

**CRADDENSTOWN  
RAHARNEY, CO. WESTMEATH**

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**217 Acres (87.81 Ha)**



# PUBLIC AUCTION

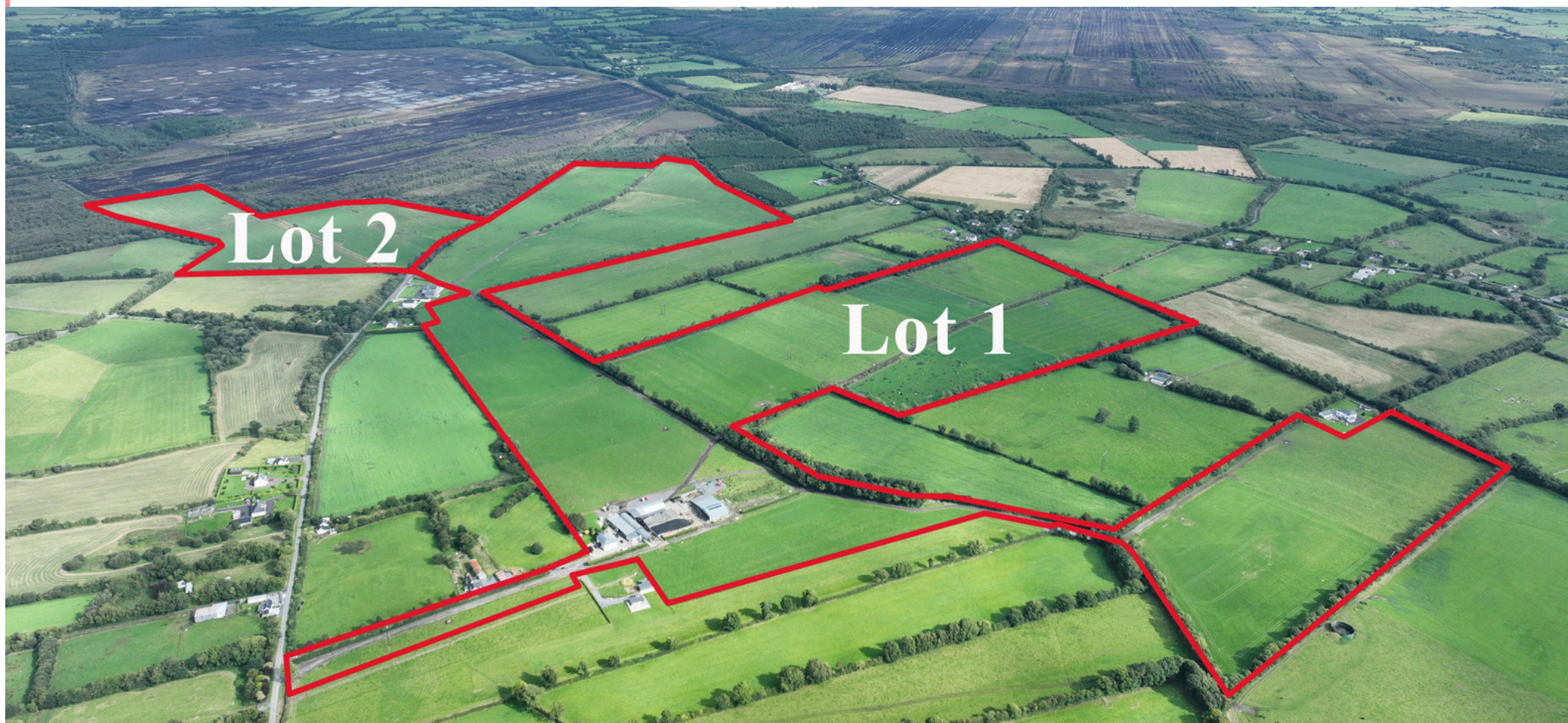
THURSDAY 24TH OCTOBER AT 3PM IN ROOM AND ONLINE

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## Residential Farm on c. 217 Acres - In Lots

Raymond Potterton Auctioneers are delighted to present this excellent  
217 Acre Residential Dairy Farm in Craddenstown, Co. Westmeath.

