

415 Buckland Road, Buckland, TAS, 7190



Rural For Sale

Friday, 15 November 2024

415 Buckland Road, Buckland, TAS, 7190

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Rural

Reliable grazing property with irrigation development potential

Named after the historic village of Littleworth, Oxfordshire in the United Kingdom, this exceptionally sound grazing property has been owned by the same family for over 50 years. It is just minutes from the Tasman Highway, 15 minutes from the coastal township of Orford and only 35 minutes to the airport.

"Littleworth" has a predominantly easterly aspect sheltering it from the prevailing winds. It has a strong fertiliser history and much of the arable area is sown to good improved pasture species on mostly sound dolerite based soils.

The property has always been a grazing operation historically carrying 3,250 DSE comprising merino ewes and wethers, as well as 30 cows.

"Littleworth" has frontage to both the Prosser and Bluff Rivers and a 300 megalitre right to draw water. This combined with the 200-300ML dam site gives the property great development potential for cropping and finishing stock.

Improvements include a fully renovated 3 bedroom vertical weatherboard cottage, 2 machinery sheds and a 3 stand timber clad shearing shed.

"Littleworth" is a beautifully laid out and picturesque property. It is a perfect size to be a stand alone unit or a development opportunity add-on for an existing operator and its proximity to Tasmania's East Coast is an added bonus.

If you have any further questions or would like to schedule an inspection, please contact Andrew Fisher.