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PSRA LICENCE NO: 001350

Office Number: 090-6663700 Mobile: 086-8985013

FOR SALE BY AUCTION

**c. 143.40 Acres at
Corraree & Ballygatta
Castlesampson
Athlone
Co. Roscommon**

FOR SALE BY PUBLIC AUCTION

Date: Friday 30th August 2019

Time: 4pm

Location: Gullane's Hotel, Ballinasloe Town H53 DC99

Property Reference: K2160

Prime farm of lands to come on the open market comprising c 143.40 acres with extensive range of modern farm buildings set out in four lots:

Lot 1: c. 77.77 Acres with Farm Buildings

Lot 2: c. 52.43 Acres

Lot 3: c. 13.20 Acres

Lot 4: Entire Property (c. 143.40 Acres with Farm Buildings)

- Being sold with farm entitlements
- Farm buildings including five bay single slatted with lay back, three bay double bay slatted, covered yard with crush, two bay double slatted, three bay double flat shed and three bay single flat shed. Overall area c. 10,274 sq. ft.

Enquiries to Sole Selling Agents Connaughton Auctioneers on 090-6663700

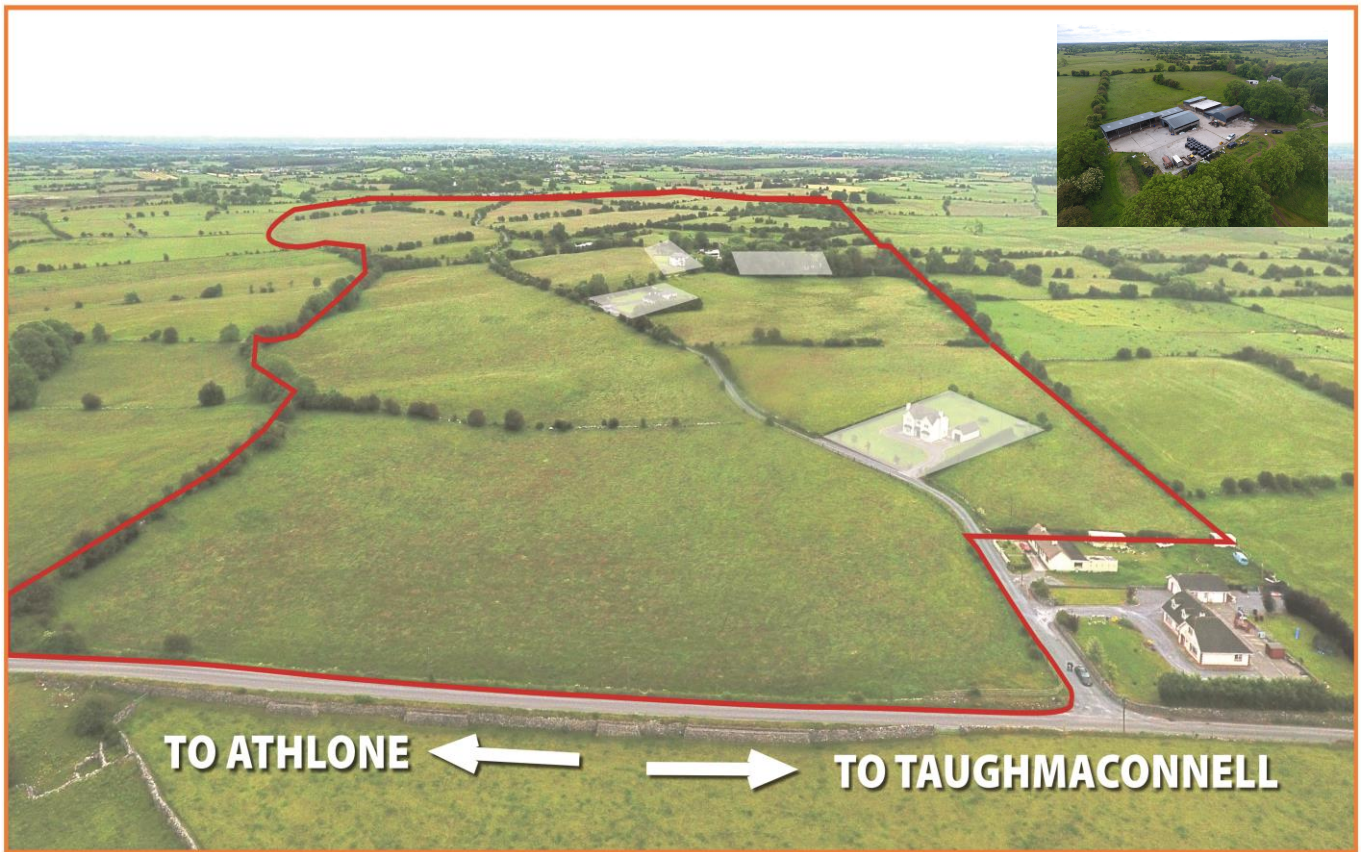
Solicitor for the carriage of sale: Hayden & Co. Solicitors, Athlone Tel: 090-6470622

