



Millmount, Kilmallock, Co. Limerick, V35 E685



## Price on Application

(On the instructions of the Reps of William Casey Deceased)

For Sale By Public and Online Auction at Kilmallock Mart on Friday 12th September at 12 Noon. (U.P.S.)

Outstanding Residential Roadside Farm in the Heart of the Golden Vale extending to Circa 35.5 St. Acres.

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Outstanding Residential Roadside Farm in the Heart of the Golden Vale extending to Circa 35.5 St. Acres.

An exceptional opportunity to acquire a highly desirable roadside farm situated in the renowned Golden Vale, an area widely celebrated for its rich, fertile soils and picturesque rolling countryside.

- The holding comprises approximately 35.5 statute acres of prime agricultural land, currently all in permanent pasture.
- The lands are of excellent quality, laid out in easily managed, well-sheltered fields, ideal for livestock or dairy farming.
- A significant feature is the River Loobagh, which runs along a generous stretch of the boundary, enhancing both the landscape and natural water supply
- The farm benefits from ample road frontage and is divided by the main Dublin–Cork railway line. However, a viaduct connects both sections, ensuring uninterrupted access.
- Services include mains electricity, mains water, haybarn, cattle pen, crush, and various ancillary outbuildings.
- The property includes a single-storey farmhouse, which is in need of complete refurbishment.

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.lslauctions.com](http://www.lslauctions.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: Fiona Hurley, Maurice Power, Solicitors, Kilmallock, Co. Limerick.

### **Features:**

- Renowned excellent quality fattening land.
- Roadside Holding.
- Extensive frontage to the River Loobagh.
- Mains water and ESB connected.
- G BER Rating.
- Within 1 KM of Kilmallock



### Property Directions:

From Kilmallock take Tipperary Road for 1 KM, the subject property is on the right-hand side. Co-ordinates 52.399721, -8.556668 or alternatively use Eircode: V35 E685.

### Agent Information:

**Richard Ryan**

**richardryan@gvm.ie**

**Tel: 087 8067772**

Disclaimer

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