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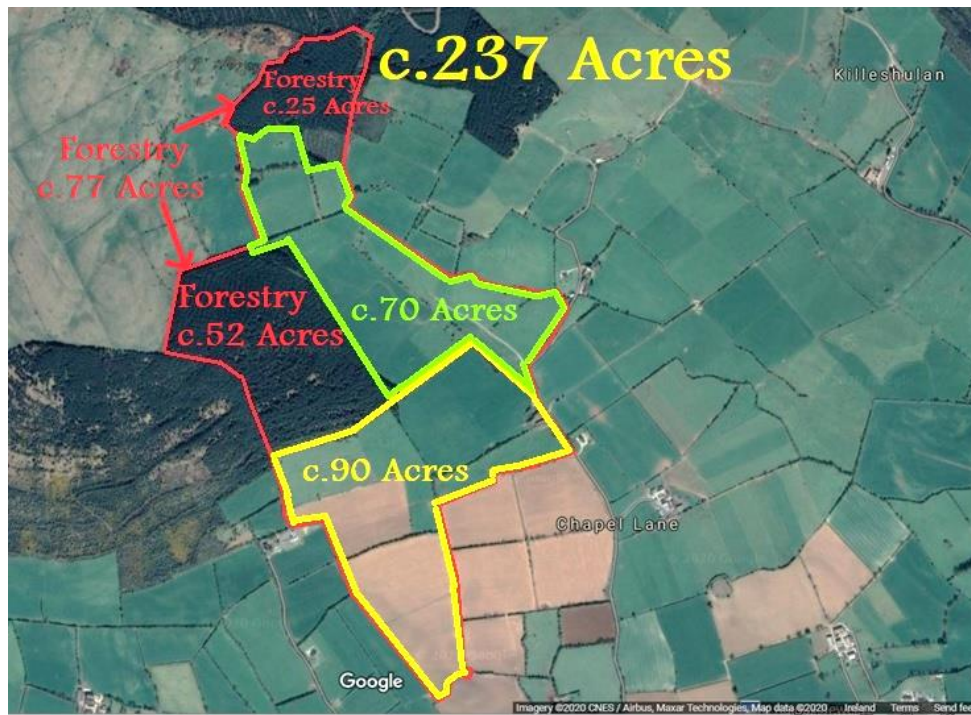
**PAT
GANNON**
www.gannonauctioneers.com

Licence No: 003442

Auctioneer Valuer Estate Agent

LOCATION

These lands are located on Chapel Lane off the R693 Johnstown-Urlingford / Freshford Road, on the right hand side just before Clomantagh Castle (E41 VY72) coming from Freshford. Only 8km from the M8 at Urlingford, 6.5km from Freshford, 7km Johnstown, 23km Kilkenny City, 21km Thurles, 148km to Dublin Airport & 175km to Cork.



JOINT AUCTIONEERS - Joint sale with David Shee, Shee & Hawe Auctioneers,
62 Main Street, Carrick-on-Suir, Co. Tipperary.

Shee&Hawe

Ph : 051 640041
EMAIL : info@sheeandhawe.com

SOLICITOR

Joyce A Good Hammond, HG Legal Chambers Thomas Davis Street, Mallow, Co. Cork.
Ph : 022 22201 / Email : joyce@hgs.ie

CLOMANTAGH, URLINGFORD, CO. KILKENNY.

C.237 ACRES OF NON-RESIDENTIAL ROADSIDE LANDS

FOR SALE BY PRIVATE TREATY



This prime holding, all in one block can be offered for sale in its entirety or in various lots. C.160 acres of quality grassland with c.77 acres of mature forestry. Part of Folio KK16862 (2 plans).

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.

ipav Institute of Professional Auctioneers & Valuers

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These lands will be offered for sale in the following lots:-

Lot 1 : c.160 Acres of Prime Roadside Lands (Lots 2 & 3)

