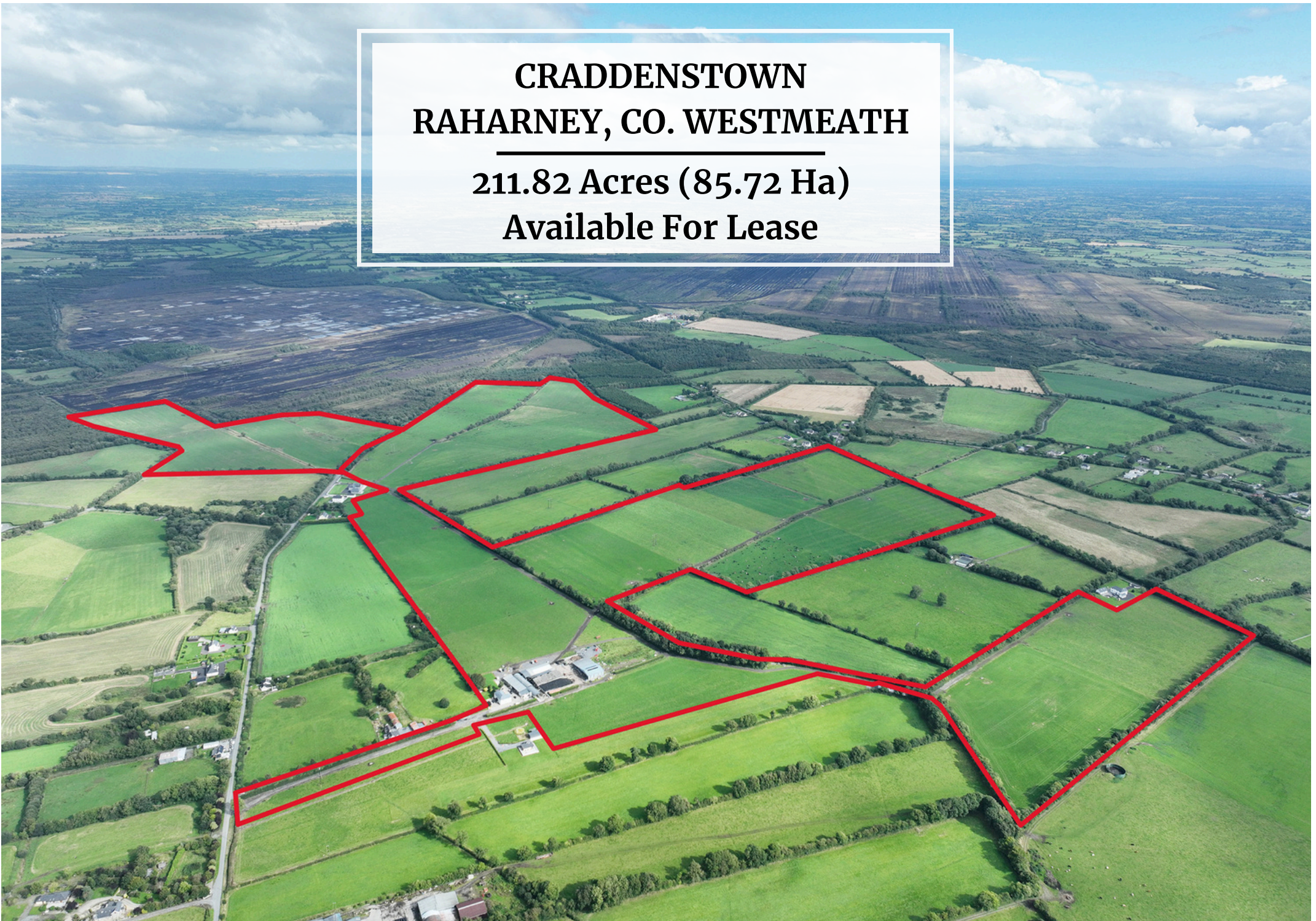


**CRADDENSTOWN
RAHARNEY, CO. WESTMEATH**

**211.82 Acres (85.72 Ha)
Available For Lease**



211.82 Acre Dairy Farm at Craddenstown, Raharney, Co. Westmeath Available on a Lease term from 6-10 Years

Raymond Potterton Auctioneers are delighted to present this exceptional Dairy Farm on a Lease term from 6 - 10 Years. Located in Craddenstown, Raharney, the property includes a Residence of approximately 240sq.m. which is well suited for farm staff and available if required.