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

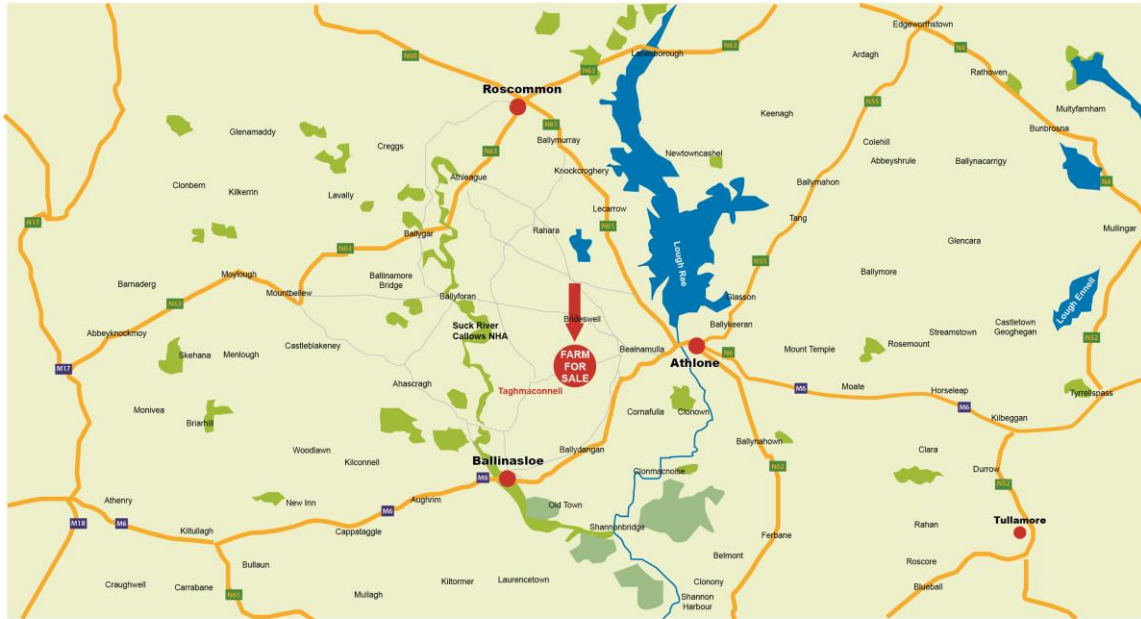
**Office Address: Main Street, Athleague, Co. Roscommon F42 TW70
Office Tel: 090-6663700 E-mail: info@connaughtonauctioneers.ie**



FEATURES

- *Being sold with 55.07 Farm Entitlements (for further details contact the office)*
- *Entitlements to be apportioned accordingly if sold in lots*
- *Mains Water*
- *Electricity Connection*
- *Extensive Road Frontage c.2,500 Metres with potential for building sites (Subject to Planning)*
- *Lands can be sold in one or separate lots*
- *Viewing highly recommended, by appointment only*

