



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

Your  
Local  
Property  
Experts.

# For Sale

Outstanding C. 80 Acre Arable Quality Farm

'Lisduff Farm'

Derryfubble Road

Benburb

Dungannon

BT71 7JS

AGRICULTURAL



## Location

This impressive farm is superbly located on the outskirts of Benburb, home to some of the most sought after farmland in the province of Ulster

## Description

This excellent farm showcases the Benburb vicinity renowned for it's top quality arable grade agricultural lands.

The farm boasts significant road frontage onto 3 county roads and is divided into 3 fields.

The extensive farmyard which spans over C. 2.8 acres comprises impressive modern facilities with accommodation for C. 240 dairy cows and C. 200 beef cattle.

There is no longer a parlour fitted in the farmyard however it would lend itself easily to a parlour/robotic milking system being installed as both have been in operation on the farm prior.

The farm benefits from mains water supply as well as 3-phase electricity supply. The successful purchaser will be responsible for applying for a new separate electric connection.

The farm boasts storage capacity for C. 1.2 million gallons slurry and C. 8,000 tonne silage.

## Commercial Premises

The buildings accessed from the asphalt yard area are currently used for commercial purposes and therefore present an excellent opportunity for the purchaser to occupy/rent out C. 22,639 SQ. FT. of commercial space if desired. (Please note Chillers will be removed prior to sale completion.)

## Accommodation

The agricultural lands extend to C. 77.2 Acres (31.24 Hectares).

The yard area as laid out below totals C. 72,019 SQ. FT.

## Farm Yard Site Plan



## Lisduff Cottage

The dwelling house at 229 Derryfubble Road may be available for sale strictly by separate negotiation if desired. Further enquiries to our office.

## Lots

Consideration will be given to offers on separate lots of the overall property subject to interest and offers received.

## Sale Details

Price on Application.

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## AGRICULTURAL

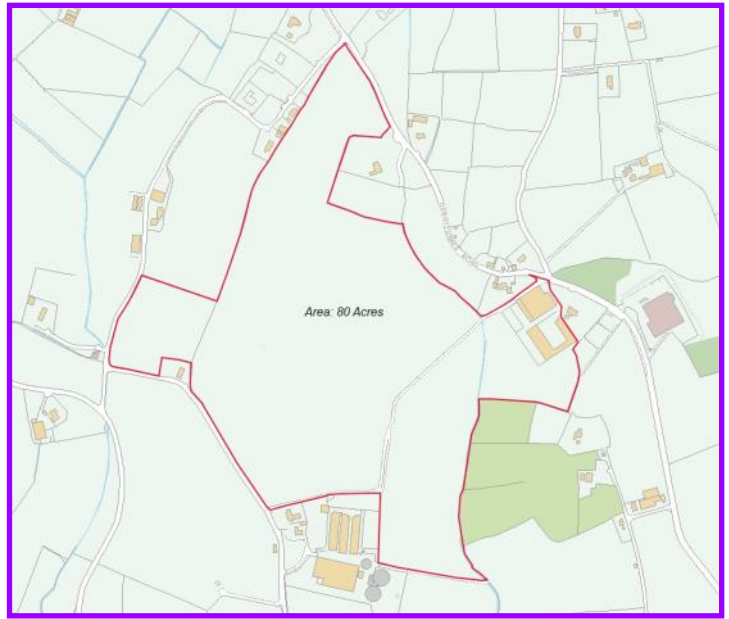


Indicative Spatial Boundary Maps (For Indicative purposes only)

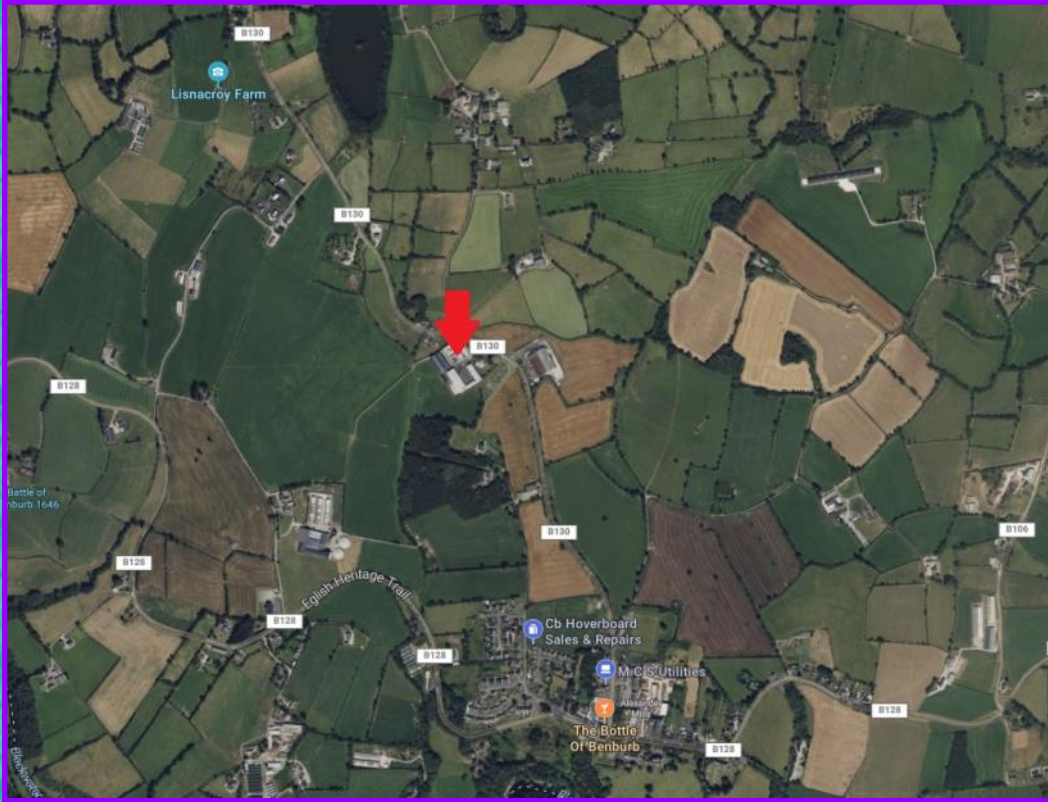
Orthographic View



OSNI View



# Location Maps



FOR INDICATIVE PURPOSES ONLY

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*or would you like a **Free valuation to advise what price you could expect if you decided to sell?***

Like many of our valued clients already have, give our professional team a call for a **FREE no obligation confidential discussion** on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

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