

FOR SALE BY PUBLIC AUCTION



**105 ACRES (42.49 HA)
TOP QUALITY FATTENING LAND**

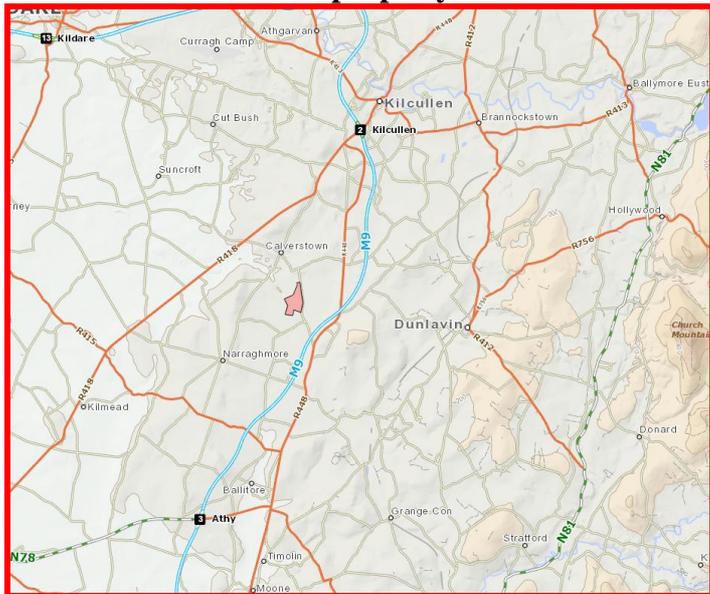
**CALVERSTOWN LITTLE
KILCULLEN
CO. KILDARE**

**PUBLIC AUCTION
WEDNESDAY 15TH JUNE 2016
@3PM IN THE KEADEEN HOTEL
NEWBRIDGE (UPS)**

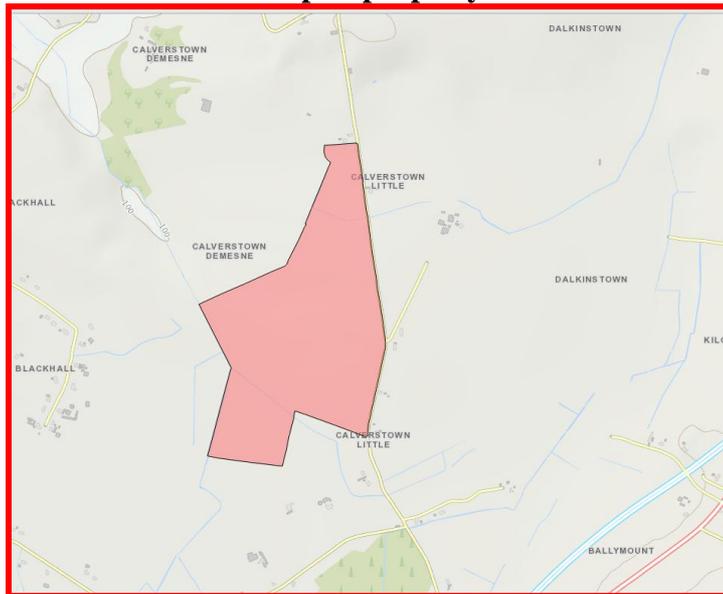
LOCATION:

The property is in a very central location between the Kilcullen/Carlow Road and Kilcullen/Athy Road, only 7km from Kilcullen, 1km Calverstown Village, 3km Narraghmore Village, convenient to N78 and the M9.

Location of property in red



Map of property



DESCRIPTION:

The lands are all in permanent pasture with extensive road frontage c. 1,000 metres (1km) with a natural water supply and are renowned for their fattening qualities. Approx. 18 acres are under forestry which was planted in 1999 with a mixture of hardwood and softwoods and the remainder in permanent pasture. Premium for the forestry is €3,954 per annum with 3 years left to run. The land is undulation with many fine sites suitable for the erection of a residence (subject to usual PP). The lands have good shelter and a natural water supply.

The land is classified under the Athy Series in the Soils of Co. Kildare which is composed mainly of limestone, although mostly suitable for tillage they are also suitable for grazing and renowned for their fattening qualities.

SERVICES:

Natural water supply. Electricity on road. Group Water Scheme supply.

Aerial view of lands

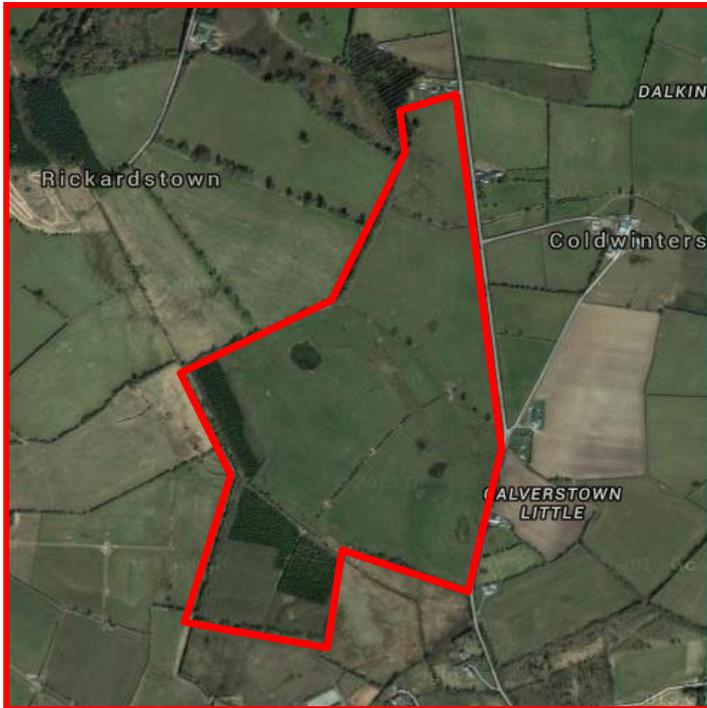


Photo of lands



AUCTION DETAILS:

