



FOR LEASE

**146.75 acre Dairy Unit
at
Ballymac, Effin, Kilmallock, Co. Limerick.
(Beside V35 WF66)**



Contact Sole and Exclusive Agents

Brady Group, The Lodge, Lee Road, Cork Tel: 021 45 45 120

www.bradygroup.ie PSRA License No: 001749

Location

- **Address:** Ballymac, Effin, Kilmallock, Co. Limerick. (Beside V35 WF66)
- The farm is located 8km south of Kilmallock, Co. Limerick & 8km east of Charleville, Co. Cork.
- Situated on the Limerick/Cork border, the farm benefits from an excellent farm roadway which connects the farmyard to the public road.



Land

- 146.75 acres of excellent quality agricultural land.
- Laid out in one single block, all part of the milking platform.
- Currently being operated as a dairy unit.
- Land laid out in 25 well fenced paddocks, all laid in grassland.
- Paddocks are well served with farm roadways and good water infrastructure.



Farmyard

Accommodation & Milking Facilities

- 85 cow cubicle spaces & 1,800m² Out-wintering pad.
- Single 7-bay calf shed along with 4 calving pens in a separate shed.
- Slurry Lagoon – approx. dimensions of 90m x 38m x 2.4m.
- 24 unit herringbone milking parlour with McConnell backing gate.
- 15,500 litre bulk tank with 2 compressors and heat recovery unit.
- Circular collecting yard with a drain piped to Slurry Lagoon.
- Roto Rainer irrigator on the holding, piped to slurry lagoon.
- Animal handling facilities with a holding yard, cattle race & head gate.

Feed available to purchase

- 500+ round bales of silage.
- Approx 25 round straw bales.







Basic Income Support for Sustainability Scheme (BISS)

- No BISS entitlements are included with the lease.
- This may provide an opportunity for an eligible Young Farmer to apply for up to 50 National Reserve Entitlements.

The Process

Lease Offers:

Lease Term: 15 years

Price: Guide price per 146.75 acres (Approx. €400 per acre).

Reviews: 5 year review.

Payment: Monthly (1st of each Month) by standing order.

Financial and Technical Vetting of Lessees may be conducted:

Accounts: Financial accounts for 2025, 2024 & 2023

Codes: ICBF & Milk Purchaser access codes or selected reports.

Letter: Letter of comfort from financial institution/accountant confirming financial standing and suitability for the lease.

Note: Vetting information will only be viewed by Michael Brady and will be returned or destroyed after the process.

Map of Holding

(exact boundaries may vary)



Viewings Strictly By Appointment Only

Contact Sole Agent



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LICENCE – 001749

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