



“GHINNI GHI HOMESTEAD”

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With close to 4km's of frontage to Iron Pot Creek, this 264-acre property is located 25 minutes' drive on a sealed road from Kyogle and is one of the best properties on North Coast of NSW.

This perfectly balanced farm runs from fertile creek flats to gentle sloping higher ground where most of the improvements are situated. The homestead has been recently renovated and consists of 4 bedrooms and 3-bathrooms plus a new kitchen with all the modern conveniences, spacious lounge with high ceilings, formal dining room, the master bedroom has its own ensuite, walk in robe and its own deck to walk out onto and enjoy a morning coffee. Throughout the home there are ceiling fans, two combustion wood heaters, timber flooring in the living areas, quality light fittings plus much more.

The property can be viewed from the spacious front verandah and the house has an amazing undercover entertaining area featuring a 5m x 1m red gum slab. There is the man cave for entertaining, a barn with a new fire pit which could make a good relaxing entertaining area in the winter months.

The land itself has a combination of some of the best creek flats available and some gentle sloping hills. Both a topographical and aerial map can be viewed on this website. It comes with a 150megalitre irrigation license, so with that amount of water anything is possible with this property by producing stud and commercial cattle, horticulture, hay production, cropping or any other primary industry pursuit that requires water security.


Iron Pot Creek runs through the centre of the property, and it is fed by Toonumbar Dam. The creek has many swimming spots and many a fish has been caught in the stream.

For years, the property has produced some of the best weaner's in the district and regularly topped the Casino saleyard's. The carrying capacity is 120 cows and calves without irrigation. For extra income there is close to 400 Finger Lime Trees.

Other improvements include a two-car covered carport, two steel machinery sheds & workshop with a mezzanine, feed barn, dog kennels, packing shed, chook sheds, 4 horse paddocks, 10 grazing and cultivation paddocks, dairy building used for storage and a fully equipped set of steel stockyards.

NOTE: There is an additional 57 acres with a 40ML irrigation licence joining this property, available to purchase if required.

Inspections are by appointment only by contacting Mike Smith on 0413 300 680

An aerial photograph of a vast, green landscape. The foreground is a large, flat field with several small groups of cattle grazing. A line of trees runs diagonally across the middle ground. In the background, there are rolling hills and mountains covered in dense forest under a clear blue sky.