Public Auction on Wednesday 15th June 2016 at 3pm in the Keadeen Hotel Newbridge, Co.Kildare (unless previously sold).

SOLICITOR:

Wilkinson & Price, Naas, Co. Kildare

CONTACT:

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DIRECTIONS:

From Kilcullen:

Take the R448 (old N9) towards Castledermot, after 8km turn right for Calverstown. Continue on the road for 1.5km and take left turn. Proceed for 1 km and property is on your right with a **JORDAN SIGN**.

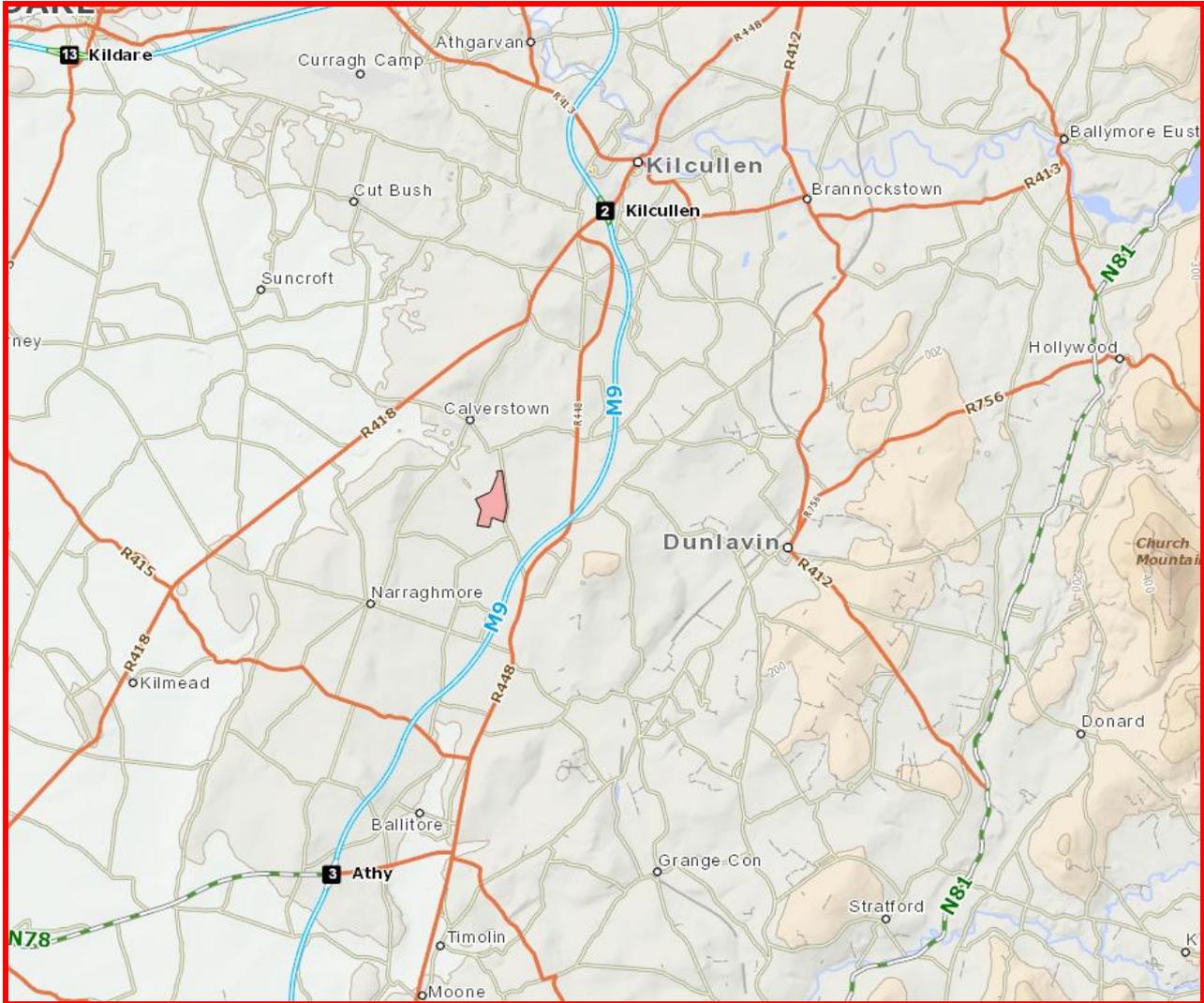
From Carlow:

Take the R448 (old N9) towards Kilcullen. Going past Crookstown service station and The Priory pub after ½km take next left towards Calverstown and land is on your left with a **JORDAN sign**.



GEOGRAPHICAL CO-ORDINATES: 53° 4' 2.6868" N 6° 47' 20.5296" W

LOCATION MAP:



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