Location of Farm



Athlone/ M6 Motorway: 9 Km

Ballinasloe: 15Km

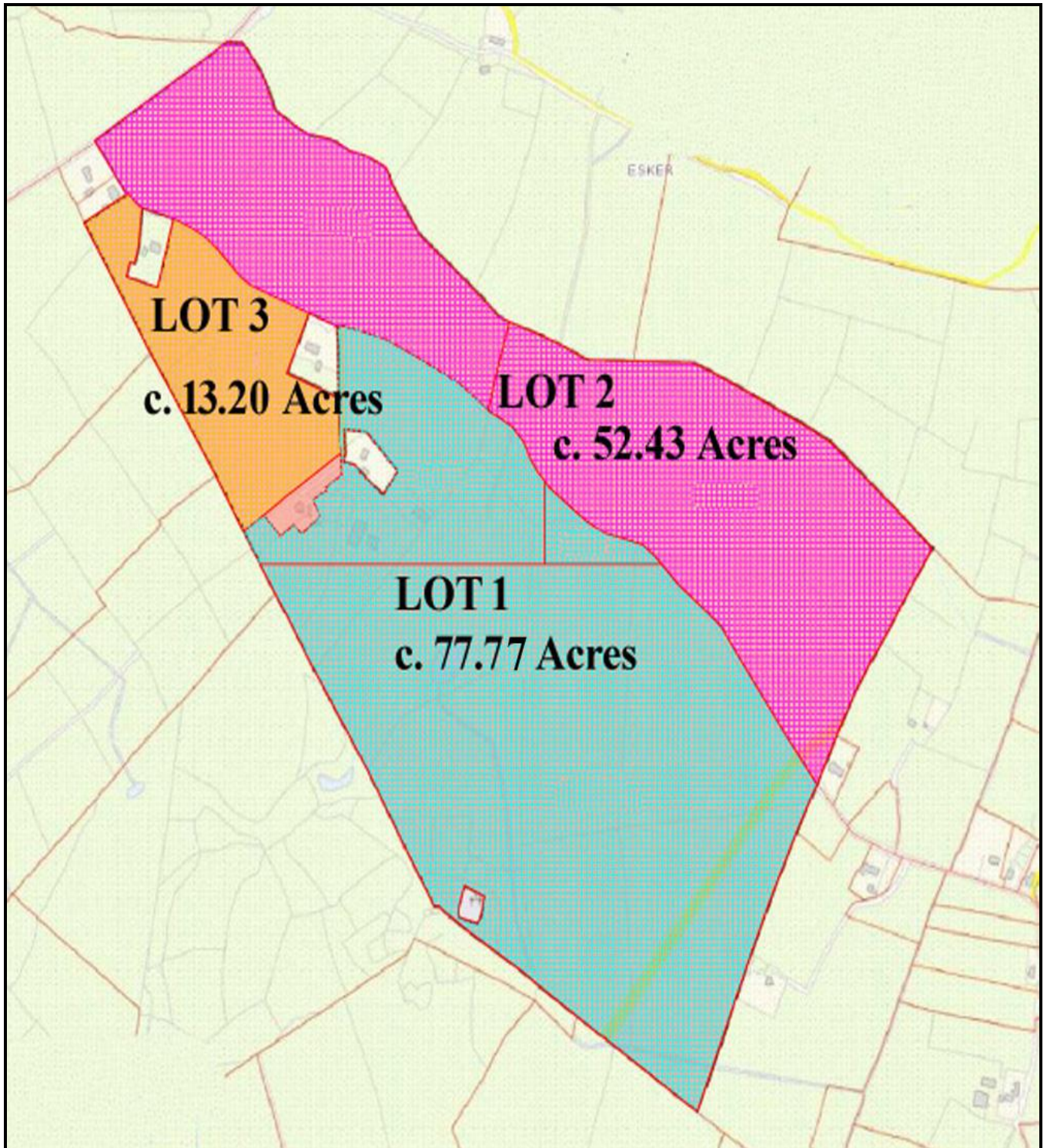
Roscommon Town: 30Km

Mullingar Town: 70Km