WESTERN FLAT

264 ACRES ON IRON POT CREEK OF MAINLY CREEK FLATS AND GENTLE SLOPING HILL















57 ACRES



264
ACRES

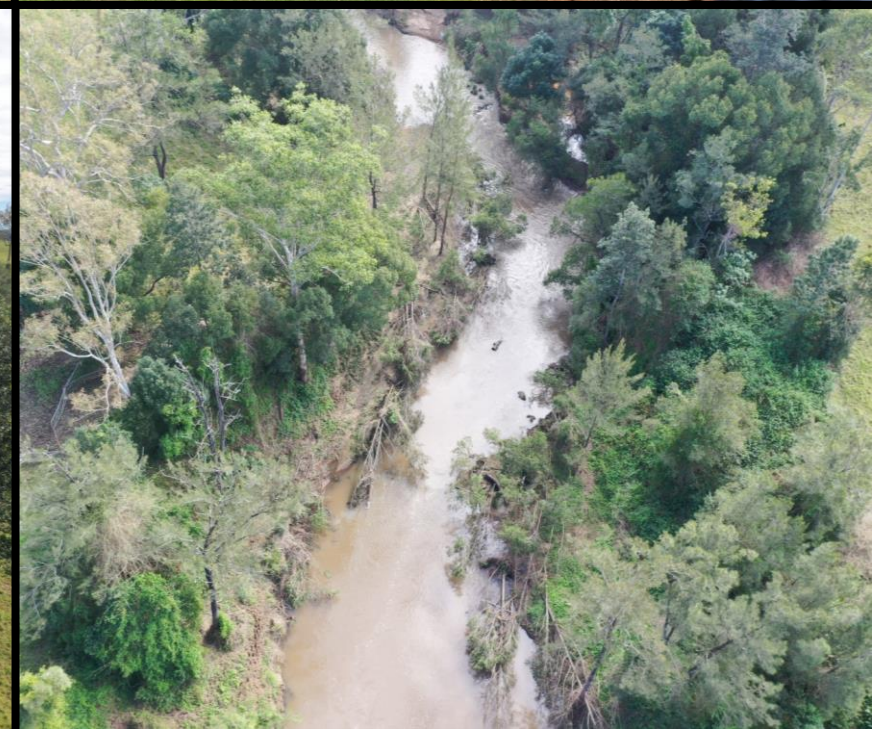
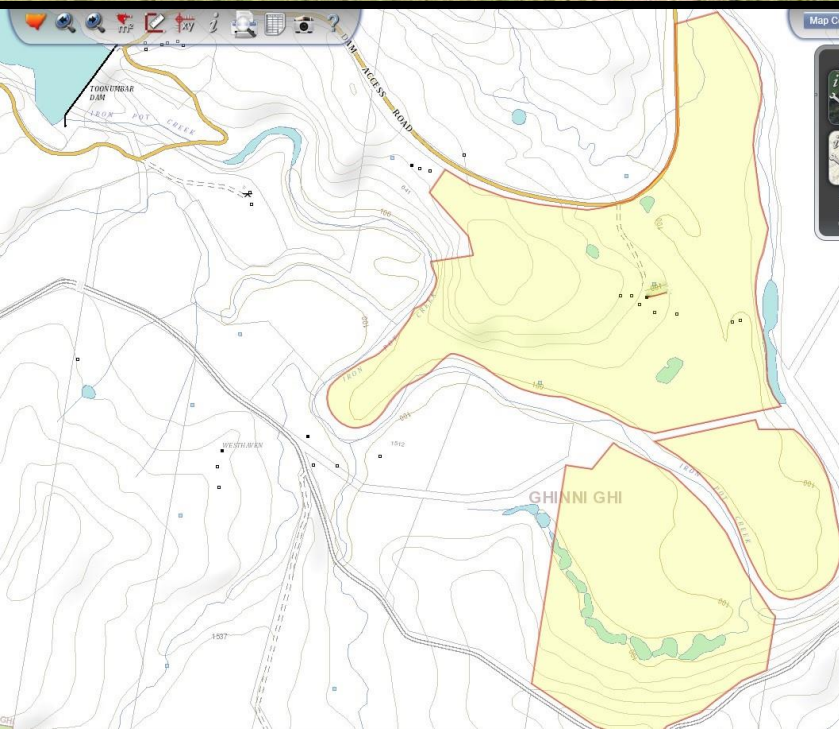


Finger
Limes



Hill behind the house







PO BOX 11
Kyogle NSW 2474

Rate Notice First Instalment

01/07/2020 - 30/06/2021

ADMINISTRATION OFFICE
ABN: 13 726 771 237
1 Stratheden Street, KYOGLE
PO Box 11, KYOGLE NSW 2474
TELEPHONE: (02) 6632 1611
FACSIMILE: (02) 6632 2228
EMAIL: council@kyogle.nsw.gov.au
WEB: www.kyogle.nsw.gov.au

ASSESSMENT NUMBER
10064539
VALUATION BASE DATE
1/07/2019
VALUATION AMOUNT
RAT
ORY
Farmland
ISSUE DATE
22/07/2020
DUE DATE
31/08/2020

PROPERTY LOCATION, DESCRIPTION AND AREA
Iron Pot Creek Road GHINNI GHI NSW 2474 Lot 31 DP 1040731, Lot 3 DP 713681
125.3100 HECTARES

PARTICULARS OF RATES AND CHARGES
Balance Brought Forward
Farmland General Rate
Farmland Base Rate
Landfill Management Charge
Onsite Sewerage Mgt System
706000.00 @ 0.00356101
1.00 @ 280.00
1.00 @ 43.00
1.00 @ 44.00
\$2,669.56
\$2,514.07
\$280.00
\$43.00
\$44.00
1 st Quarter
Due 31/08/2020
\$3,390.63
2 nd Quarter
Due 30/11/2020
\$720.00
3 rd Quarter
Due 28/02/2021
\$720.00
4 th Quarter
Due 31/05/2021
\$720.00
TOTAL \$5,550.63

INTEREST IS CHARGED ON OVERDUE RATES AND CHARGES AT THE DAILY RATE OF 5.00 % P.A. DEDUCT PAYMENTS MADE SINCE 15/07/2020



Rate Notice



For emailed notices:
kyogle.enotices.com.au
Reference No: 8BF6AEF63D

ASSESSMENT NUMBER
10064539
NAME



Biller code: 434415
Reference: 10064539

BPAY this payment via internet or phone banking.
BPAY View - View and pay this bill using internet banking.
BPAY View Registration No.: 10064539