**Lot 1: 179 Acres, Lot 2: 38 Acres, Lot 3: The Entire 217 Acres**





## THE RESIDENCE

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This fine farmhouse is approximately 240 sqm.

Located in the townland of Craddenstown, the property is less than 5 km from the village of Raharney. Craddenstown is ideally situated between Mullingar and Trim, each about 22 km away.

The front of the property features a paved area, with a well-maintained lawn to the side, a concrete area lies to the rear.

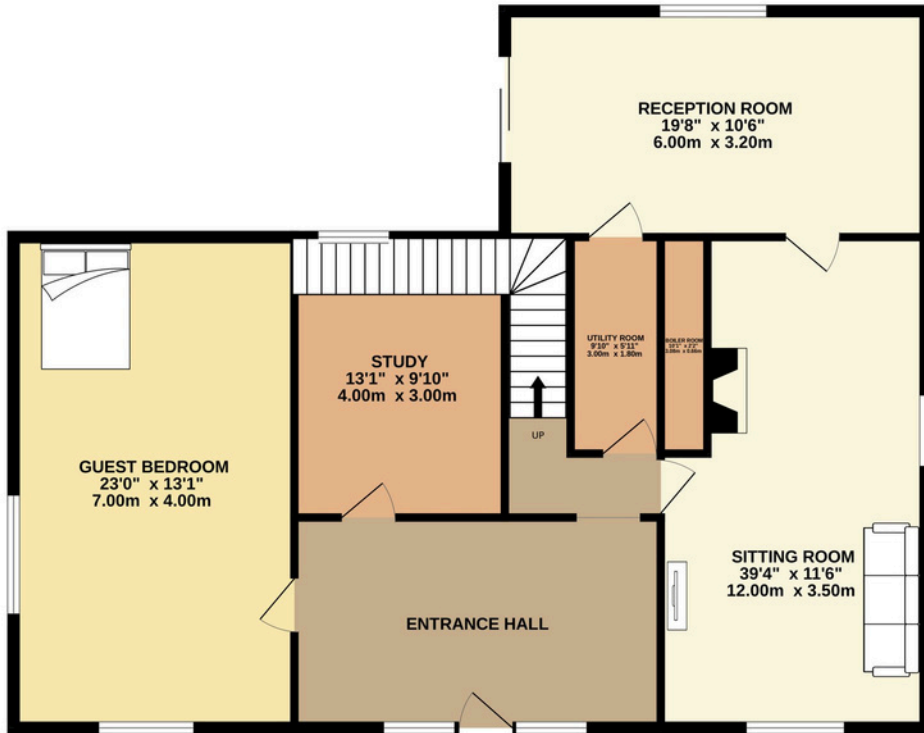
Recent modernisation has taken place with the walls insulated and first-fix electricity complete.

The upstairs of the property is currently being lived in and has a functioning kitchen/ living area, bedrooms and bathroom.

