



# BRADY GROUP

AGRICULTURAL CONSULTANTS | LAND AGENTS

## FOR LEASE

**138 acres**

**at**

**Gurteen Bryan, Mullinahone, Thurles,**

**Co. Tipperary E41 RD39**



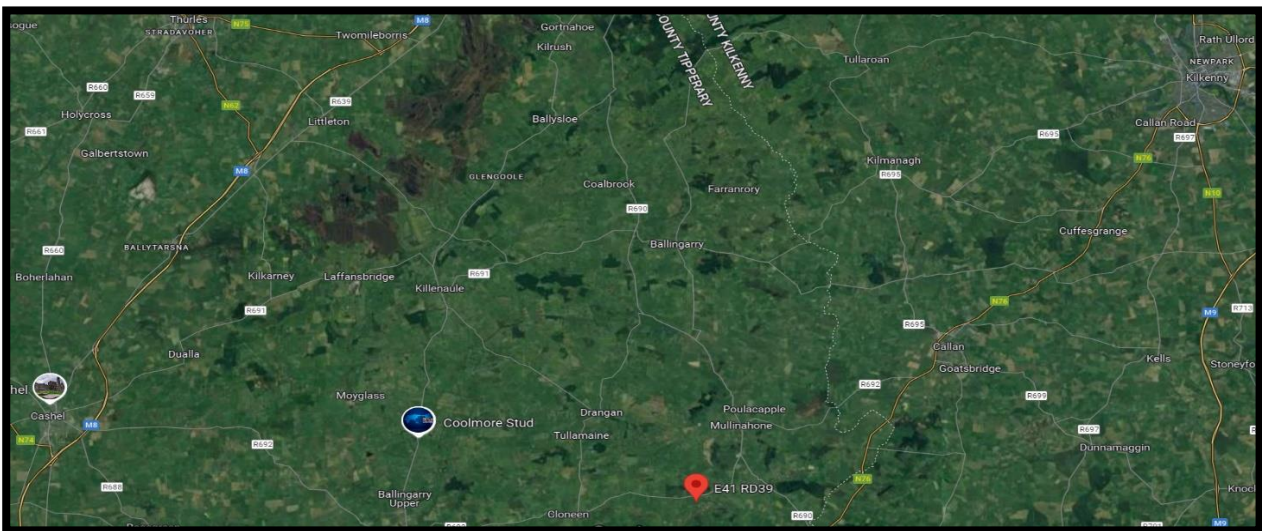
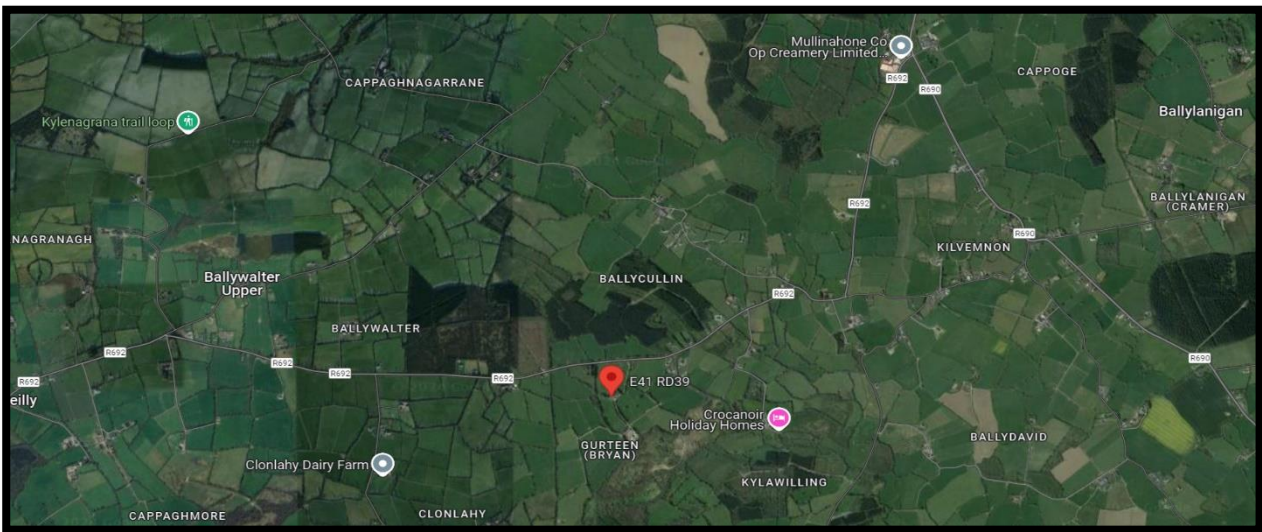
### **Contact Sole and Exclusive Agents**

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

[www.bradygroup.ie](http://www.bradygroup.ie) PSRA License No: 001749

## Location

- Great opportunity to lease a premium dairy unit.
- The farm is located 4 km south of Mullinahone, 30km southwest of Kilkenny City, 29 km east of Cashel & 38 km southeast of Thurles.
- Address: Gurteen Bryan, Mullinahone, Thurles, Co. Tipperary E41 RD39.





## Land

- 138 acres of very good quality dry agricultural land.
- Contained in the folios: TY62951F, TY62209F.
- Excellent roadways and water infrastructure.
- A further 49 acres available to rent adjoining.
- All fields part of the grazing block with adequate fencing.
- BISS entitlements included in the lease.
- Long term lease 7–10-year lease.













## Farmyard

- 16-unit DeLaval herringbone parlour with bulk tank.
- Automatic feeders.
- Silage slab
- 90 outdoor cubicles
- Slatted accommodation for 100 head.
- Adequate slurry storage for 100 dairy cows.
- Meal bin.











## **Livestock**

The following animals are currently being farmed on the holding and are available to purchase.

- Approx. 100x Kiwi-cross & Jersey-cross dairy cows, in-calf to sexed dairy or SG beef bulls (€178 EBI).
- Approx. 35 in-calf heifers to sexed dairy or SG beef bulls (€211 EBI).
- 25 calves with an average EBI of €209.

## **Feed**

The following feed is stored on the holding and available to purchase:

- 800T of pit silage
- 300x silage bales
- 70x large straw square bales.







## Basic Income Support for Sustainability Scheme (BISS)

- BISS Entitlements leased to the lessee with the land.
- BISS entitlements payable back to the owner, lessee keeps Eco scheme & CRISS payment.
- Value of BISS entitlements shown below:

Number of Entitlements	Unit Value	Convergence Increase/ Decrease	New Unit Value	Estimated BISS Payment
18.60	€132.03	€0.00	€132.03	€2,455.76
0.57	€132.03	€0.00	€132.03	€75.26
0.30	€263.56	€0.00	€263.56	€79.07
16.85	€132.03	€0.00	€132.03	€2,224.71
21.40	€132.03	€0.00	€132.03	€2,825.44
1.00	€132.03	€0.00	€132.03	€132.03

## The Process

### Lease Offers:

**Term:** To be discussed

**Price:** Quote price per 138 acres.

**Reviews:** N/A

**Payment:** Monthly, by standing order.

### Financial and Technical Vetting of Lessees may be conducted:

**Accounts:** Financial accounts for 2023, 2022 & 2021.

**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**



**021 45 45 120    [info@bradygroup.ie](mailto:info@bradygroup.ie)    [www.bradygroup.ie](http://www.bradygroup.ie)**



**LICENCE – 001749**

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