

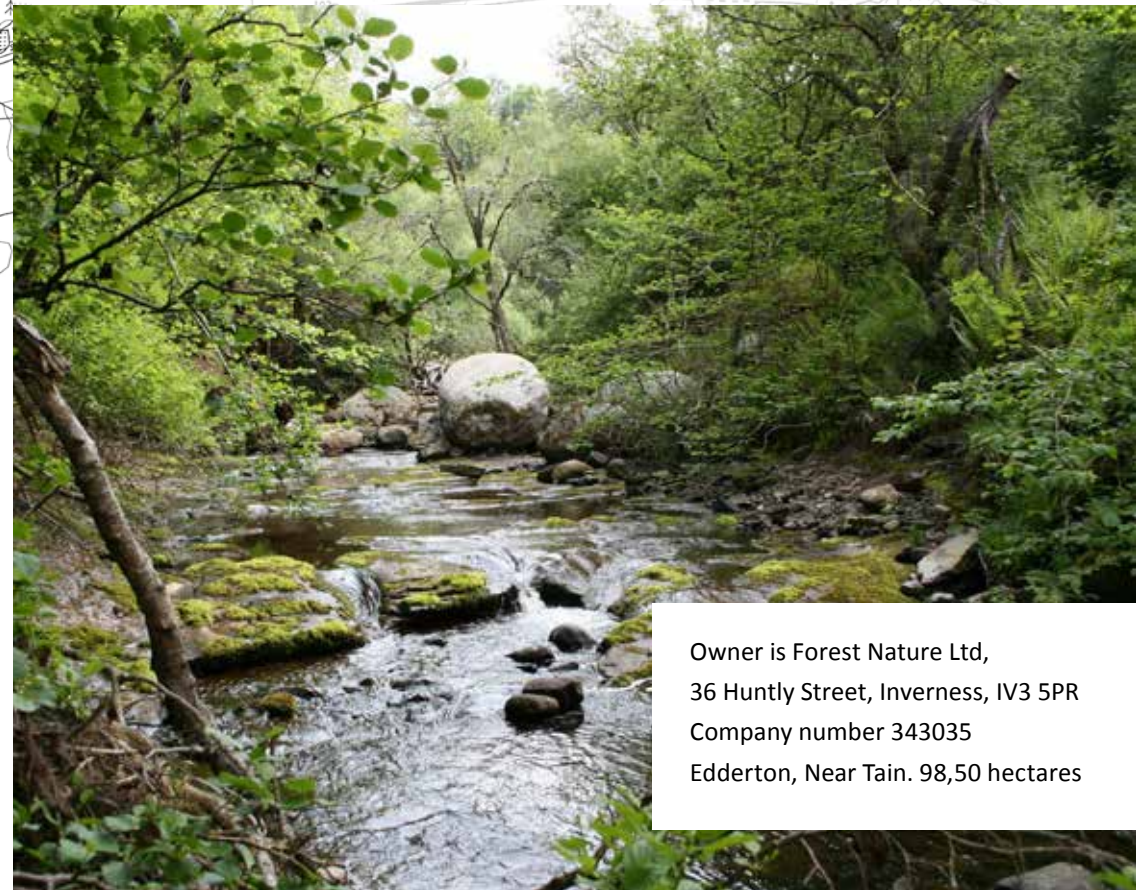
For sale:

Balblair farm

Woodland and Christmas Trees



Parking Fence Open Area Woodland



Owner is Forest Nature Ltd,
 36 Huntly Street, Inverness, IV3 5PR
 Company number 343035
 Edderton, Near Tain. 98,50 hectares

For more information:
www.petermaarup.dk



Woodland (77,6 hectares)

1. 52,3 hectares with a lot of different trees. Birchs, Oaks, Red elders, Scots pines, Willows and Rowans.
2. 8 hectares open grassland near the road to the South.
3. 17,2 hectares with wonderful old growth. Birch, Scots pines and Willows and 2.700 meter creek running between slopes with the Old growth at the North West boarder line. In the Water there are salmons and trouts.
4. Grant scheme on the 60,3 hectares two more years until 2018.



Nordmann fir Christmas trees

1. 18,4 hectares planted in 2006 and 2010
2. Cut and sold 35.000 trees.
3. Total trees on the area in 2017 is 45.000 trees
4. Good access on gravel road and new bridge



House on the property

1. There is an old, charming ruin in the middle part of the property.



The open Area near the road to the South

1. 8 hectares grassland.
2. Housebuilding possibilities. One or more.

The Fishing and Hunting

1. Rights for fishing on both sides about 1.650 meter in the creek.
2. There are Salmons and Trouts.
3. Raw deer, Woodcocks, Red deer, Foxes are to be hunted and the Bucks are great and the Woodcock shooting is excellent too.