THE RESIDENCE

This impressive farmhouse spans approximately 240 sqm and includes four bedrooms with spacious living areas throughout.

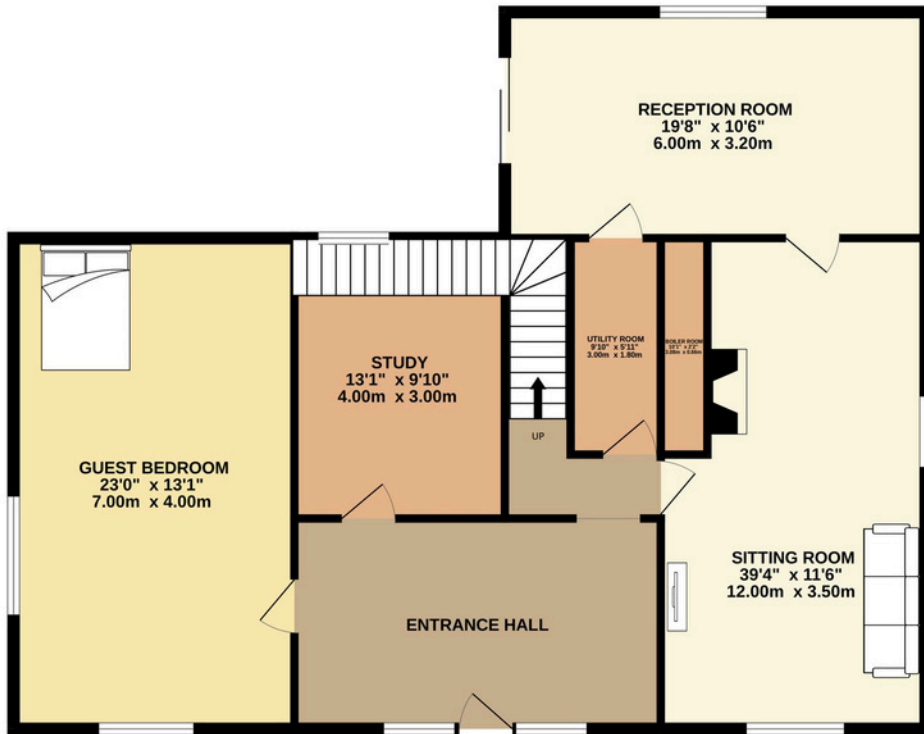
Ideal for farm staff, the residence is available for lease if needed.

Situated in Craddenstown, the property lies under 5 km from Raharney village and is conveniently positioned between Mullingar and Trim, both around 22 km away.

