





## FARM TO LEASE - 74.3 ACRES

Raymond Potterton Auctioneers are delighted to offer 74.3 acres of exceptional agricultural land for lease in Ballynagall, Collinstown, Co. Westmeath.

This prime land is available on a 6-year lease. The land is well maintained and divided into neat sections, featuring mature hedgerows throughout. Located just one minute from Collinstown, the land boasts excellent accessibility and convenience. The farmyard is fully equipped with cattle handling facilities, silage storage, a three-bay barn with a slatted lean-to, and a three-bay double-slatted shed with a central feed passage.

The subject lands are being leased with or without entitlements. The lands are being leased in bulk in accordance with the folio map, it is up to lessee to do their due diligence in terms of usable area. Grazing on the lands can commence March 1st on each year of the term and livestock must be removed no later than December 1st. No outwintering of stock or storage of bales thereon. The first moiety is to be paid prior to the 1st of March each year, access is not permitted until payment is received.

### FEATURES

- Farm Yard
- Top Quality Land
- Cattle Handling Facilities
- Well Water

### ENTITLEMENTS

The subject lands are being leased with or without entitlements.

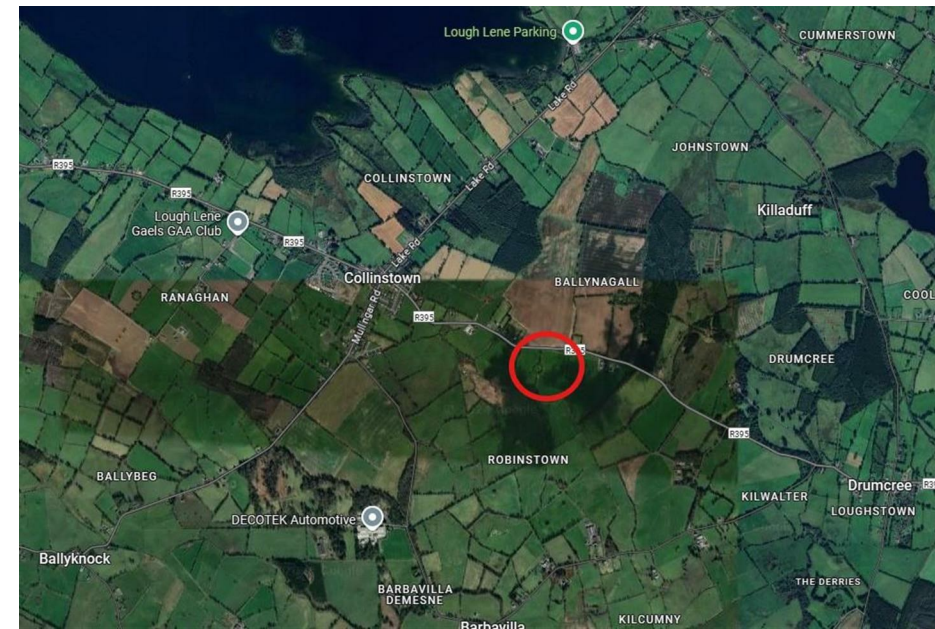
### LEASE TERM

6 Years.

### DIRECTIONS

<https://maps.app.goo.gl/Dee8WhfqMhjxDPQ9>

From Delvin take the R395 towards Collinstown. Continue for 6km you will pass through Drumcree, and the lands will be situated on the left and side after 2km and can be identified by our Raymond Potterton sign. From Collinstown take the R395 towards Delvin. The lands will be on the right after 1.5km and can be identified by our Raymond Potterton sign.



**0469027666**

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