

Lot 1 Cornelius Rd, Sassafras, TAS, 7307



Acreage Semi-rural For Sale

Friday, 15 November 2024

Lot 1 Cornelius Rd, Sassafras, TAS, 7307

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Type: Acreage Semi-rural



Gerald Davies

0364911499

200 acres of fertile land in renowned Sassafras

Discover this exceptional 200 acre (approx.) grazing block in Sassafras, a prime farming region known for its fertile soil. This property boasts virgin soil bordering Parramatta Creek, offering excellent agricultural potential. With three spring fed dams and a generous 46 megalitre water license, irrigation is a breeze. The land features 60 acres under pivot irrigation, presenting ample opportunities for cropping and fodder production.

A sturdy 9mx10mx5m two bay machinery shed provides ample storage, while the two storey, two bedroom unit offers comfortable accommodation. This fully furnished weekender is perfect for lunch breaks or extended stays, complete with a balcony overlooking the entire property.

Practical features include a cattle crush and yards, wallaby proof fencing on all boundaries, and electric fencing for added security. The property's good fertiliser history ensures optimal soil health for your farming endeavours. Tucked away in a private location, this block offers shelter even on windy days, making it an ideal retreat. Whether you're looking for a productive grazing block, a weekend getaway, or a combination of both, this versatile property has it all. Don't miss this chance to own a piece of Sassafras's renowned farming country

- 200 acres, 46 meg License, bordering Parramatta Creek
- Three spring fed dams, 46 mg water license
- 60 acres under pivot irrigation
- 9x10x5m two bay machinery shed
- Two-storey, two bedroom furnished unit
- Balcony overlooking entire property
- Cattle crush and yards on site
- Wallaby proof fencing on all boundaries
- Electric fencing for added security
- Good fertiliser history for productivity
- Excellent run off and fodder block
- Various cropping opportunities available
- Private location sheltered from wind

Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.