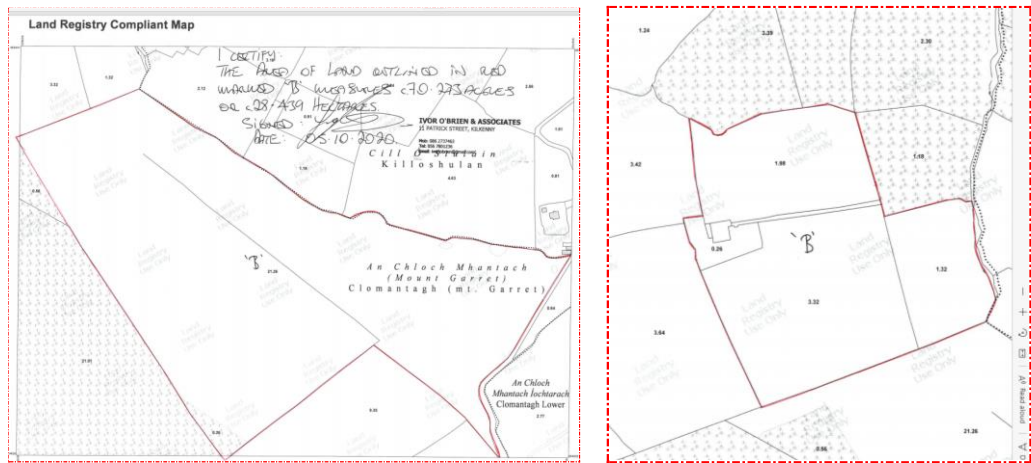
Lot 2 : c.90 Acres including farm buildings

Lot 3 : c.70 Acres of excellent grassland

Lot 4 : c.77 Acres of mature forestry



Lot 2 : c.90 Acres including Farm Buildings

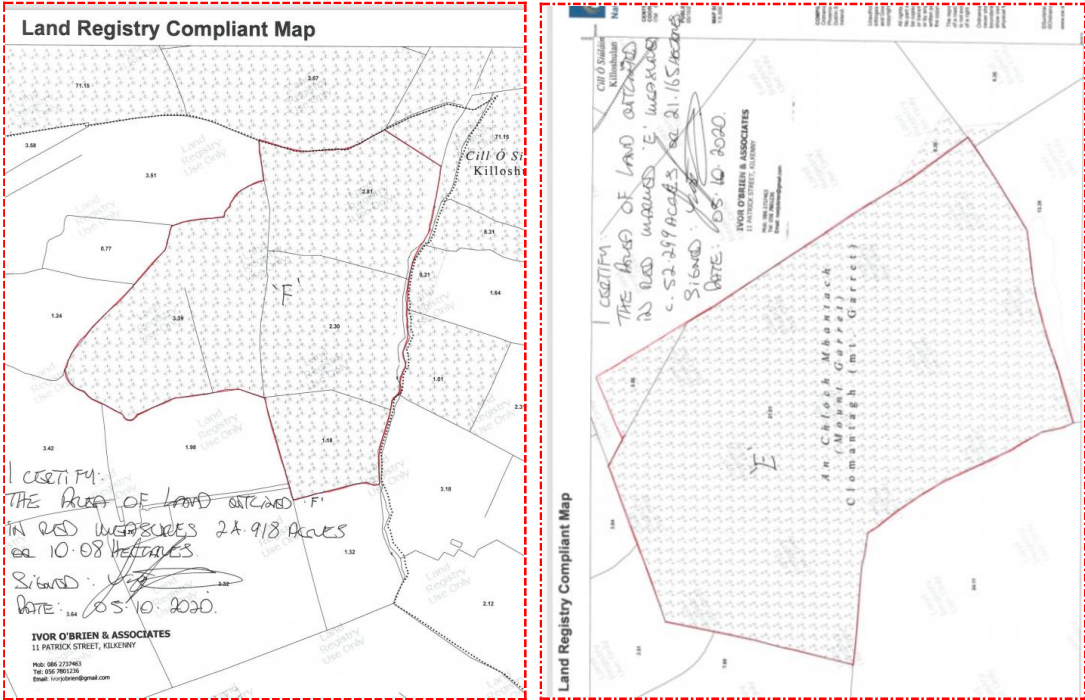


Lot 3 : c.70 Acres of excellent grassland

FORESTRY – C.77 ACRES

All premia were claimed in the first 20 years of establishment.
Second thinning due next year - 2021.

Area	30.363 hectares / 75.03 acres
Degree of maturity	27 years old plantation – was planted in 1993
Species Composition	Sitka Spruce – 29.463 ha Ash – 0.9 ha
General Growth Rates	Yield Class – 24



Lot 4 : Forestry in two lots above - c.25 Acres & c.52 Acres