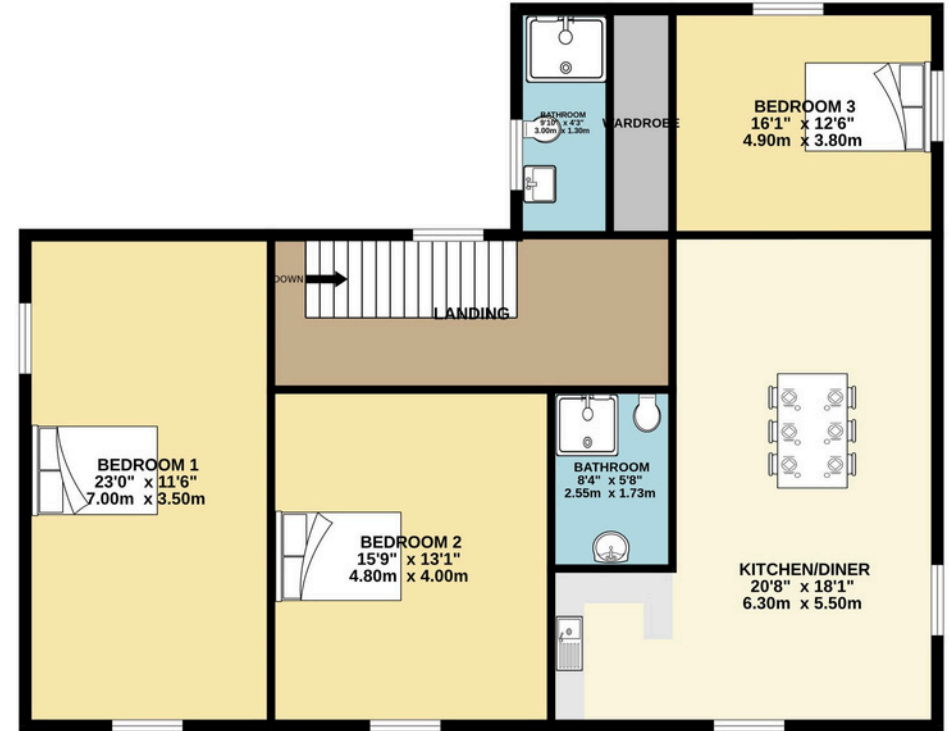
While some additional work is needed the property offers great potential.



# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

# THE FARM

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The farm extends to 217 acres of highly productive, recently reseeded land. This is divided into paddocks planned and mapped by Grasstec.

At the heart of the grazing platform is a top-quality roadway which was constructed in 2019 providing easy access to the paddocks.

The fencing is of high quality, with some paddocks fenced with sheep wire.

In recent years a new water system has been installed on the farm which is connected to precast concrete troughs providing a constant flow of water to the stock in all paddocks..

The grazing platform has supported over 200 cows in recent years.





The farmyard features 184 cubicles across two well-designed sheds kept immaculate by the lely collector scraper, the sheds offer ample slurry storage in multiple large underground tanks.

There is a great slatted collection yard for cows awaiting to be milked.

All dairy equipment is as good as new with the centre piece of the dairy being a 22 unit Delaval parlour ensuring maximum efficiency, coupled with automatic cluster removers, automatic feeding, automatic drafting, a plate cooler, and a 18,000 litre Mueller bulk tank this dairy farm is sure to impress.

The property also has planning permissions for a 7-bay slatted cubical shed which offers excellent potential for expansion.



# DAIRY FEATURES

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- 22-unit DeLaval Parlour with ACR
- Plate Cooler
- Automatic Feed System (connected to 8-tonne meal bin with Lvlogics silo tracking system)
- Dairy Geyser
- 18,000-litre Mueller bulk tank in excellent condition
- Alfco Drafting Gate with Cow Collars
- Storage Loft
- Lely Collector Scraper + Regular Scrapers
- 6.5 kW Solar Panels





