



**PRICE REDUCED**

**“GHINNI GHI” 250 ACRES**

## **“GHINNI GHI” – 250 Acres with 219ML Irrigation Licence**

Situated only 25 minutes from Kyogle this well-known cattle and irrigation property has reluctantly come on the market for the first time in 30 years.

Most of this property could be developed into a large irrigation farm but is ideal for either beef, dairying, or cropping.

The irrigation license's total 219 megalitres which virtually makes this property “drought proof”. The water is drawn from Iron Pot Creek with the water coming from the nearby Toonumbar Dam which is located only a few kilometres away. There are several irrigation hydrants located on the flats.

The land is also 99% flood free which is unusual given its long frontage to Iron Pot Creek. In the 2019 drought, farmers on Iron Pot Creek system never had to stop irrigating, so the water security of this property is second to none.

The land runs from some excellent shaded grazing pockets on the creek to gentle undulating alluvial creek flats ideal for growing lucerne hay or any other summer or winter crop back onto some gentle sloping flats.

Some of the grazing pastures include Kikuyu, Paspalum with areas of Rhodes and Seteria grasses.

The land is divided into several grazing paddocks which are all watered by water troughs located over the property plus the creek and seasonal gullies.

Improvements include two timber homesteads. The main home consists of 2 bedrooms, sleepouts, kitchen and dining room, lounge with a timber combustion heater, great entertaining BBQ area, double carport etc., and the cottage is currently leased and has two bedrooms. The houses are approximately 50 metres from each other, and both have established gardens and rainwater storage tanks.

Other infrastructure includes an old dairy building and stockyards, disused piggery, covered storage shed, machinery shed and barn.

This is a great opportunity to secure one of the finest and most productive 250 acres on the North Coast. There is also the opportunity to purchase the adjoining 417 acres.

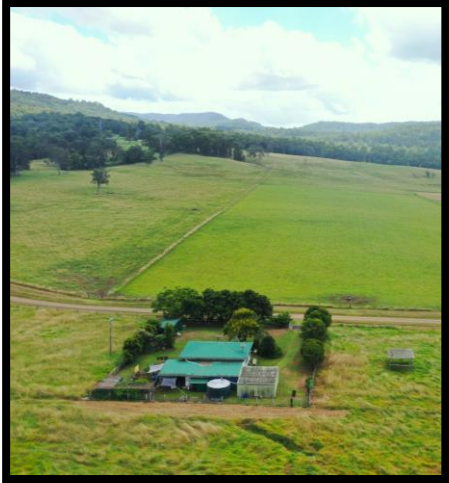
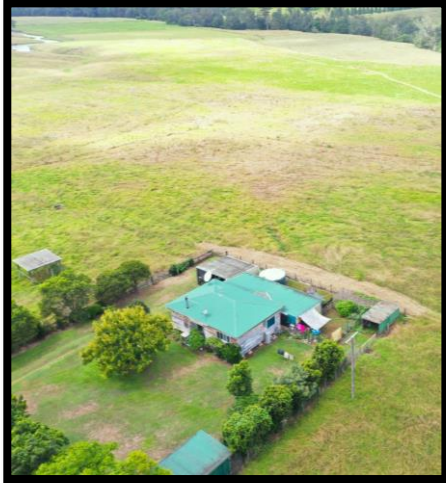
Both properties in their present condition would easily run 90 breeders each, giving a total of 180 breeders on 667 acres with three homes.

