



196 Court Farm Road, BUCKLAND, TAS 7190

Substantial irrigation potential

982.38 hectares, 2,427.46 acres

Elders Rural Sales Tasmania offer a large-scale East Coast farming property, steeped in history with potential for substantial irrigation development featuring 210 ha* of new pasture already developed.

Court Farm is located within a tightly held agricultural location and has substantially been returned to an agricultural enterprise having been used for large scale forest plantation prior 2021.

The property currently runs a fat lamb and cattle breeding operation supported by improved pastures, dry land fodder and cereal cropping. Organic fertiliser has been applied to the property since its former forestry use.

Court Farm offers some 780* ha of gently undulating arable land, ranging from high carrying capacity, black cracking clay to lighter sandy loam soils, with the balance native bush.

Court Farm is traversed by Tea Tree Rivulet and benefits from a total water licence of 564* ML. The property is currently devoid of an irrigation dam, yet consultation and mapping has been explored for a proposed 800 to 1,000* ML dam.

The property benefits from new and well maintained fences and excellent internal roads.

Building improvements on the property include a newly renovated weatherboard dwelling of 4 bedroom and 1 bathroom. Farm building improvements comprises a 4 stand shearing shed, yards and barn. Other improvements include a brick dwelling and part sandstone homestead, currently under renovation with the potential to provide additional accommodation.

For sale by offer.

For more information, please contact George Shea on the details below.

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*Approximate

- Land Area 982.38 hectares
- Bedrooms: 4
- Bathrooms: 1

TYPE: For Sale

INTERNET ID: R24502188

SALE DETAILS

For sale by offer

CONTACT DETAILS

Elders Hobart
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HOBART, TAS
03 6220 6999

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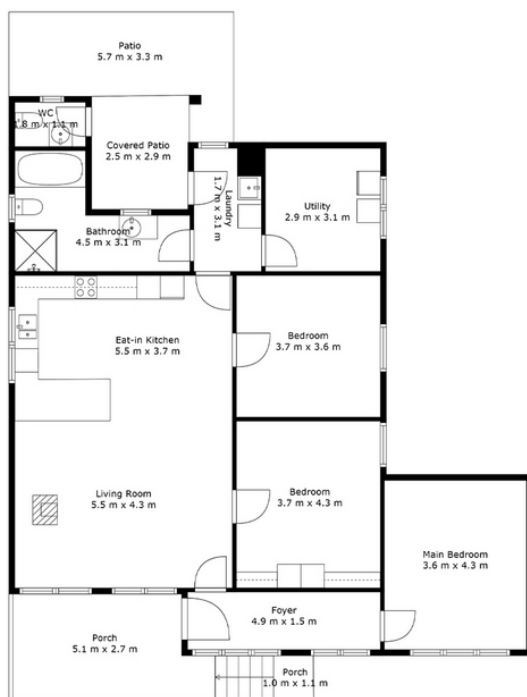
HOMESTEAD

Bedrooms	4
Bathrooms	1

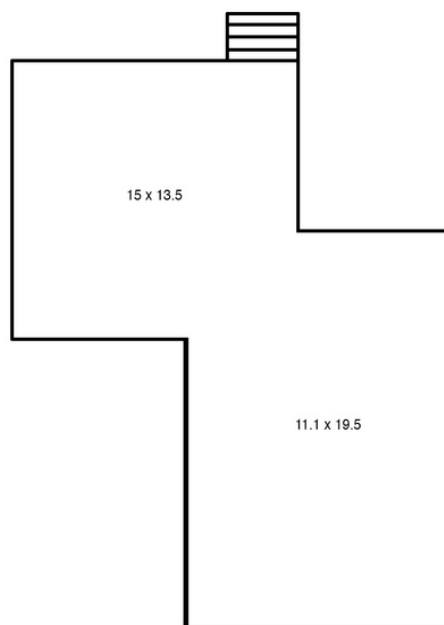








House
Total floor area 168 sqm



Shearing Shed
Total floor area 418 sqm

Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries

196 Court Farm Road, Buckland

Elders Real Estate