

FOR SALE BY PRIVATE TREATY

FS/453

## 74 ACRES OF FARM LAND AT CARRICK & LARGALINNY, DERRYGONNELLY



This farm is located in a scenic area about 2 miles from Derrygonnelly village. Split over three folios the main portion of which includes the Farm residence and range of old style farm buildings.

Total area extends to approx. 74 acres. Maximum eligible area 19.25 (Ha) – 47.56 acres.

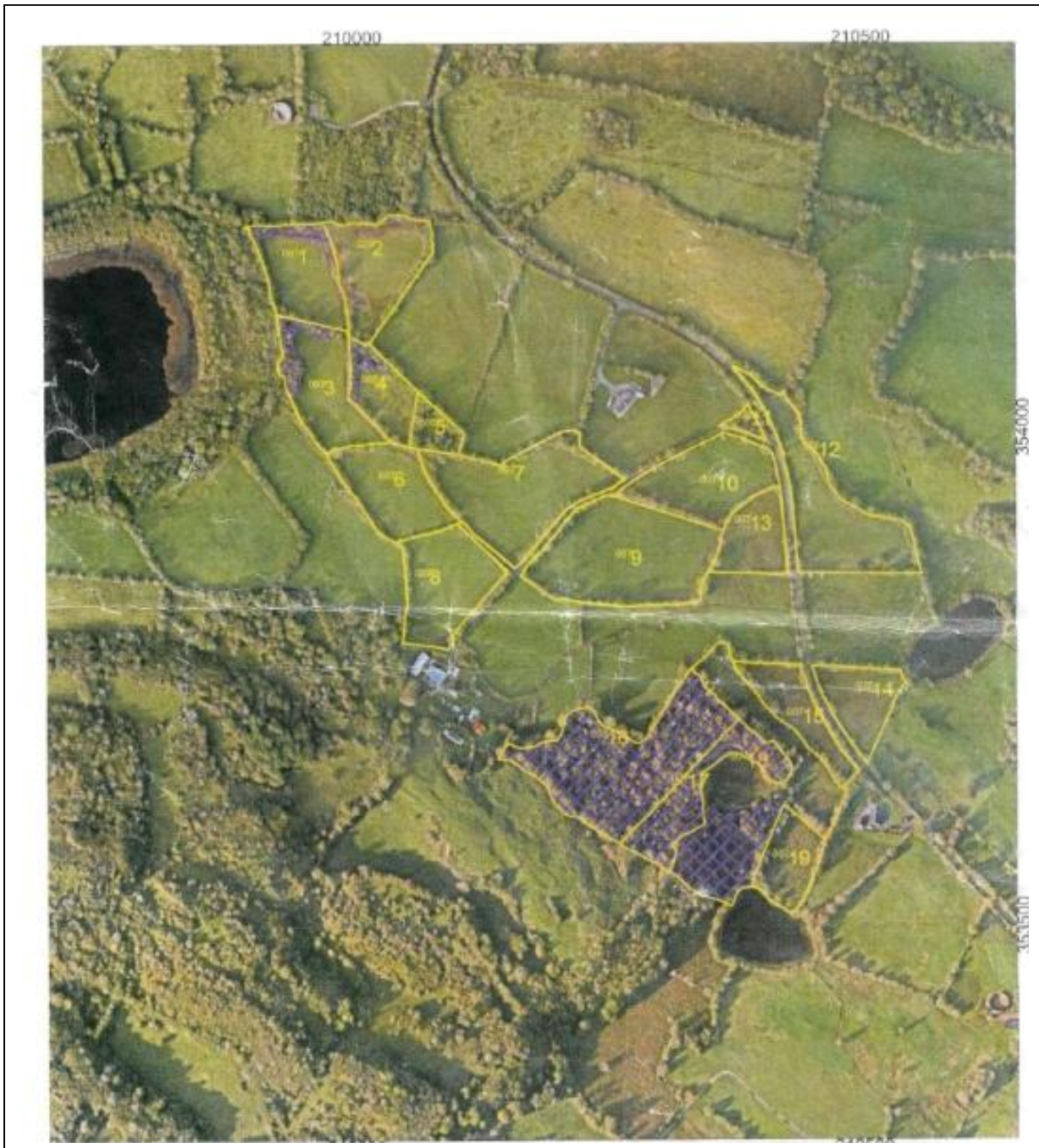
Farm map and location map attached for identification purposes only. Parts of land fall under Monawilkin ASSI.

