

LOCATION / DIRECTIONS

These lands form part of the townlands of Rosdarragh, Co. Laois and Caastletown, Co. Kilkenny and are situated 8km north of Johnstown village and the M8 motorway and 4km south of Rathdowney, Co. Laois.

From Johnstown, head for Rathdowney, pass the Arcon Mines, and take first right - lands are sign posted up this road.



Castletown, Galmoy, Co. Kilkenny. & Rosdarragh, Rathdowney, Co. Laois.

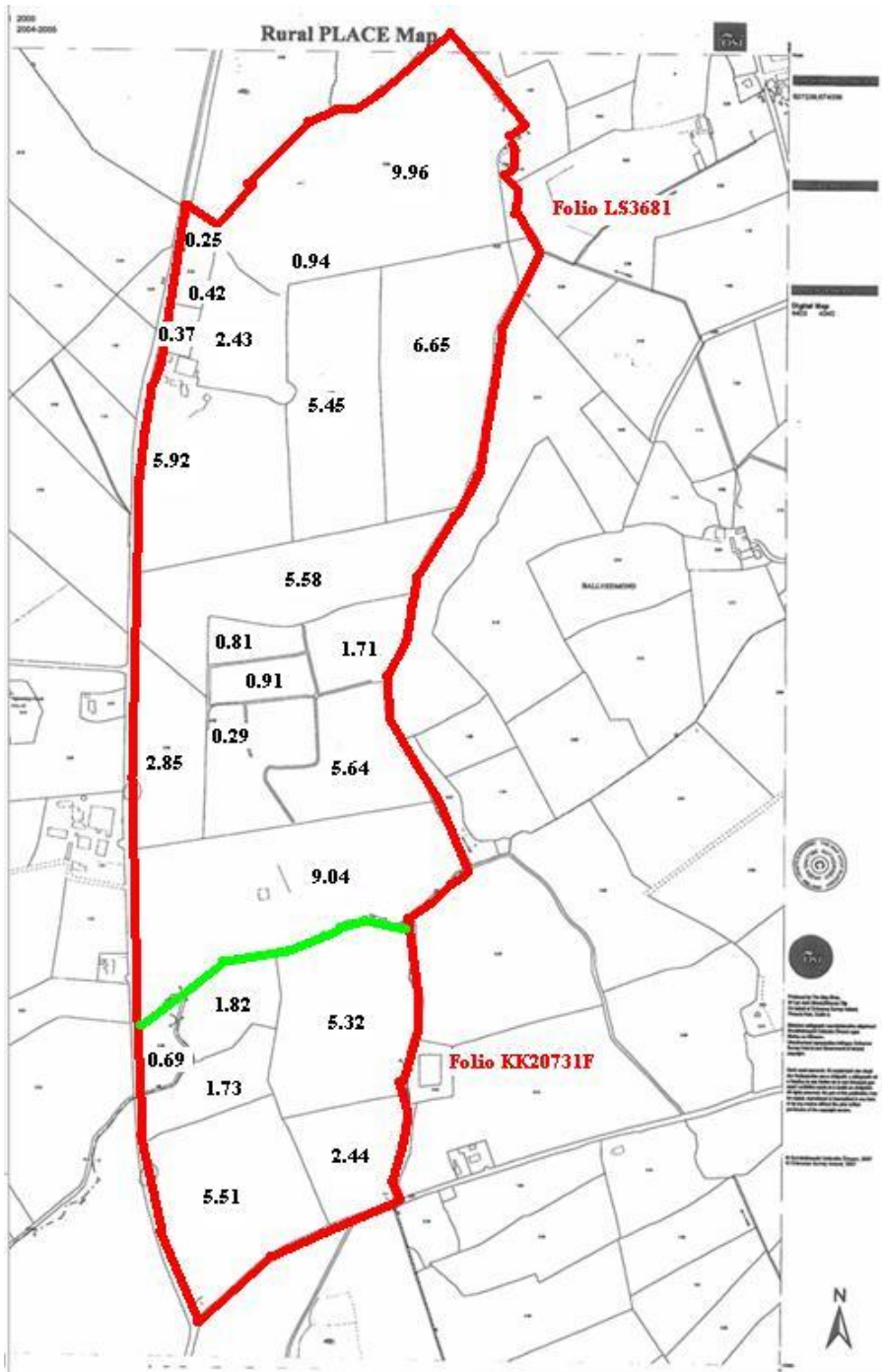
C.193 ACRES

Of Prime Agricultural Land with Residence
& Farm Buildings

**FOR SALE
BY PRIVATE TREATY**

This is a fine holding with extensive road frontage in one division with c.115 acres in stubble and the remainder in pasture. Excellent potential. Can be divided into one or more lots on request.

Guide Price : €1,600,000



DESCRIPTION

This is a top quality farm of c.193 acres statute measure and measures 900 metres of road frontage. The layout of the farm allows for easy access to each section of the farm and is suitable for various enterprises.

ACCOMMODATION & OUT-BUILDINGS

The two-storey farmhouse has not been lived in for a number of years and is in very poor condition.

The farm buildings include 6 span hay barn, 6 span lean-to (25ft x 30ft) on either side, open silage pit and a number of out offices. Some of these are in need of repair.

TITLE : Freehold

SERVICES : ESB & own water supply

FOLIOS: LS 3681 & KK20731F