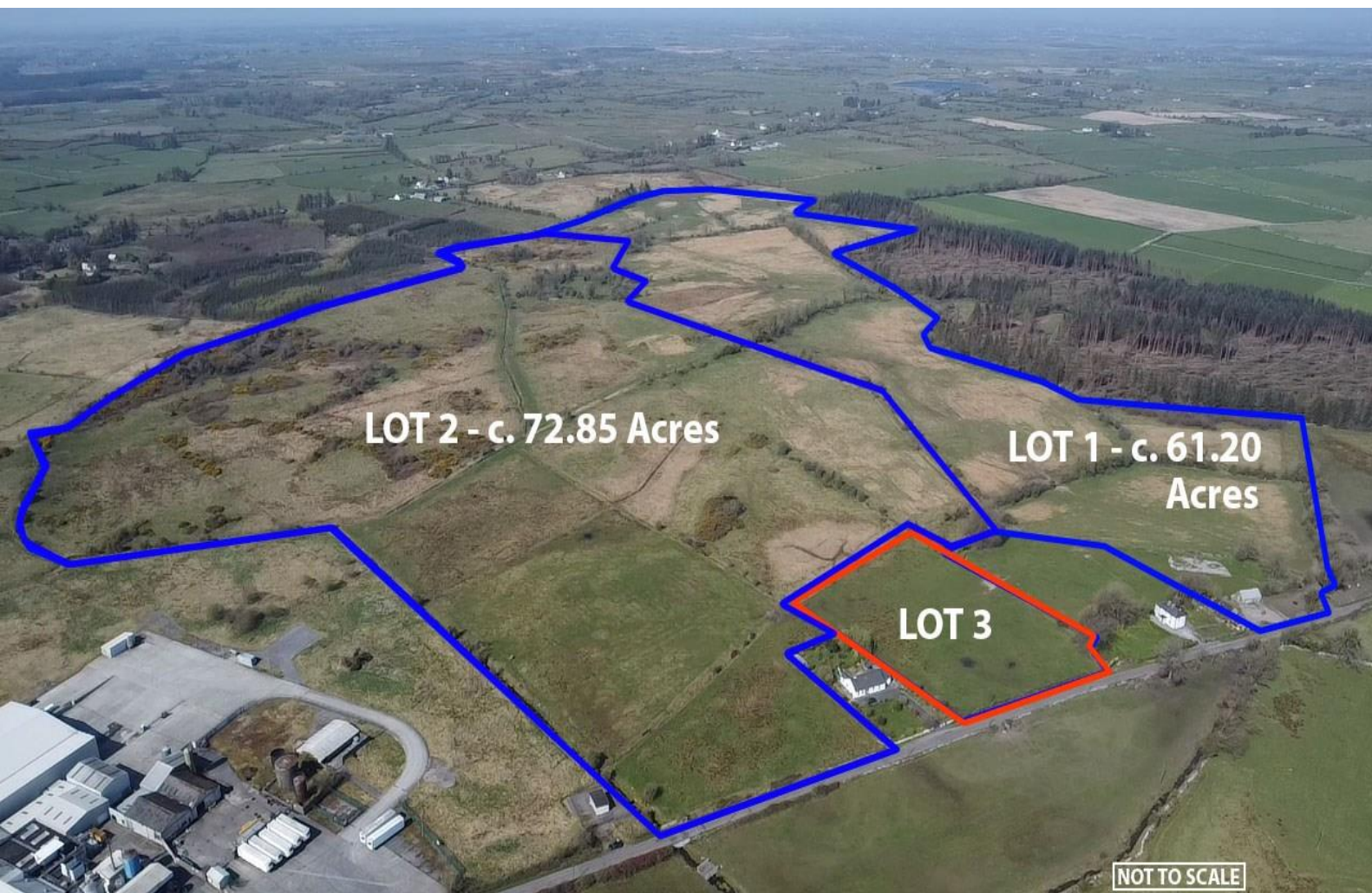


# For Sale

c. 136.70 Acres at Cromagh & Monambraher,  
Kilconnell, Ballinasloe, Co. Galway



## Price Region: Open to Offers

Prime Farm has come to market adjacent to Kilconnell Village comprising c. 136.70 Acres being sold in one or more lots and offered for sale as follows:

**Lot 1:** c. 61.20 Acres of Prime Lands with Forestry Approval under Licence No. CN92277 (c. 52.80 Acres Sitka Spruce & c. 13.20 Acres Additional Broadleaf). Also included are a yard, outbuildings & pen/ crush

**Lot 2:** c. 72.85 Acres of Mixed Quality Lands with huge potential

**Lot 3:** c. 2.65 Acres with Extensive Road Frontage adjacent to Village

**Lot 4:** Entire Property - c. 136.70 Acres

The lands hold huge potential due location, size and each lot attractive to purchasers requiring lands for uses such as forestry, nitrates, residential development or carbon sequestration/ off setting/ storage/ credits. Located in the heartland of County Galway close to the M6 Dublin to Galway Motorway with urban centres a short distance (Ballinasloe 12km, Loughrea 20 km, Athenry 25 km & Galway City 45km. Enquiries in confidence to the Auctioneer.

***DNG Ivan Connaughton are Sole Selling Agents***

**Lot 3 – c. 2.65 Acres**



**Yard & Outbuildings (With Lot 1)**

