

Access into the farmyard is via a gated entrance, with numerous outbuildings, and access through to the lands. There are a further two gates either side of the main entrance to the road; one into the field with crush, and other into yard, where haybarn and lean-to are.

**LOCATION / DIRECTIONS**

From Kilkenny, drive out the Ballycallan Road, out past Kilcreene Hospital, continue out to Comerford's Garage, up past The Pound pub, take the next left, continue down 1km, lands signposted on left hand side.

**CO-ORDINATES:** XY 643445, 652774

**FOLIO** KK31781F

**GUIDE PRICE:** €10,000 - €12,000/Acre



## **TOBERBREEDIA, BALLYCALLAN, CO. KILKENNY.**

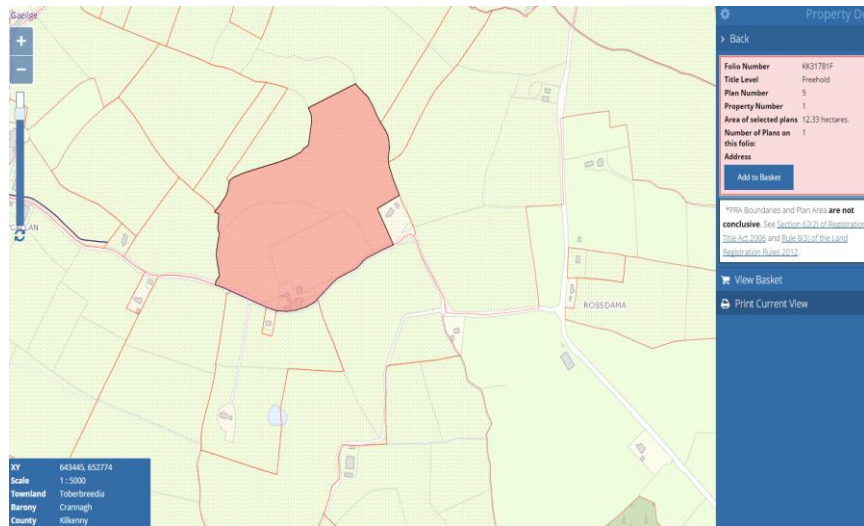
**C.30½ ACRE OF PRIME LANDS**



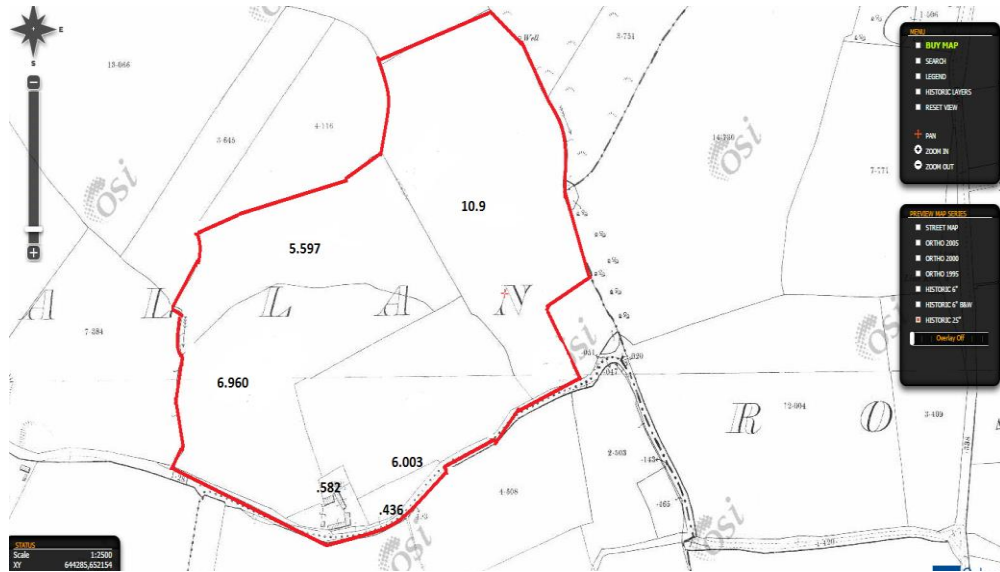
**FOR SALE BY PUBLIC AUCTION  
Thursday 27<sup>th</sup> October 2016  
At The Club House Hotel, Kilkenny**

This is a great opportunity to acquire a compact roadside holding with farmyard in a prime location.  
Worthy of inspection.

**SOLICITOR: JOHN LYNCH, CLONMEL. (052) 612 4344**



**FOLIO KK31781F**



**OSI MAP**

## **THE OUTBUILDINGS**

Outbuildings include 4 span haybarn with lean to, numerous outbuildings, silage pit, yard & cattle crush.

