



**A COMPACT 46 ACRE (18.21 HA) FARM WITH  
SMALL RESIDENCE (IN POOR REPAIR) &  
OUTBUILDINGS**

**KNOCKDROMAGH, MYSHALL, CO. CARLOW**

**GUIDE PRICE: €12,000 PER ACRE**

**FOR SALE BY  
PUBLIC AUCTION  
THURSDAY 2<sup>ND</sup> DECEMBER  
2021 AT 3.00 PM  
ON THE PROPERTY**



PSRA Reg. No. 001536

## **FOR SALE BY PUBLIC AUCTION**

**C. 46 ACRES (18.21 HA) AT  
KNOCKDROMAGH, MYSHALL,  
CO. CARLOW, R21 DH68**

### **LOCATION:**

The subject property is located near Garryhill in the townland of Knockdromagh. It is easily accessible to a wide range of locations including, Fenagh, Bagenalstown and Borris.

### **DESCRIPTION:**

#### **Residence:**

The residence is in poor repair and comprises c. 1,183 sq.ft. (c. 110 sq.m.) with 2 reception rooms, kitchen, 3 bedrooms and bathroom.

#### **Yard:**

The yard includes 2 x 3 span hay sheds, 4 span hay shed with lean-to and 5 boxes. Barn with 5 boxes, cattle pen with crush, workshop. All weather arena.

#### **The Land:**

The land is all top quality with no waste with good road frontage and laid out in 6 divisions with good shelter. It is all in permanent pasture with piped water and also a stream.

### **SERVICES:**

Private well, septic tank, ESB.

### **SINGLE FARM PAYMENT:**

€4,081.44

**EXTENSIVE MOUNTAIN COMMONAGE  
GRAZING OF RATHNAGEERAGH,  
KNOCKENDRANE AND COOLASNAGHTA**

### **SOLICITOR:**

Sandra Murphy, John M Foley, Bagenalstown,  
Co. Carlow  
Tel: 059-9721219

### **GUIDE PRICE /AMV:**

€12,000 per acre

### **AUCTION DETAILS:**

Public Auction on Thursday 2<sup>nd</sup> December 2021  
@ 3.00 pm on the property (unless previously sold)  
**PRE-REGISTRATION REQUIRED.**

### **DIRECTIONS:**

Eircode: R21DH68

### **AUCTION CONDITIONS:**

Purchaser to sign contracts on day of sale. 10% deposit required payable by either cheque or bank draft.

### **CONTACT:**

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Clive Kavanag

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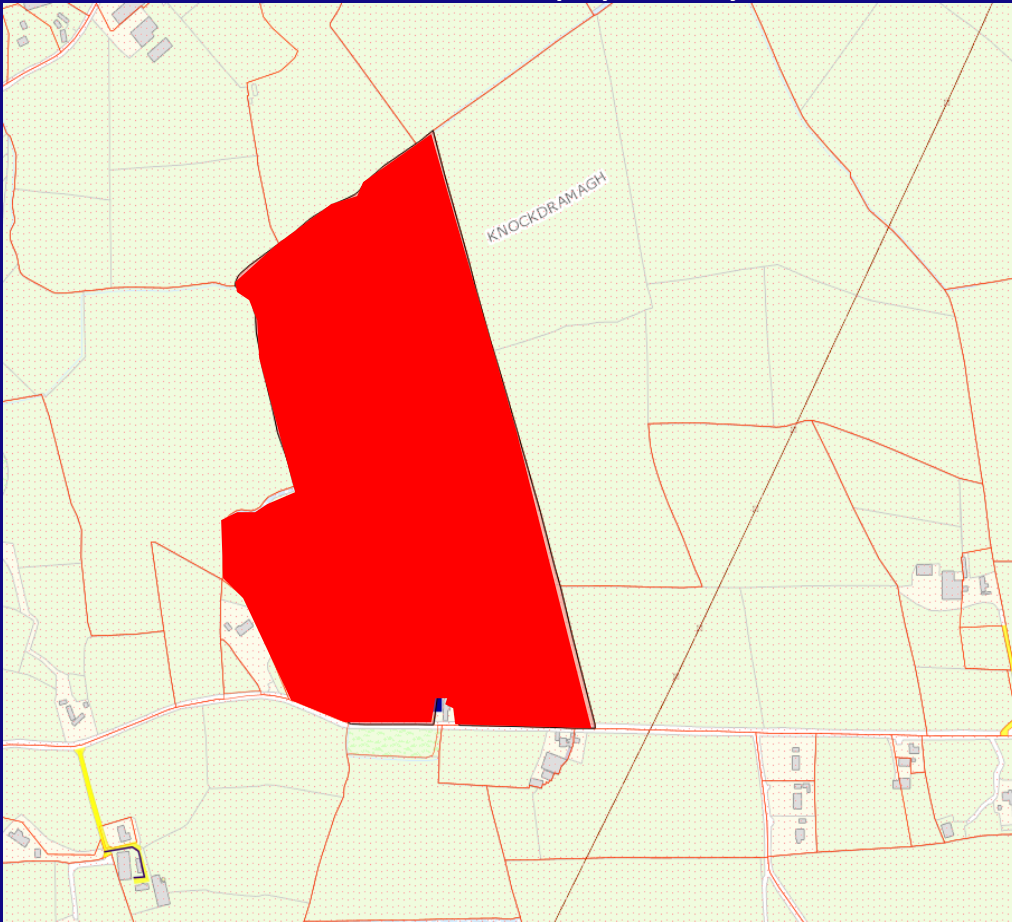


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Outline of Lands – ID purposes only:



Location Map – ID purposes only:

