

# “Ghinni Ghi”

# \$850,000



## GREAT GRAZING PROPERTY WITH IRRIGATION

166.7 Hectares (412 Acres) situated in the picturesque Iron Pot Creek valley area near Toonumbar Dam. This property is located in the heart of some best breeding and cropping country on the coast and has frontage to Iron Pot Creek. Improvements include a comfortable 2 bedroom cottage, old farm house which can be renovated, New Machinery Shed, New Stockyards-crush & loading ramp, disused dairy building and storage shed. The land runs from the arable creek flats, to low hills, sloping flats and valleys rising to some timbered ridges at the rear of the property. “Ghinni Ghi” is watered by several springs, spring fed dams and permanent creek frontage. There are areas with good millable pole and post timber located through-out the property which also boast a 60 Megalitre irrigation licence. The estimated carrying capacity would exceed 100 cows and calves with ample room for improvement with the irrigation potential and further paddock subdivision.



Land: 166.7ha (412 acres approx)

Category: Livestock

Rainfall: 1,300ml pa (approx)

Improvements: Many

Services: All available

**KYOGLE PROPERTY**



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