments:

â##This property is in a highly productive valley, with substantial irrigation water and favourable Summer rainfall. Wonderful cattle countryâ##.

Myrtle Flats will be offered for Sale by Offer

\*approximately

- Land Area 760.94 hectares

**TYPE:** For Sale

**INTERNET ID:** R24430754

### SALE DETAILS

By Offer

### CONTACT DETAILS

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