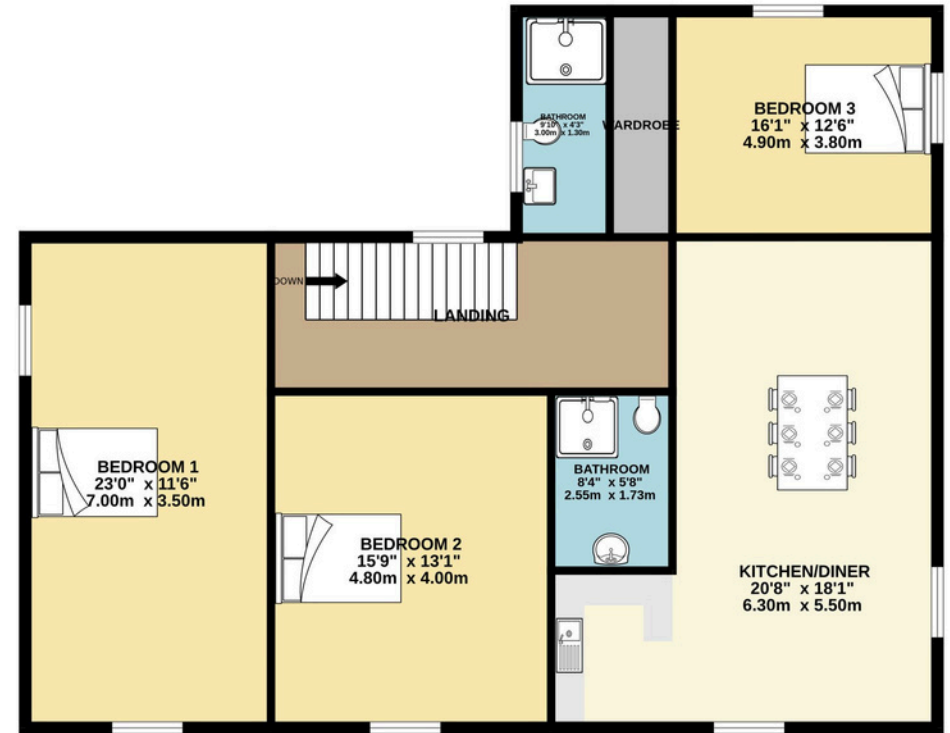
The front of the property features a paved area, with a well-maintained lawn on one side, while a concrete area at the rear offers ample parking space.



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

THE FARM

The farm extends to 211.82 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

- 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
Milk performance for 2022 (Jan - Nov) based on Lakeland data					
Fat + Protein (Kg/cow) Average Fat and Protein yield per cow for your herd	540	408	510	95%	* * * * *
Litres per Cow per Day Avg litres of Milk per cow from Jan - Nov 2022	19.29	15.83	19.9	87%	* * * * *
Fat % to end November 2022 Weighted average Fat % from Jan - Nov 2022	4.46	4.14	4.46	91%	* * * * *
Protein % to end November 2022 Weighted average Protein % from Jan - Nov 2022	3.68	3.42	3.62	95%	* * * * *
Average Milk Price (cpl) Incl. VAT Average milk price received from Jan - Nov 2022, (Includes Bonuses/Penalties, Excludes Levies)	64.4	58.7	62.7	95%	* * * * *
SCC (,000 cells/ml) The weighted average Somatic Cell Count for Jan - Nov 2022	114	192	99	84%	* * * * *
Fertility & Calving data based on HerdPlus 2022 Calving Report					
Calving Interval (days) Average number of days between successive calvings for cows calved during the period	377	399	366	70%	* * * *
Spring 6 Week Calving Rate 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%	* * * *
% with known Sire and Calving Survey recorded Calves where sire (192) and calving survey (198) are recorded as a proportion of all births during the period (199)	98%	64%	100%	69%	* * * *
%AI bred replacements Calves born in the period from dairy AI (51) as a proportion of dairy females born (52)	98%	58%	100%	66%	* * * *
% of Heifers Calved at 22-26 months No. of heifers calved (52) that were between 22 & 26 months of age (58)	90%	62%	100%	71%	* * * *
EBI Statistics based on the latest HerdPlus EBI report 2022					
Herd EBI (2022) Average EBI for Cows (188) with EBI data	€192	€140	€188	94%	* * * * *
EBI of 2022 Inseminations 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
SubTot	1,142,236	1,249,708	-8.6%	4.49	4.46	0.03	3.55	3.68	-0.13	150	114	36	195	194
Dec		38,197			5.74			4.24			158			188
Total	1,142,236	1,287,905		4.49	4.5	-0.01	3.55	3.7		150	116		195	194

STORAGE

- Silage Pit: approx. 4,950 sqft
- Slurry Storage - 1256m³
- Farmyard Manure Storage: 362m³

