

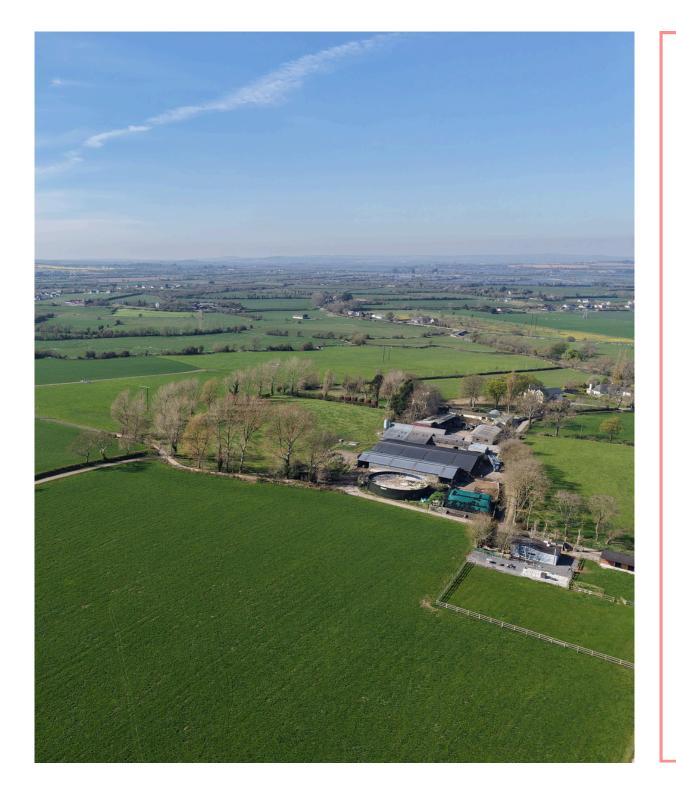
AUCTION

Tuesday 24th June 2025 at 3pm In Room and Online

Raymond Potterton Auctioneers are delighted to present to the market this exceptional Dairy Farm, comprising 130 acres of prime farmland and a residential holding on c. 2 acres.

This is a truly rare opportunity to acquire a high-performing, fully operational farm in one of the most productive and sought-after agricultural regions in the country.





EXCELLENT INVESTMENT OPPORTUNITY

Total Rental income Farm + Residence: €67,250 per annum + BISS Payment

This property represents an outstanding investment, offering not only a substantial landholding and modern infrastructure but also a strong and secure rental return.

The combined annual income of €67,250 plus the BISS payment ensures immediate returns for the purchaser, with future potential for capital appreciation.

With the farm leased on a long-term basis and the residence providing flexible residential rental income, this is a turnkey investment that combines security, scale, and income.



