





FARM TO LEASE - 243 ACRES (98.52 HECTARES)

Raymond Potterton Auctioneers are pleased to offer for lease 243 acres of premium agricultural land in Graigue Upper and Graigue Lower Nenagh, Co. Tipperary. Available on a 6-year lease, this farm presents a fantastic opportunity for a range of agricultural ventures, including dairy and tillage. This well-maintained property, laid out in one block, is under permanent pasture and is fenced for cattle.



Graigue Upper Nenagh Co. Tipperary

The farmyard includes a 6 bay slatted shed double on one side with feed rails on both side and centre feed passage, hay shed, silage pit, excellent handling facilities, and a reliable well water supply throughout.

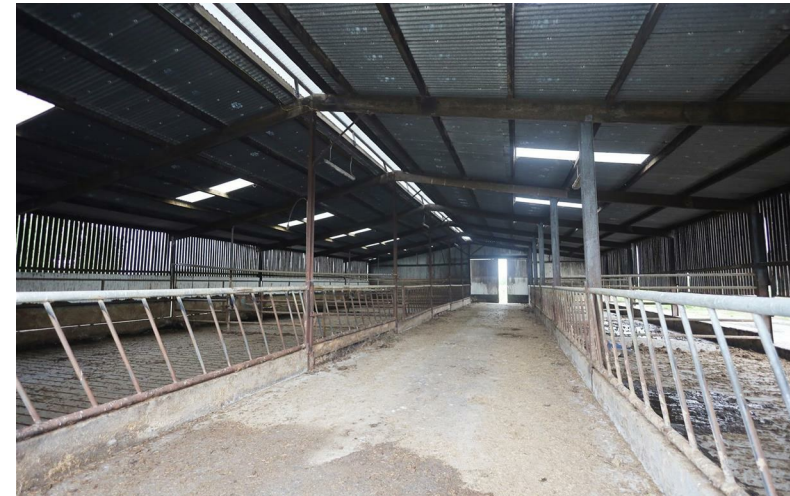
The subject lands are available with or without entitlements. The lands are being leased in bulk in accordance with the folio map, it is up to lessee to do their due diligence in terms of usable area. The grazing areas are well fenced for cattle. Grazing on the lands can commence March 1st on each year of the term and livestock must be removed no later than December 1st. No overwintering of stock or storage of bales thereon. The first moiety is to be paid prior to the 1st of March each year, access is not permitted until payment is received.

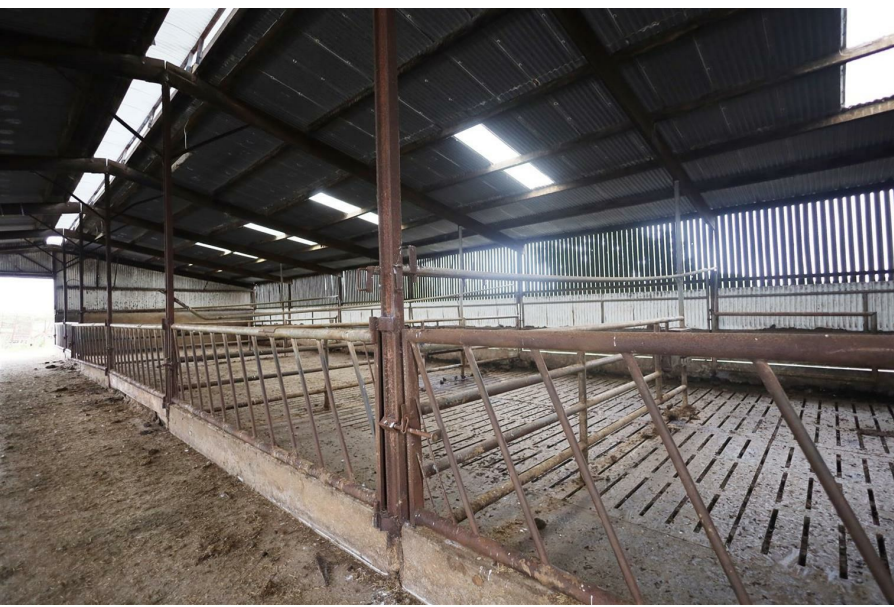
LOCATION

Graigue Upper and Graigue Lower is ideally located across the road from Nenagh Golf Club, just 4 km from Nenagh town. It offers excellent access to the N52, with nearby towns including Roscrea (28 km), Birr (28km), Borrisokane (12 km), and Nenagh (7 km), ensuring convenient transport links for farming activities.

FEATURES

- Long-Term 6-Year Lease
- Prime permanent pasture
- Well-fenced for cattle
- Farmyard with agricultural buildings
- Cattle handling facilities
- Well water supply





ENTITLEMENTS

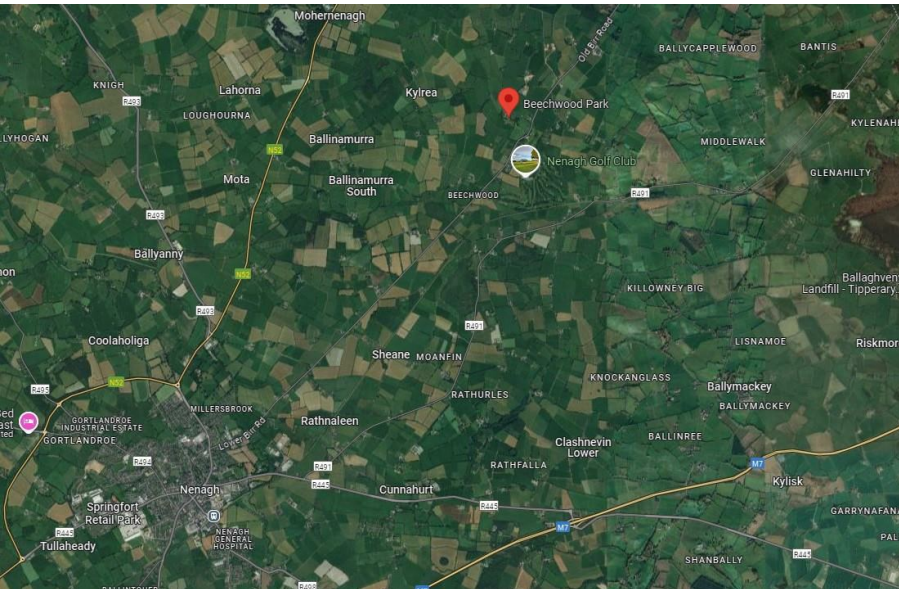
The subject lands are being leased with entitlements.
98 BISS Entitlements 2024 Value of €20,154.68

LEASE TERM

6 Year Lease.

VEWING

By Appointment.



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