

**SE** Lifestyle  
**HD** History's hefty price tag

**BY** JESSICA HOWARD

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**LP**

A Derwent Valley farming property, the historic Norton Mandeville, has **sold** for \$6.5 **million** to a Tasmanian farmer.

The 2154ha Gretna property, on the Lyell Highway, has 8km of frontage to the River Derwent and includes a 410sq **m** five-bedroom sandstone home built around 1820.

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It previously **sold** in 2007 for \$8.1 **million** to a US investor, a record for a rural property in the south of the state.

**Sold** through Adelaide-based agency Colliers International, the property consists mainly of substantial irrigation, cropping and livestock.

The first owner was Governor William Sorell, Lieutenant Governor of Van Diemen's Land from 1817 to 1824.

The property overlooks the Wellington Range, River Derwent and valley, Mt Field and Central Highlands peaks.

"This transaction is a standout in a tough Tasmanian market," Colliers International agent Tim Altschwager said.

"It is a highly diversified agricultural holding with a major livestock production focus, substantial irrigation entitlements and infrastructure with potential for further development, quality accommodation and structural improvements." Mr Altschwager said the productive property had garnered attention from a variety of prospective buyers.

"We had parties looking at the property for **dairy** conversion to take advantage of the extensive water entitlements, as well as **Chinese** investors looking to break into the market because they like the Tasmanian **brand**," he said. "It's a positive sign to see the local buyers getting back into the market, demonstrating growing confidence from domestic investors."

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