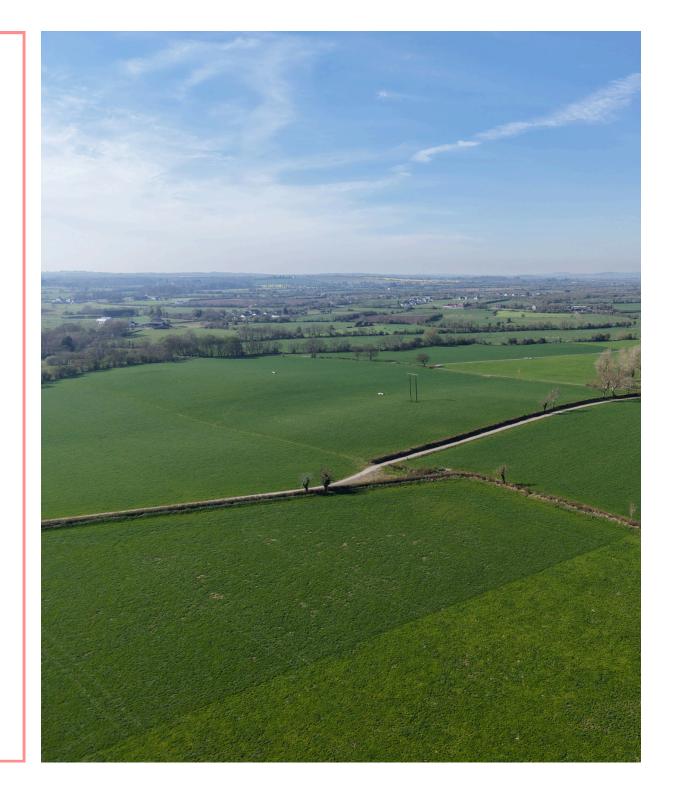
HIGH QUALITY AGRICULTURAL LAND

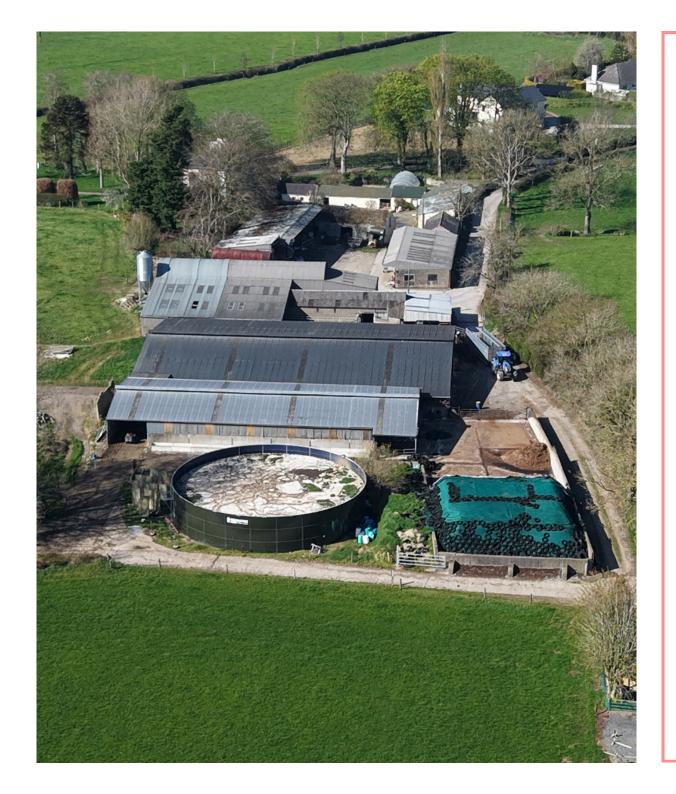
The core of the property consists of approximately 130 acres of recently reseeded, free-draining grassland, laid out in a well shaped single highly quality block.

The land is of superb quality, fertile and easily managed. The paddocks are all served by high quality concrete and hardcore roadways, ensuring excellent accessibility. The layout supports efficient grazing rotation and has successfully carried over 140 cows in recent years.

There is piped water ensuring a constant supply across all paddocks.

The condition and layout of the land make it clear that this is a farm which has been exceptionally well managed, with productivity and longevity at its heart.





MODERN FARM INFRASTRUCTURE

The farmyard is a key highlight of the property.

Designed for efficiency it includes a range of modern agricultural buildings and topclass facilities.

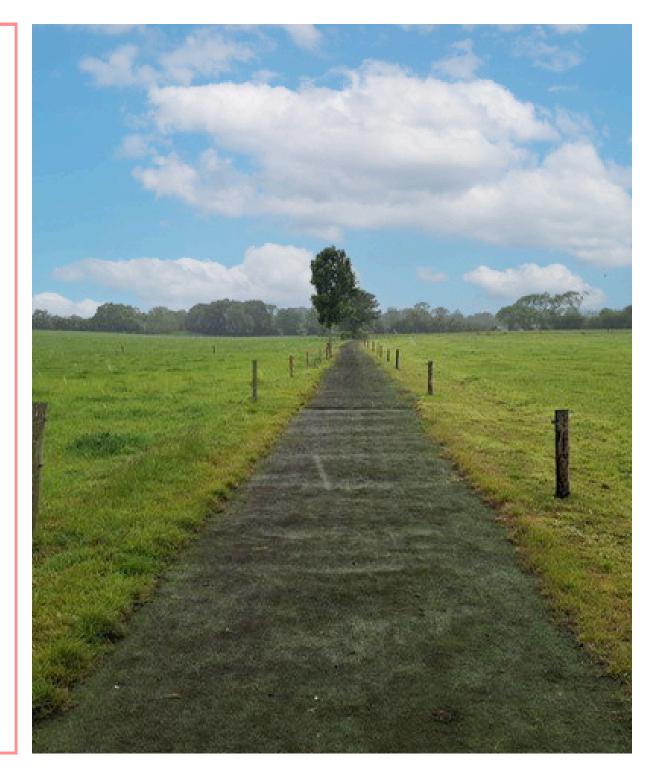
Multiple large sheds house c. 200 cubicles, all maintained to excellent standards. Slurry storage is extensive, with a combination of large underground tanks and a substantial above-ground store, enabling year-round flexibility in nutrient management.

Milking is handled via a 10 unit herringbone parlour, supported by a 10,000 litre bulk tank.

The entire yard has been designed to meet the demands of modern dairy farming, offering a clean, organised environment that enables maximum productivity with minimum hassle.