# HERD

**Table 3: Lakeland/ICBF Performance Score Card**

	Your Herd	Lakeland Average	Lakeland Top 10%	Your Rank out of 100	Your Star Rating
<b>Milk performance for 2022 (Jan - Nov) based on Lakeland data</b>					
<b>Fat + Protein (Kg/cow)</b> Average Fat and Protein yield per cow for your herd	540	408	510	95%	* * * * *
<b>Litres per Cow per Day</b> Avg litres of Milk per cow from Jan - Nov 2022	19.29	15.83	19.9	87%	* * * * *
<b>Fat % to end November 2022</b> Weighted average Fat % from Jan - Nov 2022	4.46	4.14	4.46	91%	* * * * *
<b>Protein % to end November 2022</b> Weighted average Protein % from Jan - Nov 2022	3.68	3.42	3.62	95%	* * * * *
<b>Average Milk Price (cpl) Incl. VAT</b> Average milk price received from Jan - Nov 2022, (Includes Bonuses/Penalties, Excludes Levies)	64.4	58.7	62.7	95%	* * * * *
<b>SCC (,000 cells/ml)</b> The weighted average Somatic Cell Count for Jan - Nov 2022	114	192	99	84%	* * * * *
<b>Fertility &amp; Calving data based on HerdPlus 2022 Calving Report</b>					
<b>Calving Interval (days)</b> Average number of days between successive calvings for cows calved during the period	377	399	366	70%	* * * *
<b>Spring 6 Week Calving Rate</b> Number of cows/heifers calved within the first 6 wks (137) as a proportion of all cows calved during the Spring (195)	70%	58%	85%	66%	* * * *
<b>% with known Sire and Calving Survey recorded</b> Calves where sire (192) and calving survey (198) are recorded as a proportion of all births during the period (199)	98%	64%	100%	69%	* * * *
<b>%AI bred replacements</b> Calves born in the period from dairy AI (51) as a proportion of dairy females born (52)	98%	58%	100%	66%	* * * *
<b>% of Heifers Calved at 22-26 months</b> No. of heifers calved (52) that were between 22 & 26 months of age (58)	90%	62%	100%	71%	* * * *
<b>EBI Statistics based on the latest HerdPlus EBI report 2022</b>					
<b>Herd EBI (2022)</b> Average EBI for Cows (188) with EBI data	€192	€140	€188	94%	* * * * *
<b>EBI of 2022 Inseminations</b> Weighted Average EBI of dairy AI bulls recorded in Summer 2022	€318	€271	€325	85%	* * * * *

# HERD

**Table 2: Your Herds Milk Deliveries to Lakeland for 2022/2023**

Month	Litres			Fat %			Protein %			SCC ('000)			Total Cows	
	2023	2022	Diff '22-'23	2023	2022	Diff '22-'23	2023	2022	Diff '22-'23	2023	2022	Diff '22-'23	2023	2022
Jan	2,477	7,577	-67.3%	5.58	5.28	0.3	4.07	3.81	0.26	194	133	61	190	149
Feb	29,523	31,859	-7.3%	4.7	4.53	0.17	3.91	3.47	0.44	222	153	69	206	178
Mar	121,818	99,075	23%	4.52	4.46	0.06	3.36	3.49	-0.13	238	125	113	197	192
Apr	159,211	161,207	-1.2%	4.39	4.09	0.3	3.33	3.59	-0.26	172	117	55	197	206
May	173,936	169,921	2.4%	4.17	4.05	0.12	3.4	3.64	-0.24	141	92	49	194	208
Jun	141,419	152,863	-7.5%	4.13	4.24	-0.11	3.39	3.57	-0.18	112	85	27	194	206
Jul	148,108	156,106	-5.1%	4.26	4.19	0.07	3.46	3.63	-0.17	138	95	43	194	204
Aug	130,658	145,823	-10.4%	4.5	4.42	0.08	3.66	3.63	0.03	132	111	21	194	204
Sep	110,723	124,950	-11.4%	4.8	4.86	-0.06	3.79	3.74	0.05	104	134	-30	194	202
Oct	78,256	112,619	-30.5%	5.35	5.12	0.23	4.04	4.08	-0.04	119	127	-8	191	202
Nov	46,107	87,708	-47.4%	5.5	5.38	0.12	4.1	4.03	0.07	208	174	34	191	188
<b>SubTot</b>	<b>1,142,236</b>	<b>1,249,708</b>	<b>-8.6%</b>	<b>4.49</b>	<b>4.46</b>	<b>0.03</b>	<b>3.55</b>	<b>3.68</b>	<b>-0.13</b>	<b>150</b>	<b>114</b>	<b>36</b>	<b>195</b>	<b>194</b>
Dec		38,197			5.74			4.24			158			188
<b>Total</b>	<b>1,142,236</b>	<b>1,287,905</b>		<b>4.49</b>	<b>4.5</b>	<b>-0.01</b>	<b>3.55</b>	<b>3.7</b>		<b>150</b>	<b>116</b>		<b>195</b>	<b>194</b>

