

# CLARKE AUCTIONEERS

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**For Sale By Private Treaty  
Offers Invited  
Rathruane, Bohola, Co. Mayo**

**Lands c. 9.5 hectares (24 acres), Cottage & Farm-buildings,  
Folio MY15846**

A nice parcel of land in one division with road frontage, located in a very central location in the heart of Mayo. The lands are good quality, and although neglected in recent years only need minor works to restore to optimal condition. The pre-1900's traditional cottage is nestled at near the rear of the site, in a private and sheltered location surrounded by mature trees. In need of complete renovation, it has electricity and mains supply water, as well as a septic tank on site. Farm buildings include a modern dry sheep-shed (15m x 14m) of block and steel construction, a cattle pen and holding facilities. Bounded by a stream on the north side of the land, there are stunning panoramic views from the higher points on the land, extending towards Lough Conn and Lough Cullin, and the hills and mountains beyond, all of which adds to the future potential of this land.



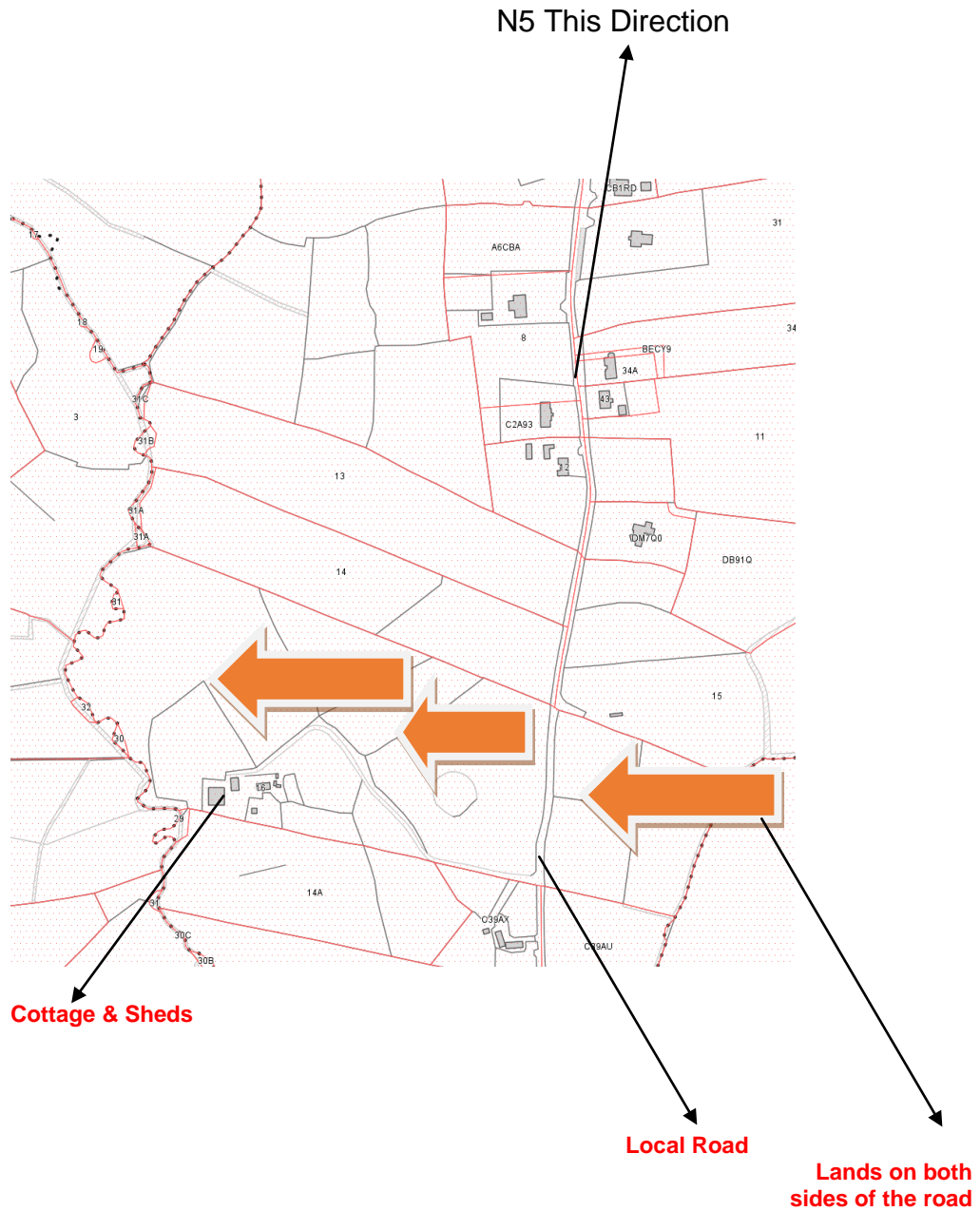




### **DIRECTIONS (Eircode F12 YX62)**

Travelling on the N5 from Castlebar in the direction of Swinford, approximately 6km after Ballyvary, turn right at the signage for O'Brien Tractors. The property is just a 2 minute drive along this road, situated on both sides of the road, the majority on the right-hand side through the silver gates (signage in place on property). Claremorris (23km), Castlebar (16km), Knock Airport (23km) Balla Mart (13km.)

**SCENIC VIEWS/MAY HAVE SITE POTENTIAL (S.P.P.)**



For maps & further details contact Raymond Clarke  
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