



145 Fernleigh Road, CAVESIDE, TAS 7304

"Watery Plains"

162.25 hectares, 400.92 acres

Elders Rural Property Sales is pleased to present "Watery Plains" For Sale by Offer.

Watery Plains showcases stunning natural scenery, with the Western Tiers providing a picturesque backdrop. This creates a unique microclimate perfect for thriving

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: SU115280

SALE DETAILS

grasslands and successful dairy farming, all located just 15 minutes from Deloraine and only 55 minutes from Launceston and Devonport.

Beyond the scenery is a highly productive 162ha, 380-cow dairy farm featuring a modern 44-bale rotary dairy equipped with **Easy Dairy**, teat spray robot and automatic cup removers, enabling efficient single-person operation. An undercover cow yard with rubber matting is also present for animal comfort.

One of the property's most notable attributes is its consistent record of high production performance, exemplified by last year's output of 214,000 kg/ms* (565 kg/ms per cow*). Year-to-date figures indicate an additional 16% increase in productivity.

The farm is also supported by a fully compliant effluent system with the capacity for future expansion to support up to 420 cows.

Watery Plains is underpinned by significant water rights of some 402ML with annual usage charges of \$250*. Two large dams totalling approximately 270ML also provide further irrigation surety.

Key Features:

- Outstanding production figures
- Quality irrigation infrastructure
- Incredibly well-maintained soils and pastures
- Extensive shedding and infrastructure including calving barns, calf sheds and machinery sheds.
- Two residences, featuring a beautiful four-bedroom primary dwelling suitable for owner occupancy

This offering presents an exceptional opportunity to acquire a high-performing dairy asset at an affordable price within one of Tasmania's most productive and prestigious dairying regions.

For further information (including the Information Memorandum and access to the data room) or to arrange an inspection, please contact your exclusive marketing agents:

Lochie Dornauf

0437 957 787

Mark Ranicar

0418 132 344

*approx

- Land Area 162.25 hectares
- Building Area: 162.25 hectares

For Sale by Offer

CONTACT DETAILS

SURGA Launceston
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LAUNCESTON, TAS
03 6333 7888

Lachlan Dornauf
0437 957 787

TITLE/POSSESSION

Shire/District Council	Meander Valley
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