

**John Higgins Auctioneers**  
**15 Upper Main St**  
**Carrownluggaun**  
**Ballyhaunis**  
**Mayo**  
**t: 094 - 9631372**  
**email: [jhconsult@eircom.net](mailto:jhconsult@eircom.net)**

## **C. 48 acres in Mountain Forthill, Ballyhaunis**

### **Starting Bid: €220,000.00**



For sale by John Higgins Auctioneers via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We delighted to offer for sale this substantial Land holding of 48.8 acres.

The Lands are currently in pasture and are laid out in 2 nice divisions of 27 Acres around the House and 21.82 Acres further in the village of Mountain/Forthill.

27 Acres marked Plans 7 and 11 from Folio MY51278.

21.82 Acres of Agricultural marked Plan 13 from Folio MY1219.

This is a wonderful opportunity to acquire a landmark holding of good quality Lands in a much sought after location situated just off the main Ballyhaunis to Ballaghaderreen Road (R293) in the townland of Mountain/Forthill.

Key Features:

The Land enjoys some Road frontage along an L.I.S Road leading from the main R293.

Excellent location within easy access of Ballyhaunis, Ballaghaderreen and West International Airport Knock.

Ideal for multiple Agricultural uses.

Lands: The entire holding is suited for many uses especially for those looking for recreational grounds for use as a farming enterprise to plant vegetables, grow Trees and offers the benefit of some old stone Buildings.

This is a very rare opportunity to acquire a countryside residential holding so convenient to Urban areas.

The Fields are well proportioned sheltered by mature Hedges and some Trees. The Lands are currently in grazing and as mentioned earlier enjoy some Road frontage.

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/115cca2f1a5545a7ad235568ac2bdf2f/auction-pack>

TO VIEW OR MAKE A BID Contact John Higgins Auctioneers or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.