



**Kilregane Nenagh Co. Tipperary**

**238.00 acre(s)**



**FARM TO LEASE - 238 ACRES (96.46 HECTARES)**

**Raymond Potterton Auctioneers are pleased to present approximately 238 acres of exceptionally high-quality permanent pasture available for lease on a 6-year term. This free-draining land is located in Kilregane, Nenagh, Co. Tipperary, and is well-fenced for cattle. It benefits from well water throughout the property.**

# Kilregane Nenagh Co. Tipperary

The land is suitable for a variety of agricultural uses, including dairy farming and tillage. The farmyard is equipped with an 8 bay double slatted shed with feed rails on both sides and centre passage, also included is a large hay shed and a silage pit.

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 outwintering 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

Ideally located, Kilregane is approximately 3.5 km from the N65 and about 11.5 km from the N52. The towns of Birr (c. 17 km), Borrisokane (c. 13 km), and Portumna (c. 10 km) are all in close proximity to the farm.

## FEATURES

- Long Term Lease
- Fenced For Cattle
- 8 Bay Double Shed
- Hay Shed & Silage pit
- Top Quality Yard
- Well Water

## ENTITLEMENTS

The subject lands are being leased with entitlements.  
96.46 BISS Entitlements 2024 Value of €15,734.56

## LEASE TERM

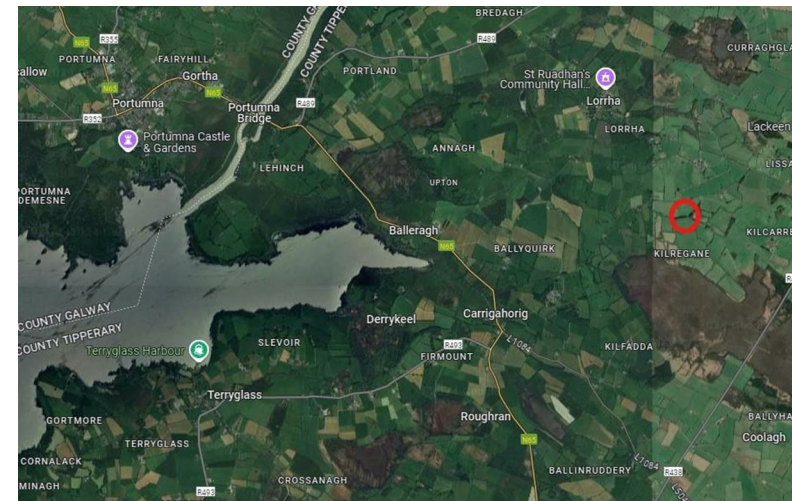
6 Year Lease.

## VIEWING

By Appointment

## DIRECTIONS

<https://maps.app.goo.gl/jmBKa7A1YRh3MKJj8>





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