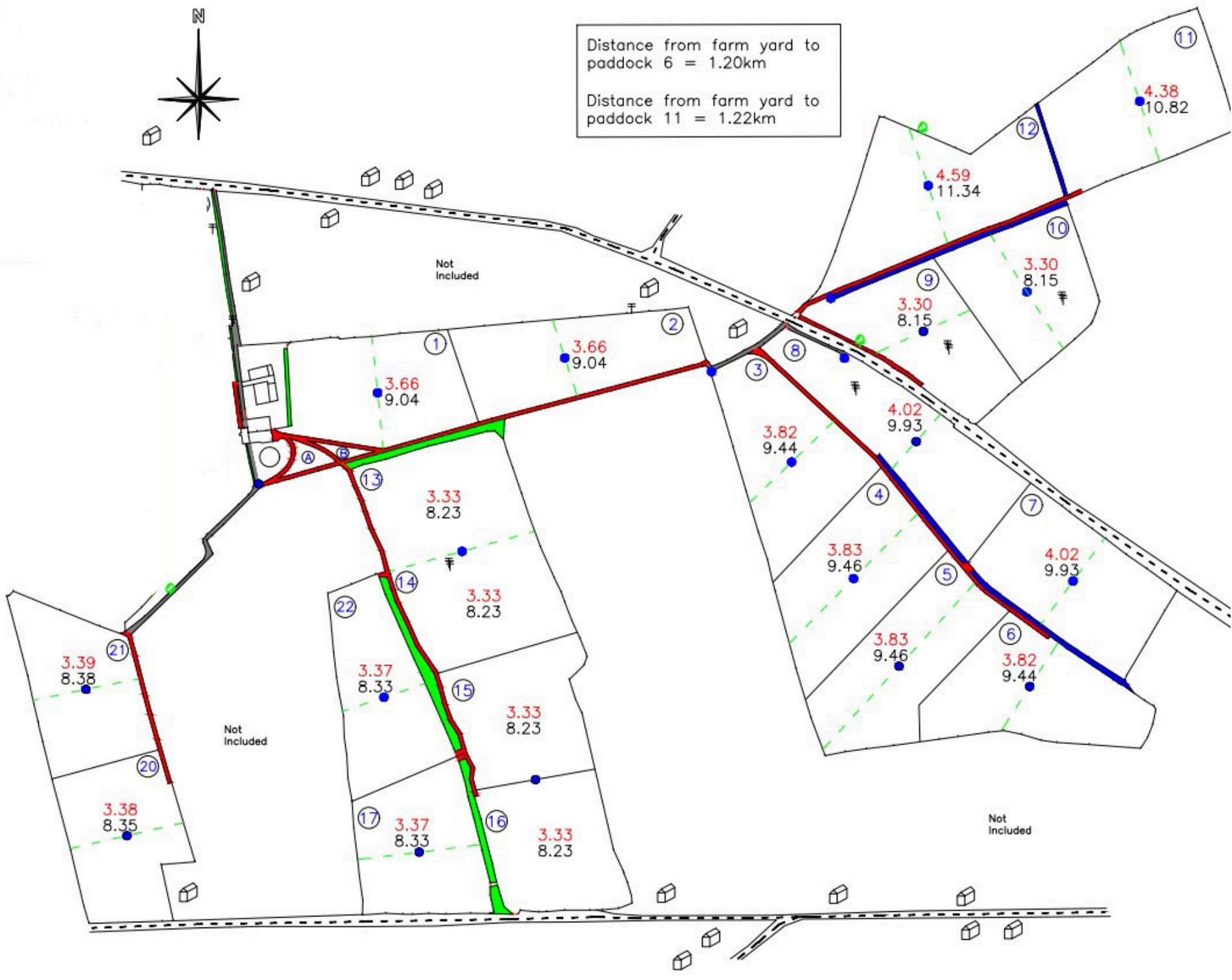
ADDITIONAL INFORMATION

The farm is being leased without entitlements.





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	●







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DIRECTIONS

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