



## 384 Port Sorrell Road, WESLEY VALE, TAS 7307

Elite Irrigated Cropping Land in Renowned Farming Region

**40.10 hectares, 99.09 acres**

Elders Rural Property Sales is proud to present "Pipers", 384 Port Sorell Road, Wesley Vale a 40.10 hectare holding of premium basalt cropping country in the heart of the Sassafras/Wesley Vale district, consistently regarded as one of Tasmania's most productive agricultural regions.

**TYPE:** For Sale

**INTERNET ID:** SU116128

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.

"Pipers" combines deep, fertile Class 2 and 3 soils with an established irrigation platform, underpinned by an 81 ML on-farm storage dam, an 81 ML Pardoe Creek water right at Surety Level 5, and a Tas Irrigation scheme outlet already installed.

Together, these assets deliver the water security that defines genuinely bankable agricultural land.

Situated just 10 minutes from Devonport with direct access off Port Sorell Road, "Pipers" offers the locational convenience demanded by commercial cropping operations proximate to port, freight, and processing infrastructure that underpins the north-west's agricultural economy.

Whether you are a corporate agribusiness seeking a reliable production asset, an expanding local operator, or a passive investor seeking quality land with strong leasing fundamentals, "Pipers" represents a compelling opportunity to secure an irrigated, highly productive holding where the fundamentals soils, water, location are simply beyond question.

For further details or to arrange an inspection, please contact:

Lochie Dornauf

0437 957 787

- Land Area 40.1 hectares
- Building Area: 40.1 hectares

#### **SALE DETAILS**

**For Sale by Offer**

#### **CONTACT DETAILS**

**SURGA Launceston**

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**Lachlan Dornauf**

0437 957 787

**TITLE/POSSESSION**

Shire/District Council                      Latrobe



