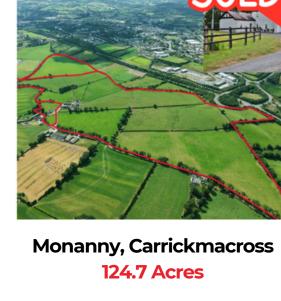




Successful Auction Result at Carrickmacross



to €370,000, where it was held.

from €1.5 million to €2.6 million.



Carrickmacross drew a tremendous crowd and lived up to all expectations. Given its location and obvious quality, it was always set to attract strong interest — and it didn't disappoint. Held in the Shirley Arms Hotel before a packed room of over 100 people, the atmosphere was electric from the outset. Proceedings began with Lot 1, comprising the five-bedroom Victorian residence on c. 2.7 acres, which opened at €350,000 and advanced steadily

The recent auction of the outstanding Monanny holding outside

Lot 2, the farmyard and 98 acres, was then offered and opened at €1.5 million. Spirited bidding in €50,000 increments saw it rise to €2 million, where it too was held.

before being held. The combination of Lots 1 & 2 was then offered, opening at €2.4 million. Bidding in the room and online pushed the figure to €3.05 million, where it

was held. After an opportunity was again given to purchase in individual lots, Lot 2 was re-offered and, following some deliberation, jumped dramatically

Lot 3, a 24-acre parcel, commenced at €350,000 and climbed to €410,000,

Attention then turned to Lot 5 – Cloughvalley, a very attractive 5.8-acre plot with excellent potential. It opened at €120,000 and was held at €160,000.

With revised bidding levels, the combination of Lots 1 & 2 was again offered, opening at €3.1 million and rising to €3.15 million. It was then placed on the

market and, after competitive bidding, the hammer fell at €3.6 million. Finally, Lot 3 was re-offered and, with assistance from the floor, it was placed on the market and sold at €500,000. The same buyer, a businessman with

Returning to Cloughvalley, bidding resumed and the property sold for €195,000.

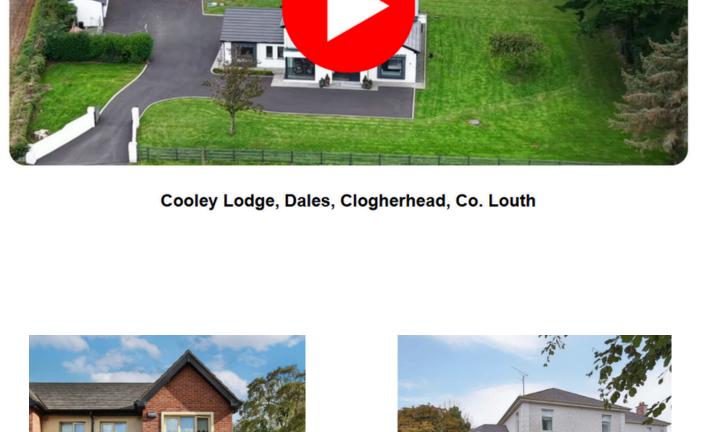
Overall, it was a superb day in the auction room — an exceptional result for both vendors and purchasers, and the sale of what can rightly be described

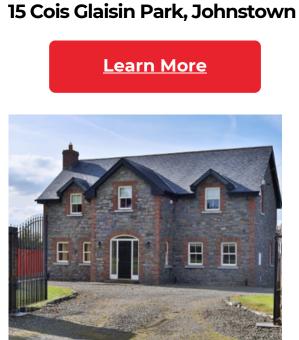
farming interests, purchased Lots 1, 2, and 3, bringing the combined total to

€4.1 million for 124.7 acres and the Victorian residence.

as a trophy farm in County Monaghan.







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