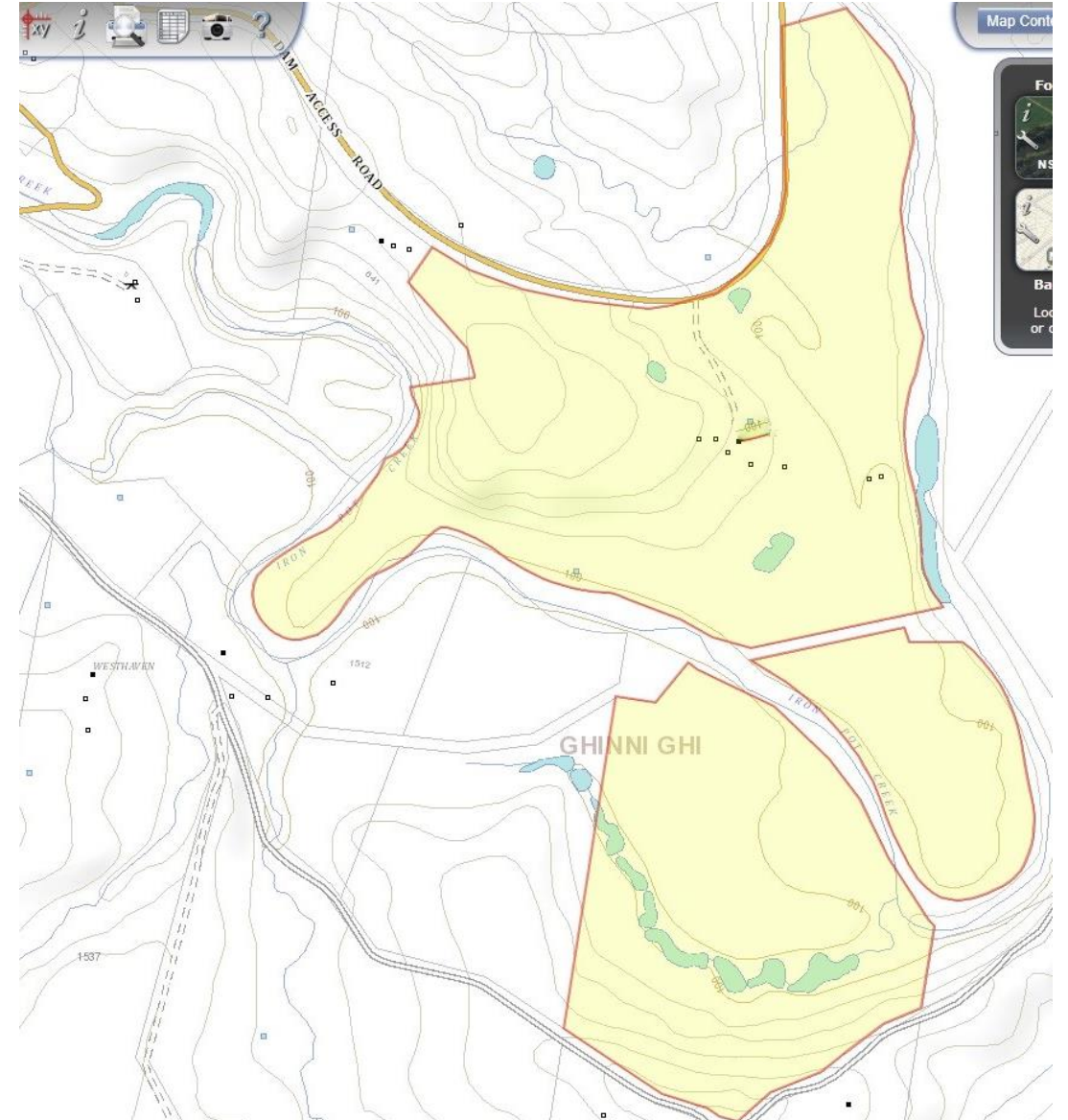
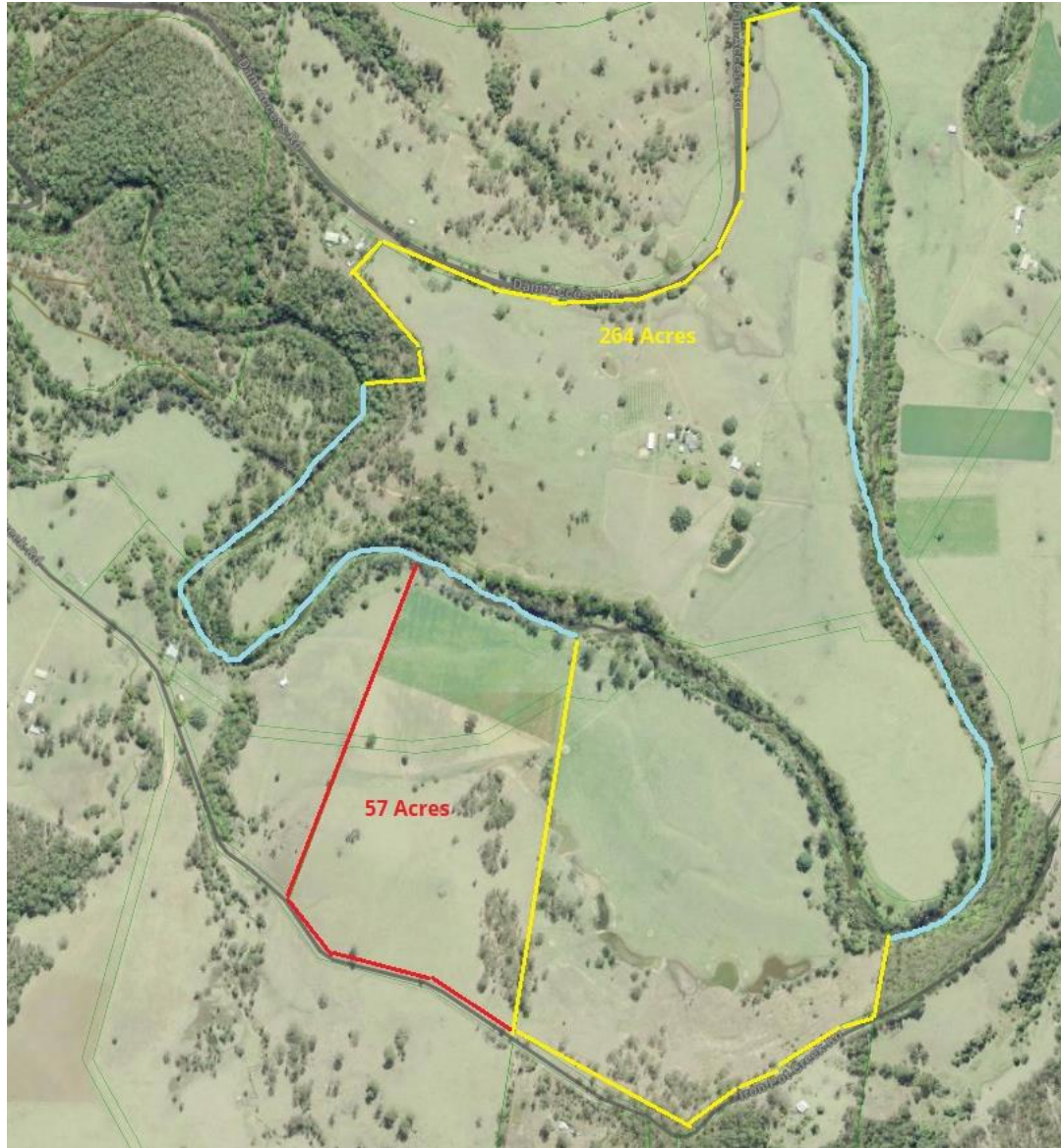
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Reference: 1006 4539

