

## **Yellowbog, Kilcullen**

### **Starting Bid: €195,000.00**



For sale by Clement Herron Real Estate via the iamsold 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.

This description highlights the key attributes of a 6.5-acre parcel of agricultural land located near Kilcullen Village in County Kildare, known for its suitability for thoroughbred racing.

#### Location.

Near Kilcullen Village, in the heart of thoroughbred racing country.

#### Land Features.

Size - 6.5 acres

Road frontage on two sides, enhancing accessibility.

Good drainage characteristics suitable for livestock.

Fertile soil, indicating high agricultural potential.

Natural shelter from prevailing winds, benefiting livestock and crops.

#### Accessibility:

Close proximity to the motorway, facilitating transport and access.

If you're considering purchasing this land or investing in it, these attributes suggest it could be a great opportunity for agricultural use, particularly in the equestrian sector. Further steps could involve assessing local zoning laws, market trends in agricultural land, and potential uses based on your specific interests.

TO VIEW OR MAKE A BID Contact Clement Herron Real Estate or [iamsold](http://iamsold.com), [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](http://iamsold.com) 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.