Viewing by appointment with Agent.

Tenure: Freehold. Registered under Folio 6811, 6812 & 6778.  
Co. Fermanagh

## **FARM MAP- Carrick, Derrygonnelly**

**For Identification Purposes Only**





# FARM MAP- Largalinny, Derrygonnelly

For Identification Purposes Only

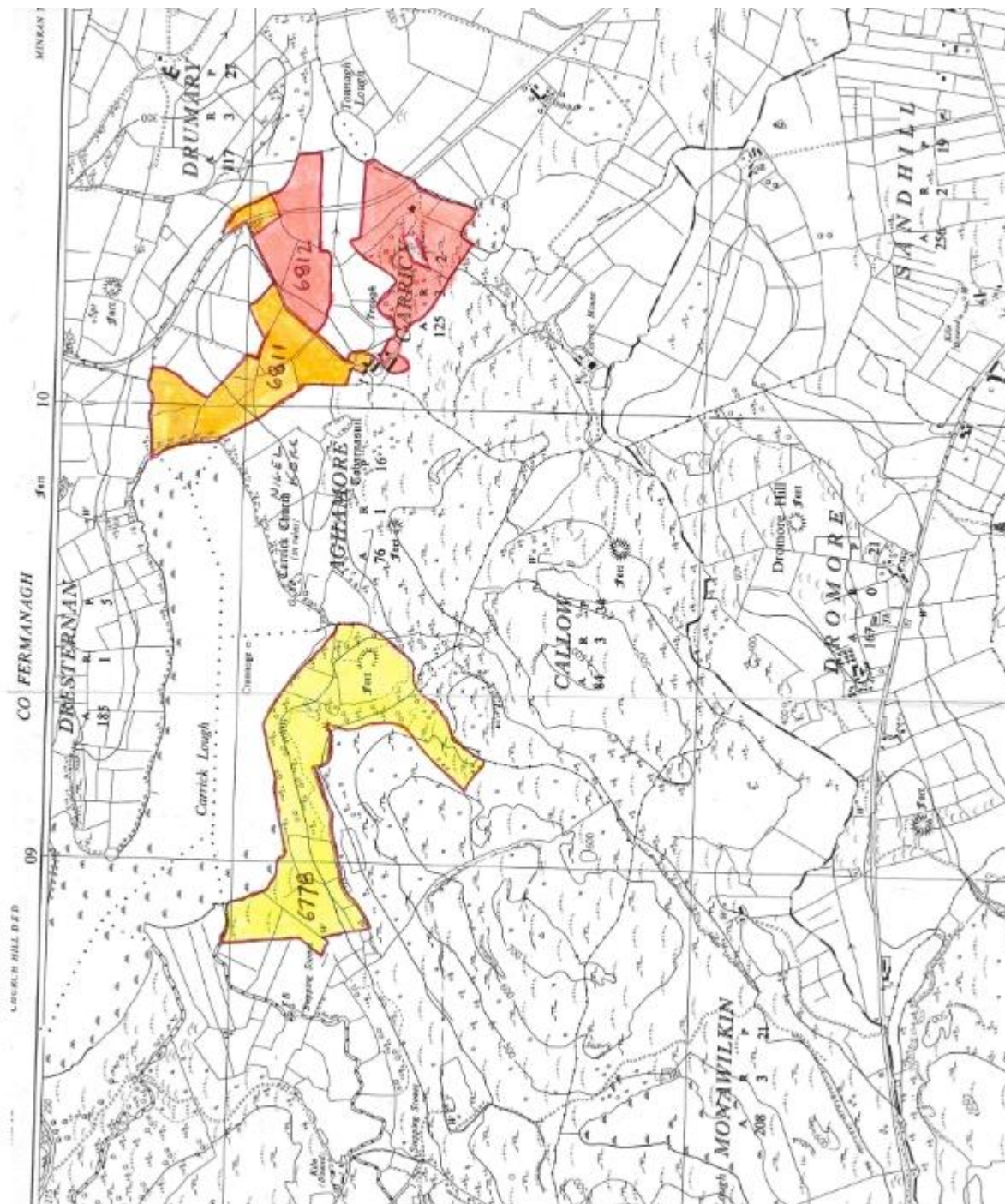




A	B	C	D	E	F	G	H	I
Field Number	Total Field Area (Ha)	Land Type	Ineligible Features Breakdown (Ha)	Maximum Eligible Area (Ha)	Type Of Change Applied	Field Status	Is Heather Present?	Townland
4/018/007/1	0.718	SDA	Ineligible Vegetation	0.63	UNCHANGED	VERIFIED		CARRICK
4/018/007/2	0.829	SDA		0.83	UNCHANGED	VERIFIED		CARRICK
4/018/007/3	0.834	SDA	Ineligible Vegetation	0.68	UNCHANGED	VERIFIED		CARRICK
4/018/007/4	0.444	SDA	Ineligible Vegetation	0.33	UNCHANGED	VERIFIED		CARRICK
4/018/007/5	0.199	SDA		0.20	UNCHANGED	VERIFIED		CARRICK
4/018/007/6	0.760	SDA		0.76	BOUNDARY CHANGE	VERIFIED		CARRICK
4/018/007/7	1.352	SDA		1.35	BOUNDARY CHANGE	VERIFIED		CARRICK
4/018/007/8	0.850	SDA		0.85	BOUNDARY CHANGE	VERIFIED		CARRICK
4/018/007/9	1.552	SDA		1.55	BOUNDARY CHANGE	VERIFIED		CARRICK
4/018/007/10	0.872	SDA		0.87	BOUNDARY CHANGE	VERIFIED		CARRICK
4/018/007/11	0.061	SDA		0.06	BOUNDARY CHANGE	VERIFIED		CARRICK
4/018/007/12	1.134	SDA		1.13	BOUNDARY CHANGE	VERIFIED		CARRICK
4/018/007/13	0.461	SDA		0.46	BOUNDARY CHANGE	VERIFIED		CARRICK
4/018/007/14	0.490	SDA		0.49	BOUNDARY CHANGE	VERIFIED		CARRICK
4/018/007/15	0.498	SDA		0.50	BOUNDARY CHANGE	VERIFIED		CARRICK
4/018/007/16	1.687	SDA	Ineligible Vegetation	0.00	BOUNDARY CHANGE	UNVERIFIED		CARRICK