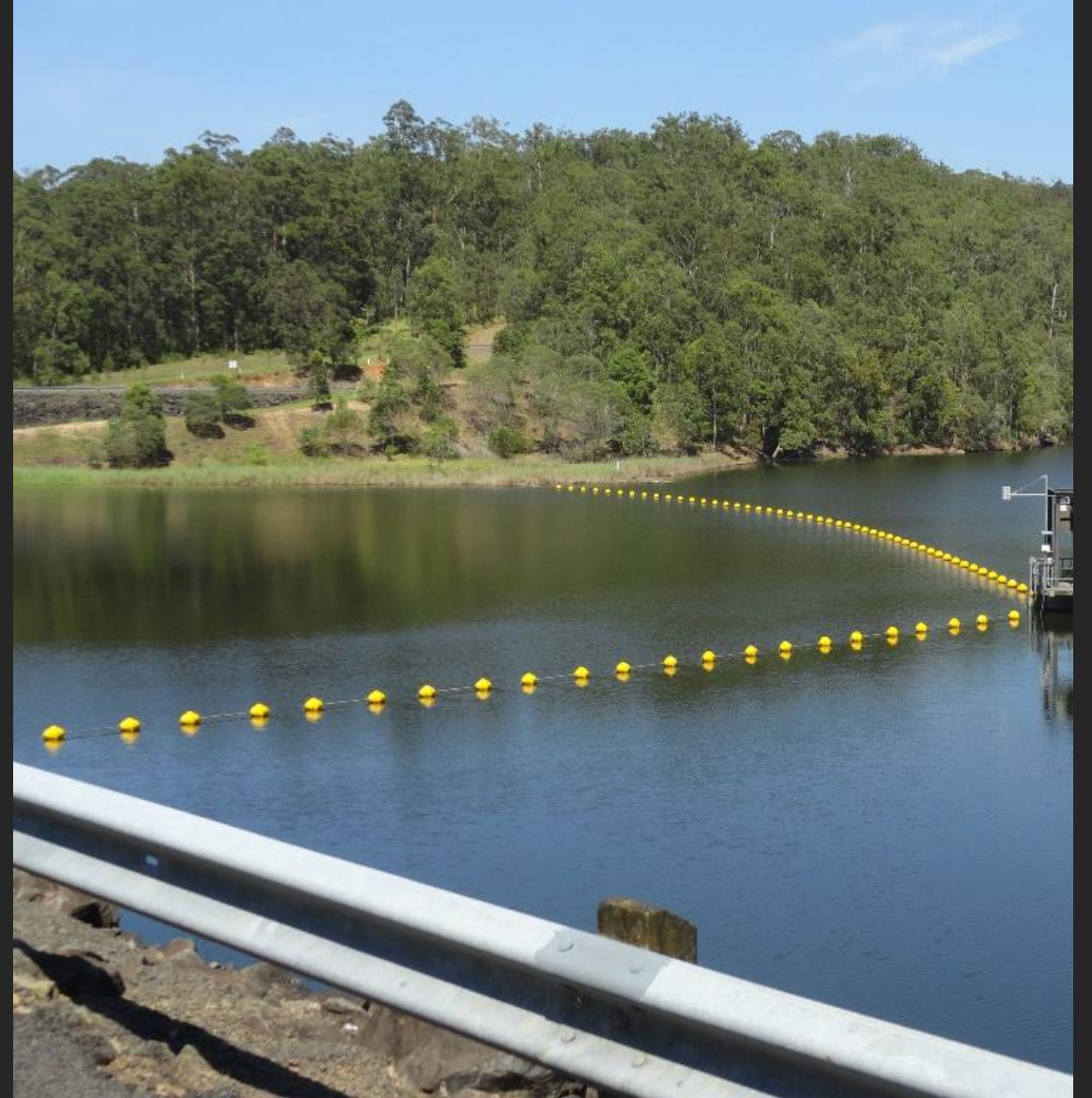
Pay in-store at Australia Post (no credit cards), online at auspost.com.au/postbillpay (credit cards only), by phone 13 18 16 (credit cards only), or via AusPost app.

