

**Shee & Hawe**  
**62 Main Street**  
**Carrick-on-Suir**  
**Co. Tipperary.**  
**t: 051 640041**

**email: [dshee@sheeandhawe.com](mailto:dshee@sheeandhawe.com)**

## **Lot 2: c. 43.76 Acres, Ballinacourty, Kilfinane**

### **Starting Bid: €590,000.00**



For sale by Shee & Hawe via the [iamsold](https://iamsold.ie) Bidding Platform.

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Lot 2: c. 43.76 Acres.  
Part of Folio LK18325F

(Folio size are subject to bidders own measurement and noted sizes are for information purposes only).

This stunning expansive farm is ideally located in the Townland of Ballinacourty, Kilfinane, Co. Limerick and the lands for sale spans to approximately c. 95.31 acres (subject to bidders own measurement).

The land is well-maintained and offers excellent potential for various agricultural uses.

The property presents a unique opportunity for those seeking to invest in a productive and versatile farm in a sought-after rural setting.

Available in one or two lots, the land is divided into two well-sized parcels comprising approx. 51.55 acres (Lot 1) and approx. 43.76 acres (Lot 2), subject to bidders own measurement and is separated by a local road, both surrounded by mature hedging.

Additionally, Lot 1 c.51.55 Acres, includes a slatted cattle shed and a loose-bedded shed, providing valuable outbuilding space for farm operations.

\*\*\* Water and electricity are currently sourced from Lot 2. However, River Keale abuts Lot 1 and power for the agricultural sheds can be sourced by a generator.

For those interested, further information and maps are available on request. Please note photos used in advert are a mix of Lot 1 lands and Lot 2 lands.

#### Location:

Only 13 km from Mitchelstown, a vibrant town with a wide variety of shops, schools, and leisure facilities, perfect for families and professionals, and the M8 Cork/Dublin motorway, providing excellent connectivity for commuting and travel.

Just 11 km from Kildorrery, a charming village to the south, offering essential services and a welcoming community.

Only a short drive, 16 km from this historic market town of Kilmallock, known for its rich history and agricultural hub.

Just 60 km from Cork City and its international airport, just a 45-minute drive, offering access to major shopping, business districts, and Cork International Airport for travel.

#### Key Features:

Top-quality grassland. Divided into two well-sized parcels - both enclosed by mature hedging or wire fencing, ideal for grazing or farming.

The land boasts extensive road frontage along a public road, with multiple access points, providing ease of entry.

Bore hole well water supply and electricity located on Lot 2.

Offers a spacious 5-span outbuilding, a slatted cattle shed, and a loose-bedded shed, providing valuable storage and operational space located on Lot 1.

Well-fenced and carefully maintained, the lands are in excellent condition, making them ready for immediate use.

Option to purchase one or two lots that suit individual farming or investment needs. Ideal for sustainable or organic farming practices.

#### Surrounding Highlights:

Enjoy the local charm of Kilfinane, known for its scenic beauty and sense of community, just a short drive away.

The nearby Ballyhoura Mountains and walking trails provide plenty of opportunities for hiking, cycling, and outdoor adventure.

The property is set amidst the scenic Limerick countryside, offering breathtaking views, peace, and privacy—perfect for those seeking a countryside retreat.

Video - <https://youtu.be/7dFYwlaNEg?si=PtBgB55K-lhAzoYd>

TO VIEW OR MAKE A BID Contact Shee & Hawe or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.