



“EMBER VALLEY FARM”

“EMBER VALLEY FARM” – 400 Acres @ Ghinni Ghi, KYOGLE on the North Coast of NSW

PROPERTY DESCRIPTION: Lots 10 & 11 DP755683 & Lot 1 DP1317520

SITUATION: Iron Pot Creek Road, Ghinni Ghi which is approx. 30 minutes’ drive to Kyogle and a 5-minute drive to Toonumbar Dam.

IMPROVEMENTS & ACCOMMODATION:

Main House has 3-Bedrooms, 1 bathroom, kitchen with a gas cooktop, gas hot water, shower and toilet plus air conditioning 6.3m x 12m and is solar powered. Other accommodation include a 2-bedroom Donga with 1 bathroom, gas stove and hot water. Solar System is a basic System – 2 x 400 Ah Lithium Batteries, 6 Panels on Roof, 100Amp Charger connected to house Between the house and donga there is a large covered entertaining and BBQ area with kitchenette, wood heater etc.

MAIN SHED: 23m X 12m Colourbond and steel shed with concrete and epoxy flooring including a 9m x 5.5m Egg Processing Room with 1 x Zenyer 102BP Processing Line, Accumulator, 3 Row Candling, UV Sterilisation, Head Turning, Printer and 3 Carton Packing + 2 Manual Packing Sizes, 2 x 5kw air conditioners, a Cold Room 3m x 5.5m with a Mint DMF15-1M 2HP cold Room Motor. <https://www.agriequip.com.au/products/egg-grader/102BP-Egg-Grader.html>

The Main Shed and Processing Shed are powered by Solar – 2 x 10kW Inverters, 29.92 kW of Panels, 76.8kW of Battery with 2 Hyundai - DHY11KSEM – 14kVa Backup Generators

2ND SHED: 20m X 9m Colourbond Steel Shed with a concrete floor. The shed is powered by a Solar System: 7.47kW of Panels, 14.2kW of Battery Backup Generator 1 x Westinghouse 8.5kW. Beside the shed there are two feed Enmach Silos with 10T of feed. The Smaller Shed is connected to the main house and runs its appliances.

WATER SECURITY: Oakey Creek runs from the National Parks through the property. The creek has a stone rocky base with some excellent swimming holes. There are two bores on the property, one is connected and is pumped to a 115,000L tank which gravity feeds back through the property. The second bore is available. Rainwater and creek water storage tanks consists of: Main Shed 2 x 30,000L Tanks with a 240V Pump * 2nd Shed and main house has 6 x 22,500L Tanks with a 240V Pump * Donga has 1 x 10,000L and 1 x 15,000L Tanks. The Chicken Grazing Area has 3 x 30,000L Poly tanks with 240v Pump and provides water to taps every 50m along its boundary fence and 2 on the creek.

LAND: Gentle undulating at the front of the property running back into steeper timbered areas. The grazing land has been pasture improved with Seteria, Rhodes, Shaw Creeping Vigna and White Clover. The land has 15 hectares of Sydney Blue Gum, good stands of Spotted Gum plus many other types of natural Hardwoods.

The land around the improvements has been manicured and has outstanding views of the National Parks and State Forest.

FENCING: The grazing area for the free-range hens has an exclusion fence which is also electrified and encloses an area of 5.25 ha. The boundary fences are no more than 8 years old. The entry has a security gate that can be opened remotely. There is a set of steel and timber stockyards with a vet crush and loading ramp.

AGENTS COMMENT: “Ember Valley Farm” in recent years has been a real commercial success story. Starting over 7 years ago with a dream of becoming self-sufficient and living both off the land and grid has become a reality.

Unfortunately for the owner, life has changed and he needs to move on and sell his dream property after getting the land and improvements exactly how he dreamt.

Ember Valley Farm is ready to be reignited with everything thing possibly in place to start up the egg production once again, it’s all there and ready to go.

The property runs beef cattle on the pasture improved areas and has a set of cattle yards to handle them.

The Solar Systems are second to none and the communication through Star Link keeps you in touch with the world. The mobile/portable “chook pens” and a heap of gear is available.

If you are looking for an income producing property, want to live a simple but comfortable lifestyle, be surrounded by fauna & flora, go bush walking or bush bashing around the State Forest, have a swim or fish at Toonumbar Dam, book an inspection now by contacting Mike Smith on 0413 300 680 or Lance Butt 0455 589 932

Property Links, You Tube Videos and websites regarding “Ember Valley Farm” are as follows:

Crtl + [Ember Valley Farm | Pasture Raised Eggs](#)