NOTICE TOTAL
\$5,550.63
AMOUNT DUE THIS QUARTER
\$3,390.63
DUE DATE
31/08/2020

Approval	Issue Date	Expiry Date	Kind of Approval	Water Source or Floodplain Management Plan or Land Declared to be a FloodPlain	Water Management Zone	Status	
30CA303716	17-DEC-2010	31-OCT-2025	Water Supply Works And Water Use	Richmond Regulated Water Source		Current	
Kind of Approval			Issue Date	Expiry Date	Approval Number	Status	Water Source
Water Supply Works And Water Use			17-DEC-2010	31-OCT-2025	30CA303716	Current	Richmond Regulated Water Source
Work Type		Description		Diameter	Status	No of Works	Location (Lot/DP)
Diversion Works - Pumps		100mm Centrifugal Pump		NA	Active	2	Lot 3, DP 713681
							Lot 31, DP 1040731
Use Purpose(s)				Location(s)			
Irrigation				Lot 3, DP 713681 Lot 31, DP 1040731			
Water Access Licences nominating these works							
Reference Number			WAL Number				
30AL303715			22859				

Category [Subcategory]	Status	Water Source	Tenure Type	Management Zone	Share Components (units or ML)	IDEC (Daily flow shares)
Regulated River (General Security)	Current	Richmond Regulated Water Source	Continuing		150.00	
Extraction Times or Rates						
Subject to conditions water may be taken at any time or rate						
Nominated Work Approval(s)						
30CA303716						





“Ghinni Ghi Homestead” is located just below Toonumbar Dam

