



**Drumheel Virginia Co. Cavan A82 P982**

**Auction Guide €900,000**

**78.00 acre(s)**





**LOT 2**

**LOT 1**



**AUCTION - WEDNESDAY 22ND NOVEMBER AT 3PM**

**78 ACRES**

**LOT 1: 48 ACRES LOT 2: 30 ACRES**

**An absolutely terrific farm with excellent facilities and accommodation for c. 400 cattle with the valuable bonus of two derelict dwellings.**





# Drumheel Virginia Co. Cavan A82 P982

This well developed farm is presented entirely under top quality permanent pasture. The perimeter of the land is neatly hedged and well-fenced. The land contains a farmyard which has top class cattle handling facilities and accommodation for approximately 400 cattle. An additional bonus to lands is that there is two derelict residences as part of Lot .

## Lot 1: 48. Acres

High dry fertile ground producing top quality pasture. Well fenced and surrounded by tidy hedging.

## Lot 2: 30 Acres

Great free draining land with excellent permanent pasture. The land is well fenced and has a the added bonus farm roadway. The farmyard and two derelict residence are included in lot 2.

Shed 1 – Four bay slatted shed rubber mats, feed rails.

Shed 2 – Large double sided four bay shed rubber mats, feedrails, centre passage.

Shed 3 – Four bay shed slatted with lieback area.

Shed 4 – Four bay calving shed, crush and calving pins.

## FEATURES

- Derelict Residences
- Free Draining
- Well Fenced
- Farm Roadway

The area has elevated free-draining land, The property is ideally situated next to the N3 between Kells (15 km) and Virginia (4 km).

## AUCTION DETAILS

The auction will take place on Wednesday 22nd November at 3pm in our Auction Room and online. Pre registration for online bidding by 20th November.

## SOLICITOR

Graham Macken at Ivor Fitzpatrick & Co. Solicitors, 44-45 St Stephen's Green, Dublin 2.







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