# STORAGE

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·Silage Pit: approx. 4,950 sqft

·Slurry Storage - 1256m<sup>3</sup>

·Farmyard Manure Storage: 362m<sup>3</sup>



# ADDITIONAL INFORMATION

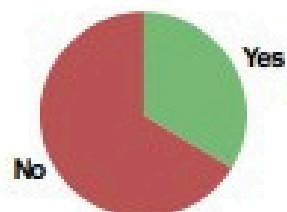
- This farm is currently in derogation.
- Entitlements - (BISS) Basic Income Support for Sustainability Scheme - 62 Entitlements with 2024 value of €21.006.84.
- Solar farm potential.

## SOIL FERTILITY SUMMARY

### Soil Fertility Summary

#### Overall Fertility Status

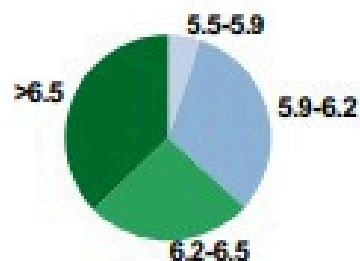
pH > 6.2, P & K index 3 or 4



	Ha's	%
Yes	28.41	34%
No	56.04	66%

#### Lime

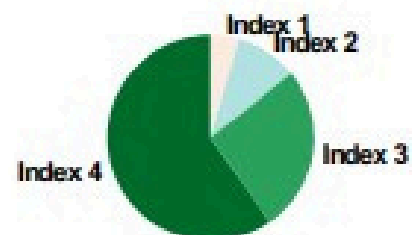
Soil pH > 6.2



pH	Ha's	%
<5.5	0.00	0%
5.5-5.9	4.29	5%
5.9-6.2	26.74	32%
6.2-6.5	21.96	26%
>6.5	31.46	37%

