

CONDITIONS OF SALE.

The Purchaser or Purchasers shall not be at liberty to require the production of the earlier Title Deeds to the Lands of Annaghbeg (being the Lands comprised in Rental), than the Conveyance from the Commissioners for Sale of Incumbered Estates in Ireland, dated the 4th August, 1852.

A Survey has been lately made of the said Lands, and pains taken to render the particulars as correct as possible, but if any trifling inaccuracy or omission shall be discovered, as regards the quantities, description, or other matter, the Purchaser shall not be at liberty to object on account thereof.

The said Lands of Annaghbeg, together with other adjoining lands, are held under a Fee-farm grant, dated the 26th September, 1712, from the Earl of Thomond to Randal M'Donnell, Esq., at a yearly Fee-farm rent of £80 late Irish currency, also six pence per pound, late currency, as Receiver's salary, and five fat Hogs, and five fat Muttons, and five couple of Capons, or £4 7s. 6d. late currency, at the election of said Earl, his heirs, or assigns, amounting in all to the sum of £86 7s. 6d. late currency, per annum, equal to the sum of £79 14s. 7½d. present currency, but the sum of £79 17s. 8d. has been paid the head Landlord for several years.

All the Lands comprised in said grant became vested in George Goold, of the City of Cork, since deceased, and his heirs and assigns for ever. The said George Goold made his last will and testament in writing, dated the 21st June, 1787, and by a codicil thereto, he devised certain portions of his Fee-farm estate in said lands and hereditaments to his Grandson, George Goold, subject to a payment of a moiety of the yearly Fee-farm rent payable thereout; and the said testator also devised and bequeathed unto his Grandson Henry Goold, that portion of said lands comprised in this Rental, subject to the payment of the other moiety of said Fee-farm rent, and the said George Goold afterwards died without altering or revoking his said codicil.

These Lands will therefore be sold subject, in conjunction with the other lands assured by the aforesaid grant, to the rent, fees, and duties thereby made payable, but indemnified against the one moiety thereof, pursuant to the provisions in that behalf contained in the said will of the said George Goold.

All the Lands in Rental must indemnify the other lands in said grant from payment of one moiety of said rent, fees, and duties, but Lot No. 2 must indemnify Lots Nos. 1, 3, 4, and 5, for payment of moiety of said rent, fees, and duties, in respect of which these Lands are subject, and which amount as aforesaid to the sum of £39 18s. 10d.

The Tithe Rentcharge on the whole of said Lands of Annaghbeg amounts to £31, and the portion thereof payable in respect of each lot is stated as accurately as possible in the Rental and Summary, and the Purchaser shall not be at liberty to object by reason of any trifling inaccuracy in such statement.

The said Lands of Annaghbeg are subject to two mortgages, dated respectively the 4th of August, 1852, for the sums of £5,000 and £3,202 5s. 2d.; the principal sums secured by the mortgages respectively are still due, but interest has been regularly paid. The Purchaser may, if he please, take the whole of said lands, subject to the said mortgages, and so retain in his hands £8,200 of the Purchase Money; but he cannot so take same unless he purchase the whole Estate.

The said Original Conveyance from the Commissioners for Sale of Incumbered Estates in Ireland, dated the 4th August, 1852, will be given to the Purchaser of Lot No. 2, who will be bound to produce said Original Conveyance whenever necessarily required by the Purchasers of Lots 1, 3, 4, and 5; certified or office copies of said Conveyance will be given to each of the Purchasers of Lots 1, 3, 4, and 5.

DESCRIPTIVE STATEMENT.

The ANNAGHBEG ESTATE, which was purchased in the year 1851 in the Incumbered Estates Court, and which comprised the several denominations mentioned in the Rental, is bounded on the south and east by the River Shannon, and is distant about three miles from the City of Limerick, is intersected by the Blackwater River and the Dublin and Limerick Canal, the latter affording a cheap and ready mode of transit for the produce of the entire Estate to the Limerick Markets, and bringing back manures, the value of which must be apparent even to a casual observer. Part of these Lands, adjoining the River Shannon, is well circumstanced for villa residences.

This property contains about 1000 acres of Arable, Meadow, and Pasture Land, chiefly of prime quality and partly incumbent upon Limestone, and upwards of 100 acres of valuable Bog, much sought after for fuel, and from its contiguity to Limerick, advantage of position in general, and natural fertility of soil, together with its capability of further improvement, would be either as a whole, or in lots as arranged, a most desirable property for capitalists.

The Public Works on the Shannon have tended materially towards the improvement of this Property, which the late Proprietor took advantage of, and expended a large sum in furtherance of that object.

The portion of the Estate bounded by the River Shannon is extremely beautiful, above which it rises gently and commands a rich and varied prospect of the river and its opposite banks, and offers to a Purchaser an admirable site for a residence.

The rents are moderate, punctually paid, and no arrears.