<https://www.agriequip.com.au/products/egg-grader/102BP-Egg-Grader.html>

<https://youtu.be/nlHKL9KJlx8>

<https://youtu.be/0rWoj0lt93Y>

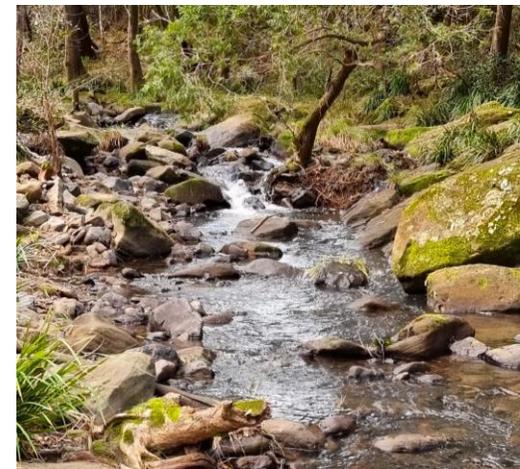
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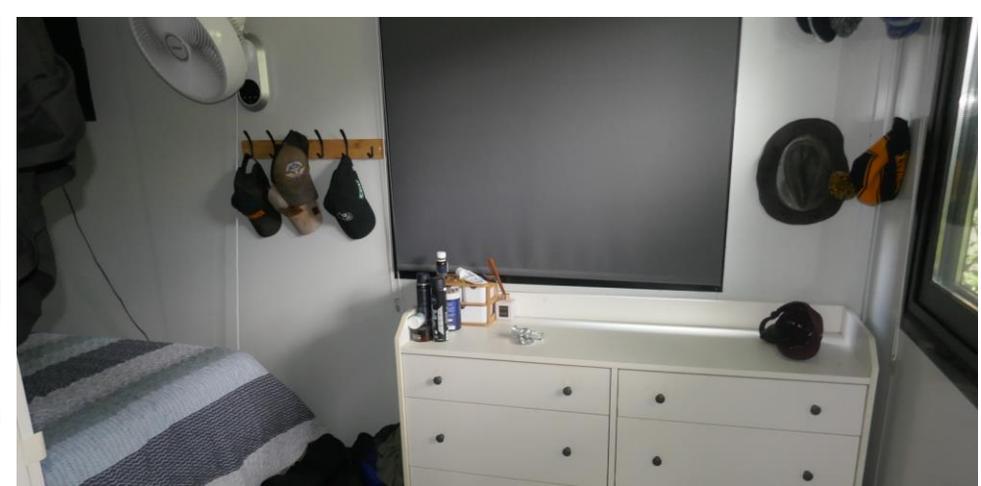


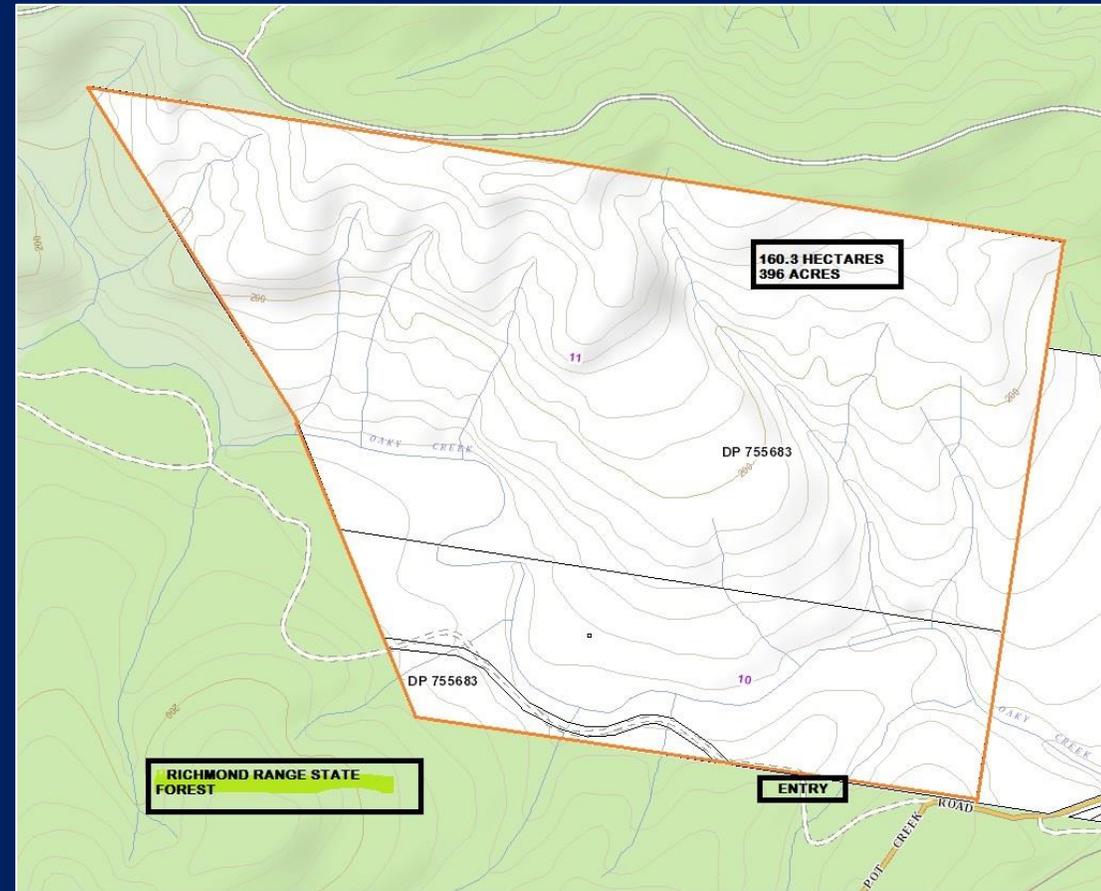














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