#### Phosphorus

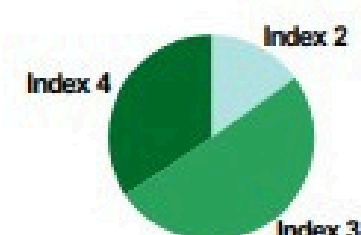
P Index



Index	Ha's	%
1	3.77	4%
2	8.25	10%
3	22.01	26%
4	50.42	60%

#### Potassium

K Index



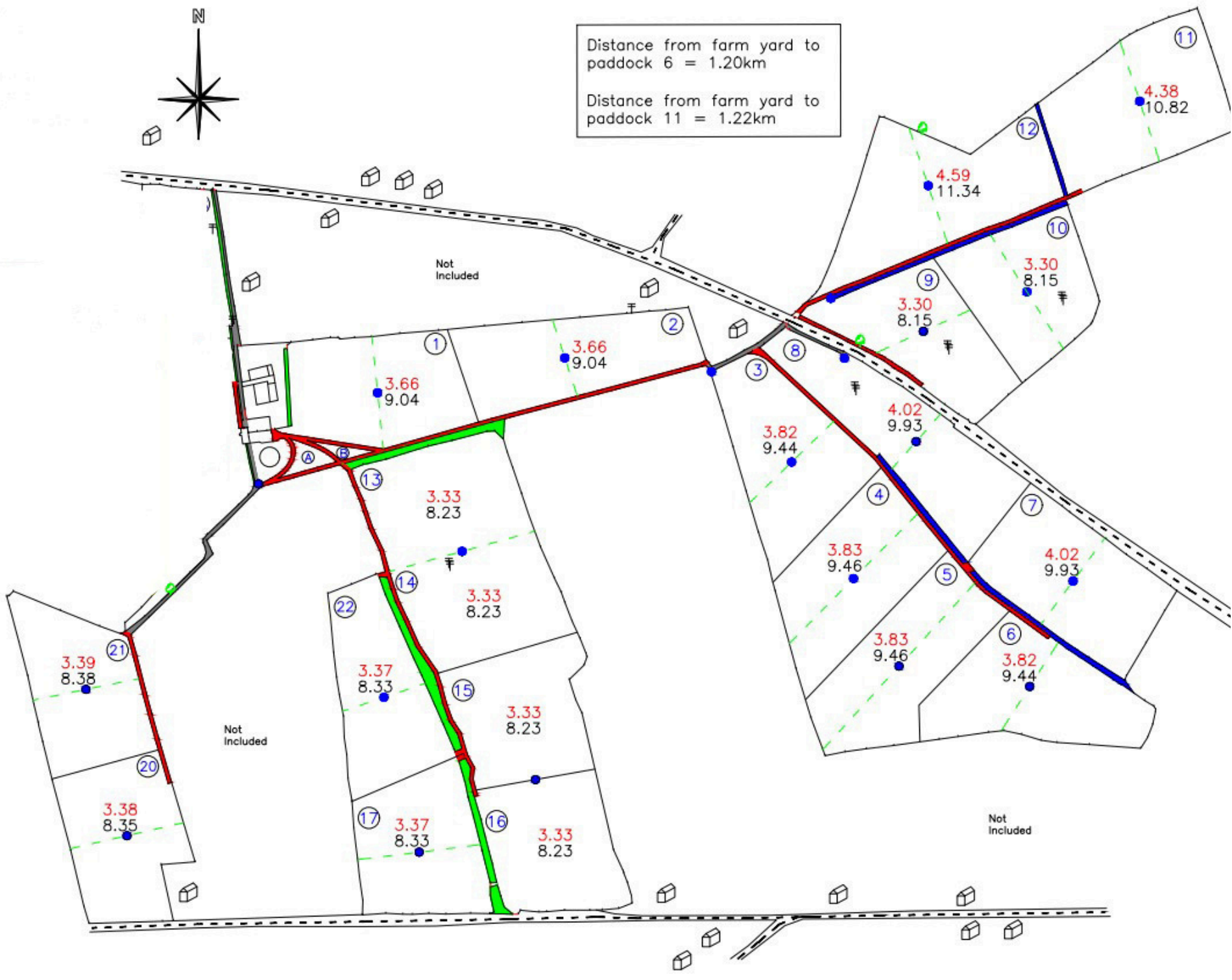
Index	Ha's	%
1	0.00	0%
2	12.75	15%
3	42.69	51%
4	29.01	34%



Distance from farm yard to paddock 6 = 1.20km  
Distance from farm yard to paddock 11 = 1.22km

**LEGEND**

- Trees
- Water
- Hedges
- Roadways
- Marginal
- ESB Poles
- Hectares **1.00**
- Acres **2.47**
- Paddock
- Wires
- Water Trough









Raymond Potterton Auctioneers  
38 Watergate Street, Navan, Co. Meath, C15 PT8X  
**Email:** info@raymondpotterton.com  
**Tel:** +353 46 9027666  
PSRA Licence 002488  
  
**WWW.RAYMONDPOTTERTON.COM**



**Stephen Barry**

stephen@raymondpotterton.com  
087 9872426



**Sean McRedmond**

sean@raymondpotterton.com  
046 90276666

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## SOLICITOR DETAILS

Mr Matt Shaw, Kelly Caulfield Shaw, 1 Chapter House,  
Friarsmill Road, Mullingar, Co. Westmeath.

## DIRECTIONS

**EIRCODE:** N91 WP78

## AUCTION DETAILS

The Auction will take place on Thursday 24th October 2024 at 3pm in our Auction Room and online. Pre registration for online bidding by Wednesday 23rd October.