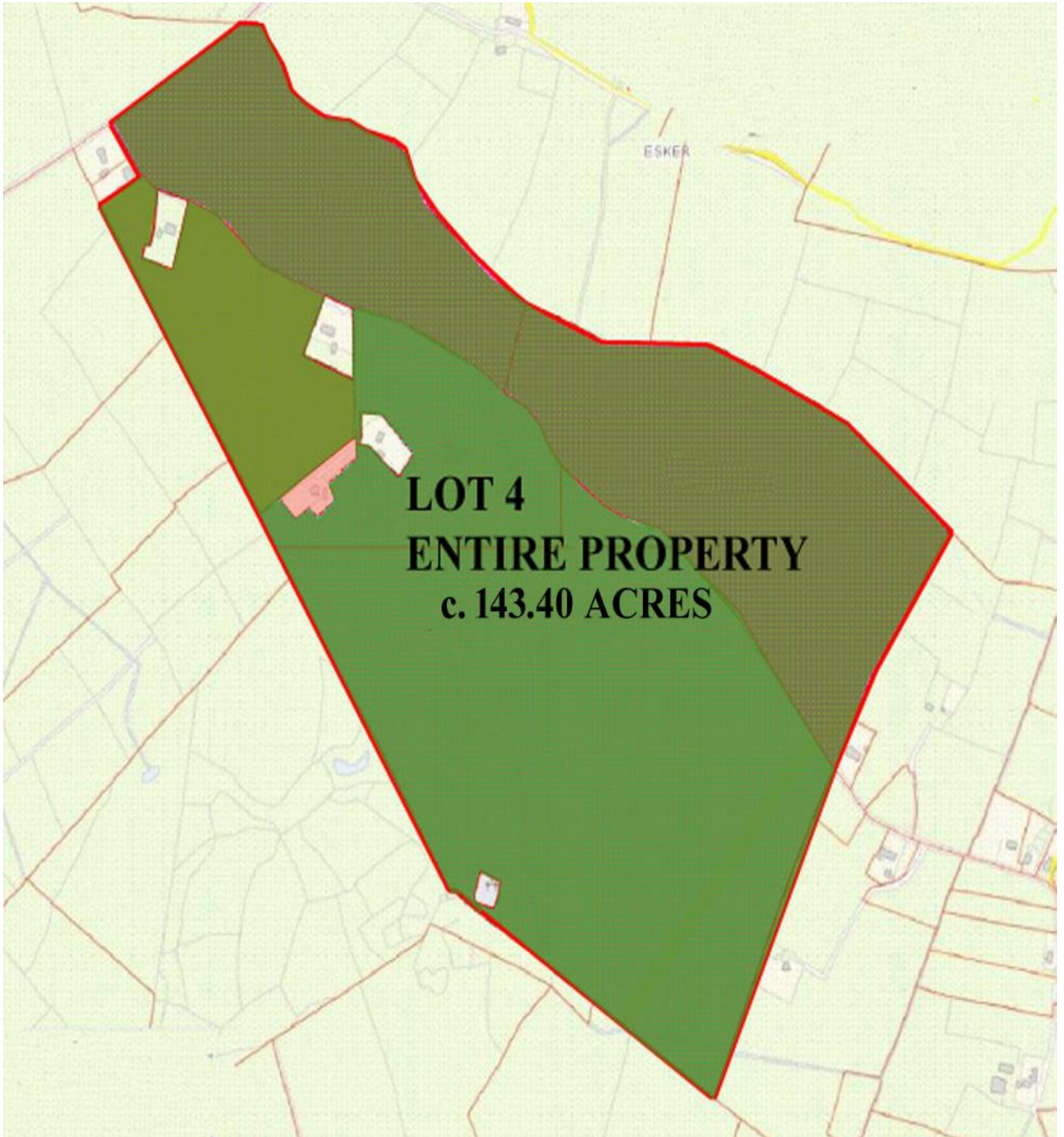
Tullamore Town: 50Km

Galway City: 80 Km

Map Lots 1, 2 & 3



Map Lot 4



c. 10,274 sq. ft of Farm Buildings as follows:

Layout of Farm Buildings

