

REA

EOIN DILLON



FOR SALE BY AUCTION

**Druminascart
Ardcroney
Nenagh
County Tipperary**

AMV €225,000

Auction: Thursday 27th April 2023 at 12.30pm

Online bidders should register in advance to acquire auction details

www.lslauctions.com or using the link

<https://www.lslauctions.com/LotDetail-REAED-2811238>

The Auction will also be live at the Abbey Court Hotel, Nenagh where bidders can bid live in the room without registering or online if registered.



DESCRIPTION

Mixed quality agricultural lands comprising of 9.89 Ha (24.43 acres). The lands are in two fields and comprised in Folio TY36233. The lands are all currently set on a short term rental agreement & full vacant possession will be available. The inside field is elevated and has been used for many years for tillage production. The front field was set in barley last year but we understand that water rises in most of the field from October to May and accordingly it is of limited agricultural use.

SOLICITOR WITH THE CARRIAGE OF SALE

Michael Collins, Michael Collins Solicitors
Main St, Borrisokane, Co Tipperary
067-27470

VIEWING

Viewing can be arranged by appointment or feel free to walk the lands yourself.

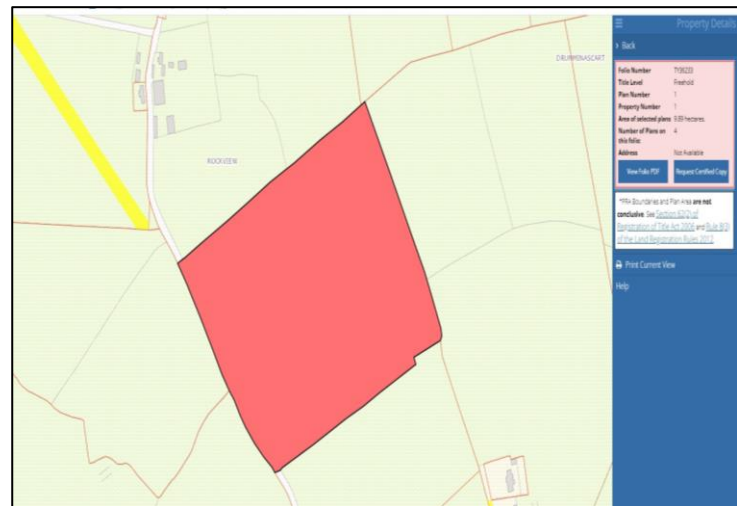
Negotiator: Eoin Dillon
42 Kenyon St. Nenagh, Co. Tipperary

T: 067 33468
E: info@readillon.ie
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PSRA: 001790

Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT



DIRECTIONS

From Nenagh take the R52 towards Borrisokane. Take a left turn onto R493 (signposted Ballinderry/Puckane). Drive for 3.5km and turn right at Knigh Cross. Drive for 450m & take a left turn. Continue on this road for 2.3km & lands will be on your right hand side identified by our For Sale sign. Nearest house Eircode: E45 F892

For more photos of this property please go to our website www.readillon.ie.

You can also view this property at www.myhome.ie & www.daft.ie.