



**“GHINNI GHI” – 650 ACRES – 443ML**



# “GHINNI GHI” – 650 ACRES

Welcome to the prestigious "Ghinni Ghi," a remarkable rural acreage offering at 1100 Iron Pot Creek Road, Kyogle, NSW 2474, presenting an exceptional opportunity for the discerning buyer with a focus on livestock, irrigation, cropping, and horticulture. Spread across a vast expanse of 650 acres, this property is without question one of the most productive on the North Coast of NSW. "Ghinni Ghi" is comprised of three titles, with the serene Iron Pot Creek meandering through, creating a picturesque and fertile environment. Improvements on the property include a charming 4-bedroom timber homestead encompassing 276 square metres, complete with a covered patio for tranquil outdoor living. The infrastructure is thoughtfully designed for efficiency and includes a new 50M x 30M steel machinery shed with integrated steel stockyards, a 151 square metre machinery shed/garage, an expansive 375 square metre machinery shed, and two fully equipped stockyards positioned on both sides of the creek, dairy building & silos. Irrigation is a forte here, with approximately 250 acres primed for the purpose. Capitalising on 6-inch underground mains, approx. 19 hydrants/risers, and a generous allocation of 443 megalitres of water from Iron Pot Creek, backed by Toonumbar Dam, the agricultural potential is limitless. Currently, the land supports 260 cows and calves, with scope for significant expansion through enhanced irrigation use. Boasting a 99% drought and flood-resistant record, water security at Ghinni Ghi is unparalleled in the region. Additionally, irrigation equipment including a hardline travelling irrigator, pump, motor, and diesel tank are part of the package, ensuring a seamless transition for the new owner. Priced at an enticing guide of \$10,000 per acre, this property represents the pinnacle of rural excellence. To seize this unrivalled farming prospect, contact Mike Smith on 0413300680 for an inspection that is sure to impress.

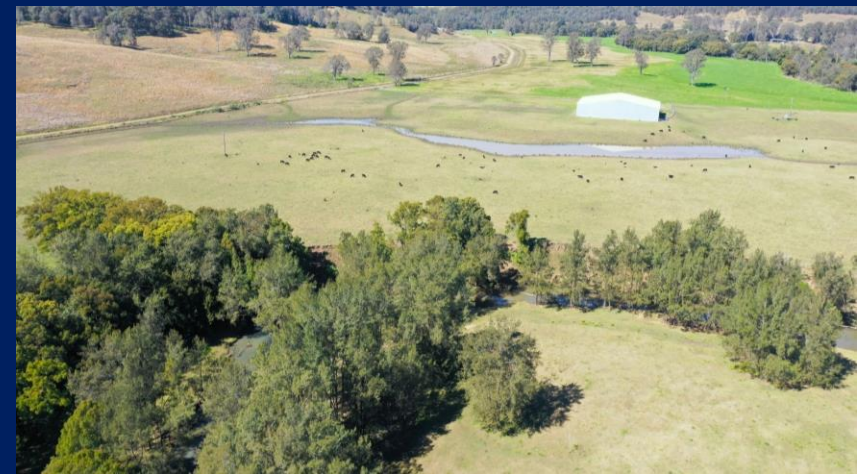














**3 Water Access License's**  
**30SL034502 - 30SL044509 – 30SL051509**  
**TOTAL: 443 MEGALITRES**  
**WATER ACCESS: IRON POT CREEK FED BY TOONUMBAR DAM**