There is room to expand the breeding capacity on both farms through further pasture development. ASKING \$3M

**For an immediate inspection of this unique property, contact Mike Smith 0413 300 680 and Lance Butt 0455 589 932**

# “IRON POT CREEK IRRIGATION FLATS”







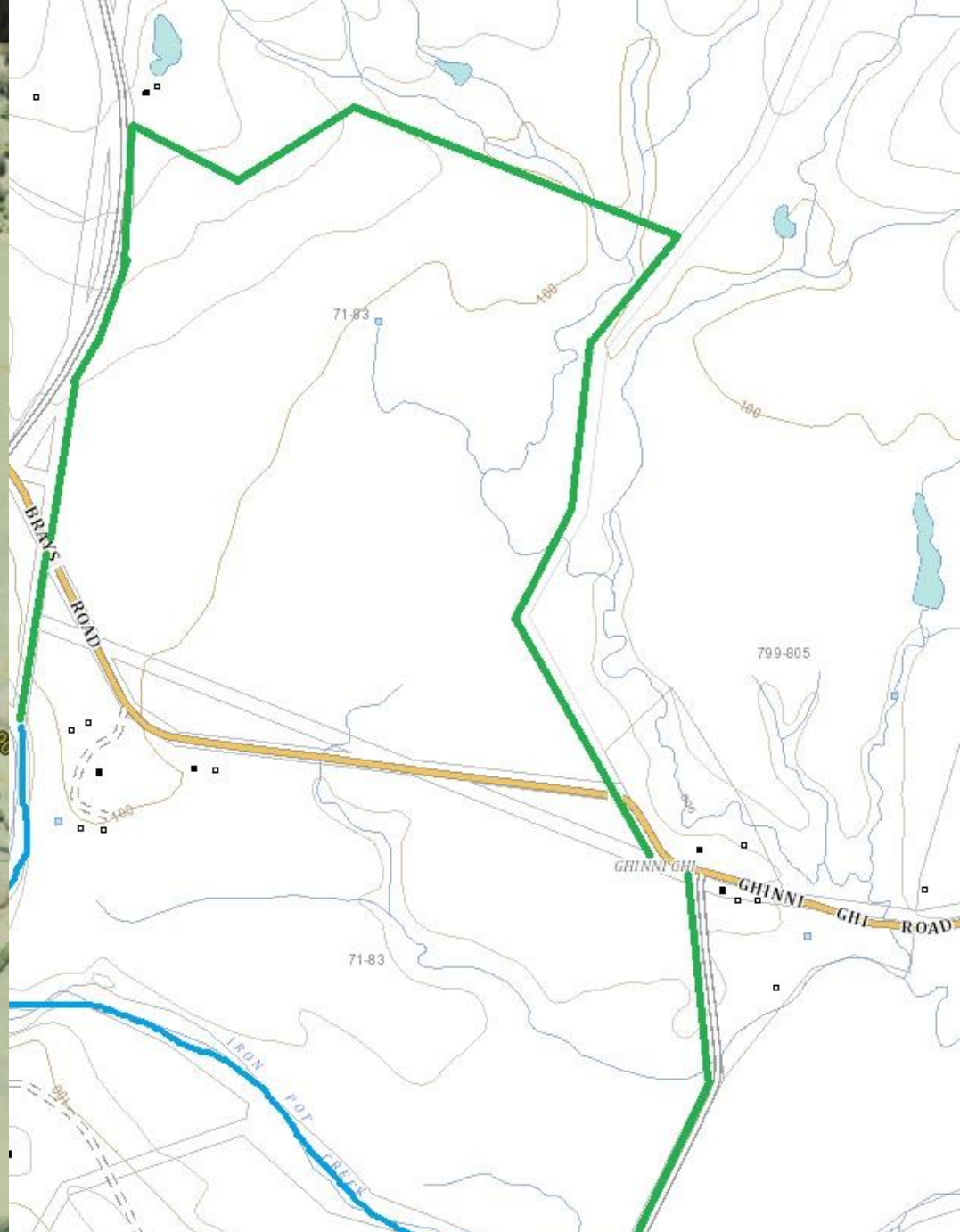












POSITION -28.61975, 152.79560 ZOOM 15.06 ADDRESS DAM ACCESS ROAD GHINNI GHI NSW 2474 TITLE 2/DP1144309