



## Ballyguile & Ballynoe, Castletown, Kilmallock, Co. Limerick



## Price on Application

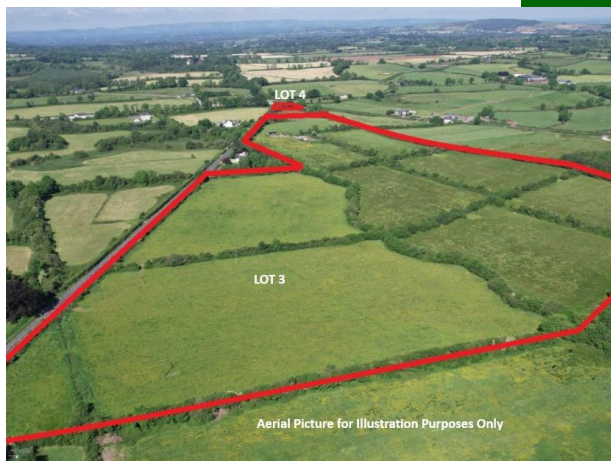
For Sale By Public and Online Auction at  
Kilmallock Mart on Friday 19th September at 3  
PM. (U.P.S.)

(On the instructions of the Reps of Denis Ahern  
Deceased)

Roadside Farm extending to Circa 39.75 St. Acres.

(Available as an Entire Holding or in Multiple Lots)





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This farm is located in the renowned Golden Vale, celebrated for its fertile soils and rolling landscapes.

The lands are all in permanent pasture and are of varying quality. Some areas are considered good quality, while others, being of a heavier nature, are regarded as reasonably good grazing land that would benefit from improvement works to reach their full potential.

The farm contains a considerable amount of road frontage and is offered in multiple lots. The lands are serviced with mains water supply together with lean-to shed & ancillary out offices.

Lot 1 C. 14.25 St. Acres.

Lot 2 C. 24.5 St. Acres with yard.

Lot 3 C. 38.75 St. Acres with yard.

Lot 4 C. 1 St. Acre.

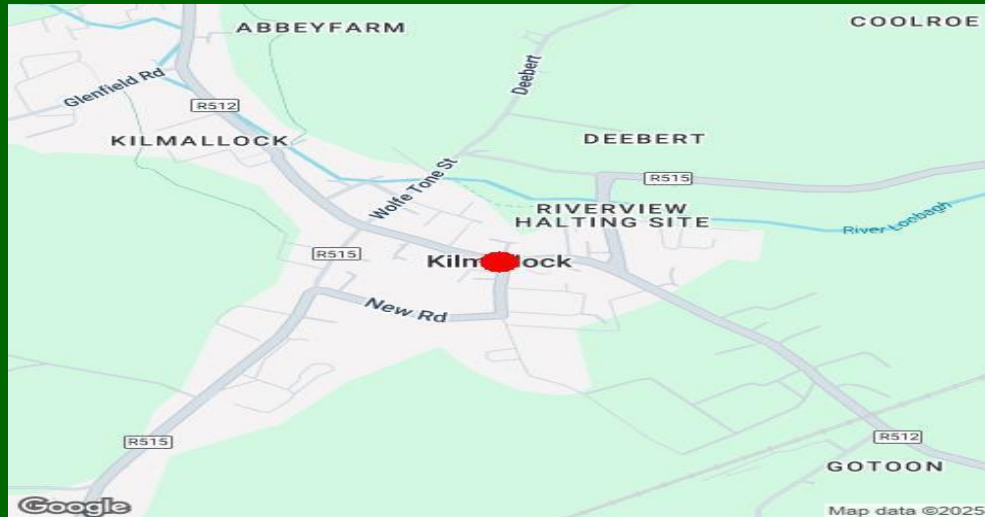
Inspection is highly recommended to fully appreciate the value and potential of this remarkable holding.

If you wish to bid via online auction register on [www.islauctions.com](http://www.islauctions.com). Whether attending or bidding online, you will need to register with GVM Auctioneers at least 3 days before the sale and pay a bidding deposit.

Full details on request. Call Richard Ryan on 063 98555  
or 087 8067772

Solicitors: Robert Cussen & Son, Newcastle West, Co.  
Limerick.

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### Property Directions:

Situated on the right hand side just before Lees Cross travelling towards Newcastle West Co-ordinates; 52.445010, -8.812479

### Agent Information:

**Richard Ryan**

**Email:** [richardryan@gvm.ie](mailto:richardryan@gvm.ie)

**Tel:** (087) 8067772

#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.



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**PSRA Number: 002030**