4/018/007/17	0.637	SDA	Ineligible Vegetation	0.00	BOUNDARY CHANGE	UNVERIFIED		CARRICK
4/018/007/18	1.773	SDA	Ineligible Vegetation	1.10	BOUNDARY CHANGE	UNVERIFIED		CARRICK
4/018/007/19	0.447	SDA		0.45	BOUNDARY CHANGE	VERIFIED		CARRICK
4/018/007/20	4.087	SDA	Ineligible Vegetation	3.49	MERGED	UNVERIFIED		LARGALINNY
			Trees					
4/018/007/24	0.178	SDA	Ineligible Vegetation	0.11	BOUNDARY CHANGE	UNVERIFIED		LARGALINNY
4/018/007/25	0.191	SDA	Ineligible Vegetation	0.00	UNCHANGED	UNVERIFIED		LARGALINNY

A	B	C	D	E	F	G	H	I
Field Number	Total Field Area (Ha)	Land Type	Ineligible Features Breakdown (Ha)	Maximum Eligible Area (Ha)	Type Of Change Applied	Field Status	Is Heather Present?	Townland
4/018/007/26	0.843	SDA	Ineligible Vegetation	0.61	UNCHANGED	UNCLEAR		LARGALINNY
4/018/007/27	2.432	SDA	Ineligible Vegetation	0.00	BOUNDARY CHANGE	UNVERIFIED		LARGALINNY
4/018/007/28	1.203	SDA	Ineligible Vegetation	0.59	BOUNDARY CHANGE	UNVERIFIED		LARGALINNY
4/018/007/29	0.755	SDA	Ineligible Vegetation	0.67	UNCHANGED	UNVERIFIED		LARGALINNY
4/018/007/30	0.435	SDA	Ineligible Vegetation	0.00	UNCHANGED	UNVERIFIED		LARGALINNY
4/018/007/31	2.193	SDA	Ineligible Vegetation	1.54	BOUNDARY CHANGE	UNVERIFIED		LARGALINNY
4/018/007/32	1.268	SDA	Ineligible Vegetation	0.00	BOUNDARY CHANGE	UNCLEAR		LARGALINNY
4/018/007/33	1.452	SDA	Ineligible Vegetation	0.00	BOUNDARY CHANGE	UNVERIFIED		LARGALINNY
<b>Total Area (Ha)</b>	<b>30.63</b>			<b>19.25</b>				

LOCATION MAP- For Identification Purposes Only.



**NOTE:** The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.