



#### FARM TO LEASE – 86 ACRES (34.8 HECTARES)

An excellent opportunity to acquire high-quality pasture lands laid out in two well-defined divisions, available for rent in their entirety or in individual lots.

LOT 1: 50 Acres

LOT 2: 36 Acres

LOT 3: 86 Acres (The Entire)

The lands are presently in strong permanent pasture and are ideally suited to cattle grazing. The property is well fenced throughout and benefits from a piped water supply, ensuring reliable year-round servicing. Internal access is excellent, with high-quality farm roadways providing ease of movement across the holding.

The farm also enjoys access to high-quality cattle handling facilities, adding significant practical value for livestock management. The lands are being offered for cattle grazing only (no sheep).

Conveniently located close to the M3 motorway at Kells, the property combines strong agricultural quality with excellent accessibility.

This is a rare opportunity to secure a well-maintained and easily managed holding in a prime farming district.



#### LEASE TERM

5 Years

#### KEY FEATURES

- Suitable for grazing
- Well-proportioned holding extending to 86 acres
- Excellently laid out in multiple divisions with piped water.
- Easy access to the M3 Motorway Kells
- Folios MH4486 & MH66699F

#### LOCATION

The farm enjoys a superb location in the townland of Crossakiel, Co. Meath. Access onto the L2801 with excellent access to a wider road network including the M3 Motorway at Kells.

<https://maps.app.goo.gl/3EUB4WjQPV6dAnH26>

#### VIEWING

Viewing by appointment only. Please telephone 046 9027666 to arrange an appointment.

#### FOR FURTHER DETAILS

Contact Stephen Barry on 046 9027666

