

FOR SALE



DUNNAMONA ROAD | OMAGH | CO. TYRONE

Valuable Arable / Grazing Farm

Circa 40 acre /16.17-hectare Agricultural holding with farmyard.



VALUABLE FARM HOLDING
WITH COMPACT FARMYARD,
LOCATED IN A GOOD
FARMING DISTRICT.

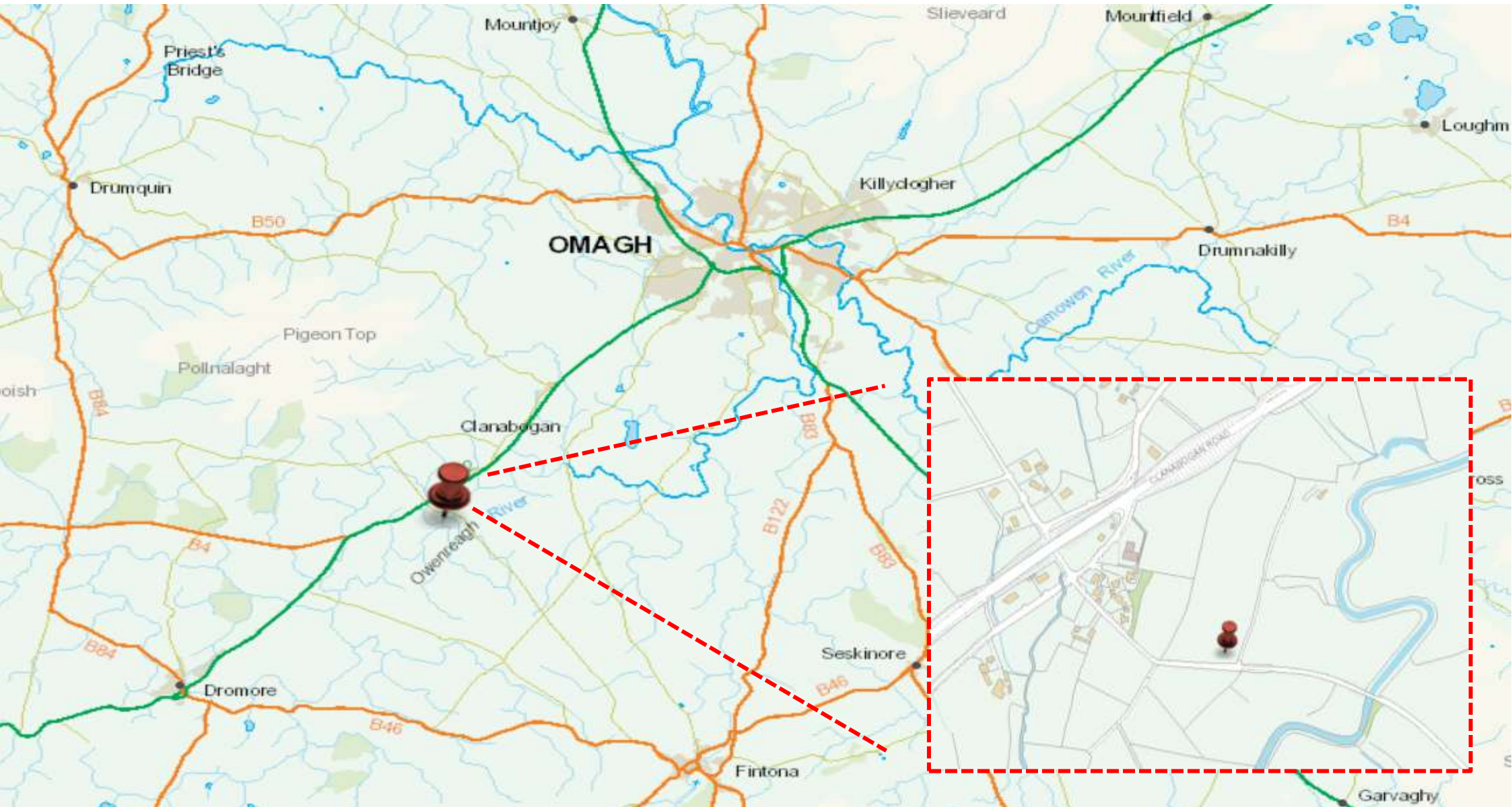
FOR SALE BY PRIVATE TREATY

- LIVESTOCK SHED
- SILAGE CLAMP
- DESIRABLE PRODUCTIVE HOLDING
 - CONVENIENT LOCATION
 - LANDS IN GOOD PASTURE
 - ROAD FRONTAGE
 - LIVESTOCK UNDERPASS



LOCATION

The farm is conveniently located approximately 4 miles from Omagh just off the Clanabogan Road(A32). This is an excellent compact holding in a renowned and highly popular farming district and early inspection is highly recommended.





LANDS

This Valuable Farm comprising of C.40.32 acres (16.32 ha) or thereabouts, is situated in a fertile and highly productive farming district.

The lands consist of primarily of cutting and grazing lands in pasture, which are divided into large workable field sizes, suitable for modern farming practices, contained in one continuous block.

The holding comprises a mix of flat and gently sloping fields and can be easily accessed from the public roadways and a hardstanding farm service laneway.

The lands enjoy significant road frontage onto the Dunnamona Road, with good perimeter stock proof fencing and mature established hedgerows. Additional access onto the main Clanbogan Road (A32). The lands extend to the Owenreagh River to the rear.

They are presently in pasture and are noted for excellent grass production.

FARMYARD

The central farmyard comprises of a traditional well ventilated livestock house with underground slurry storage facility, silo, and yard area.

Livestock Shed:

75'x 50'

Slatted tanks with 175,000 G / 795,000 L of slurry storage

Cubicle stalls

Pens

Feeding passage

Silage Clamp:

100' x 25'

Concrete

Yard Area:

Hardstanding & sheltered yard area.



SERVICES

Main's water is available on the farm.

BASIC PAYMENT SCHEME

Entitlements are not included in the sale. The claim for the current year shall be retained by the vendor. The purchaser shall indemnify the vendor against any non-compliance from the date of completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.



GENERAL

Viewings

Strictly by appointment with the selling agents.

Plans, Areas and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's representee, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Tenure & Possession

The Farm is sold Freehold with vacant possession available on completion. The subject is working enterprise and a wind down period may be required by the vendor prior to completion

Asking Price

Price on application

Title

We understand the land is held freehold.

Financial Guarantee

All offers must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Services

Interested parties are requested to satisfy themselves on the adequacy of all services.



FARM MAP

Maps & photographs are for general identification only. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Further Information

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