



742 Deddington Road, DEDDINGTON, TAS 7212

Tasmania's Premier Institutional-Scale Carbon Opportunity

4,323.00 hectares, 10,682.13 acres

Elders Rural Property Sales, together with Kakariki Land, acting as carbon market specialists, are pleased to present "Uplands" for sale via Expressions of Interest, closing on 20th November 2025.

Located in Deddington, Northern Tasmania, about 40 kilometres from Launceston and 85 kilometres from the Bell Bay Industrial Processing District, "Uplands" constitutes a large-scale managed forestry property. The site includes areas designated for future planting, giving potential buyers the opportunity to acquire an asset with ongoing possibilities for carbon and timber initiatives.

The property comprises five planned carbon project zones spanning approximately 2,000 hectares, with an estimated landowner allocation of around 370,000 ACCUs. This includes 97,000 tonnes under Schedule 1 (new planting) and 273,780 tonnes under Schedule 3 (avoided conversion to non-forest land use).

Uplands 1 and 2 are currently registered, while Uplands 3, 4, and 5 are in the planning phase.

The scale and diversity of the estate are positioned to engage with existing and forthcoming timber production and carbon sequestration programs.

Further anticipated carbon issuance is expected to generate recurring cash flows, which may provide revenue between timber harvest cycles.

Key Features:

- 4,323 hectares in 8 titles.
- Current modelling completed using FullCAM 2016.
- Proximity to processing plants.
- Diversified planting structure.
- 350,000 tonnes of timber available for immediate harvest.
- Three residences, including a large homestead built in 1990 in good condition.

Note: Carbon yields are based on FullCAM 2016; parties should assess possible yield improvements under FullCAM 2024.

For access to the Data Room, Information Memorandum or to arrange an inspection, please contact your exclusive marketing agents:

Elders

Lochie Dornauf

0437 957 787

Rob Dixon:

0408 134 025

Kakariki Capital

TYPE: For Sale

INTERNET ID: SU114810

SALE DETAILS

**EOI closing 20th
November 2025 at 4pm**

CONTACT DETAILS

SURGA Launceston
54 Cameron Street
LAUNCESTON, TAS
03 6333 7888

Lachlan Dornauf
0437 957 787

Lachlan Ritchie

0450 669 746

- Land Area 4323 hectares
- Building Area: 4323 hectares