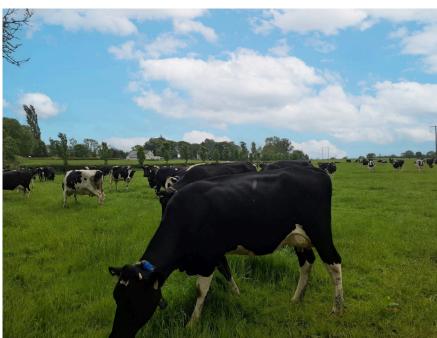
SECURE LONG TERM LEASE

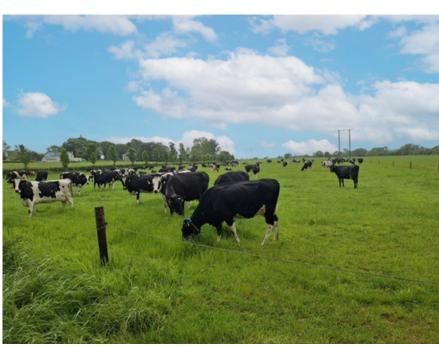
- The agricultural portion (c. 130 acres) of the property is currently leased on a 15-year agreement which commenced on January 1st, 2018, with rent reviews every five years and terminating on 31st December 2032.
- The current rental income is €55,250 per annum, with the benefit of the BISS Entitlement Payment also to be paid to the landlord.
- The tenant is a highly capable and professional operator, and the farm is being managed and maintained to a high standard.
- The lease structure provides excellent security while allowing for future growth through rent reviews.
- In addition to the agricultural holding, the property includes a 2-acre residential plot featuring a well-maintained house and a range of stables.
- This portion is currently leased on a year-toyear basis, generating €1,000 per month (€12,000 per annum).

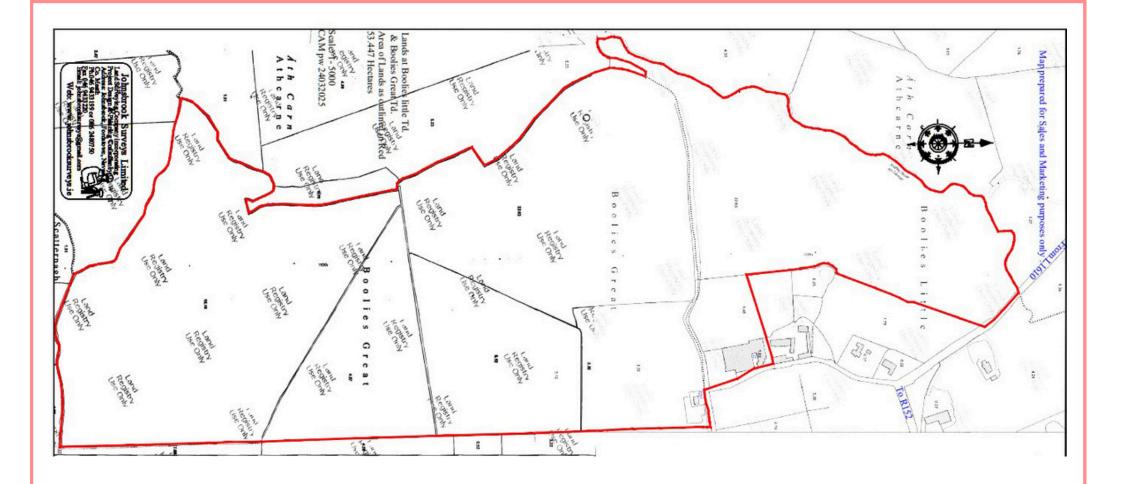












SUMMARY

Boolies Great represents an exceptional offering in the market — a large block of highly productive farmland with outstanding infrastructure, secured rental income, and a residential element that provides further upside.

Opportunities of this calibre, combining long-term income, land quality, and strategic location, are extremely rare.

This is a must-see for investors seeking a low-risk, high-quality agricultural asset with income security already in place.



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SOLICITOR DETAILS

Paul Brady Solicitors, Railway Street, Navan, Co. Meath

AUCTION DETAILS

The Auction will take place on Tuesday 24th June 2025 at 3pm in our Auction Room and online. Pre registration for online bidding by Wednesday 23rd June 2025.

DIRECTIONS

From Duleek: Take the R152 out of Duleek for approximately 4km. Turn right onto the L1004 (Boolies Little). The property is located a short distance down this lane on the left hand side and is marked with a Raymond Potterton sign.

From Navan, Slane, or Ashbourne: Head towards Ballymagarvey Village and take the L1610 (Abbey Road). After approximately 4km, turn right at the Raymond Potterton pointer sign. The property is located a short distance along this road on the right-hand side and will be clearly marked with a Raymond Potterton sign.