



**R A NOBLE & CO**

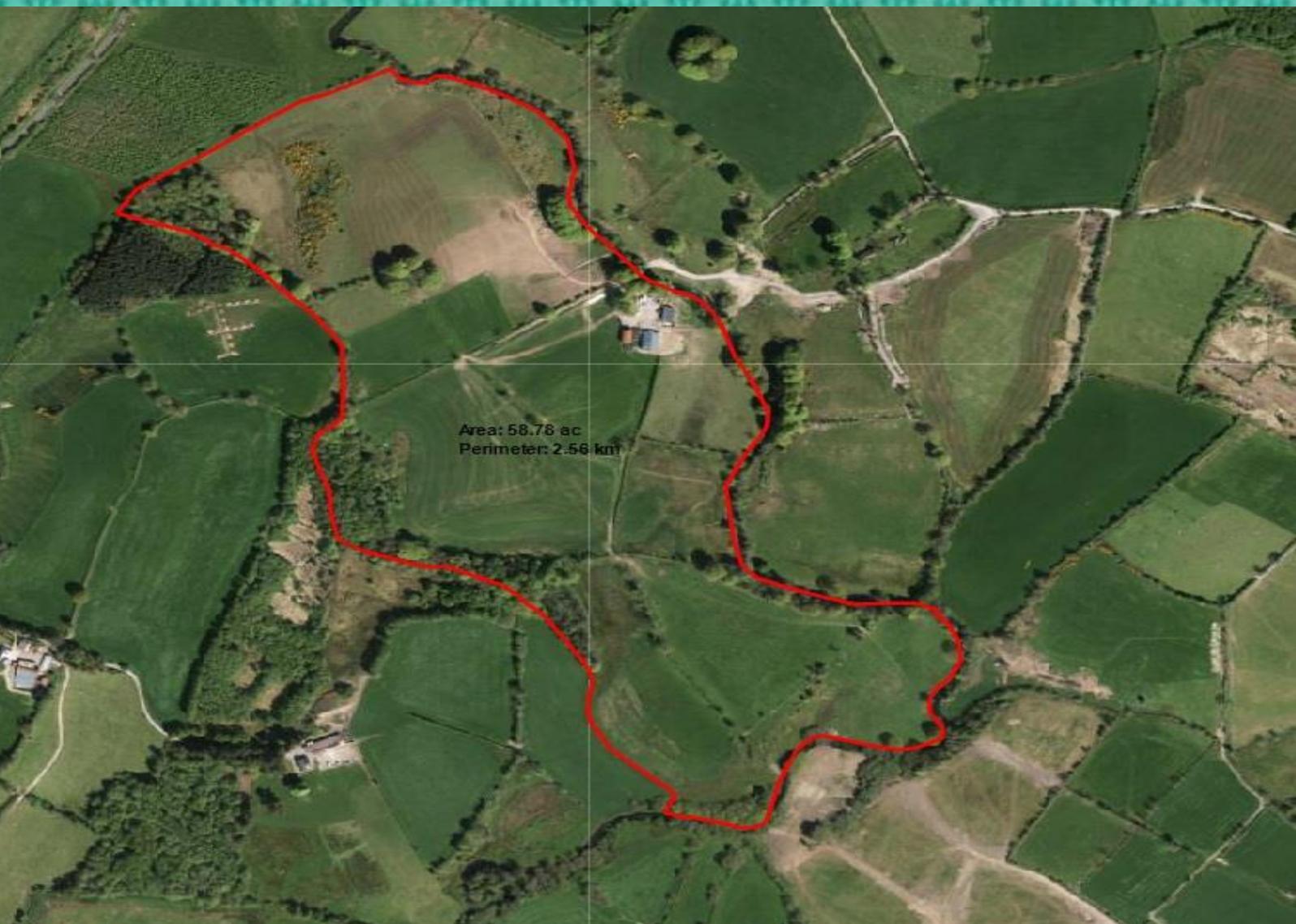
SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

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# For Sale

Excellent 58 Acre Farm with Modern Livestock Sheds  
Tullaneeva,  
196 Gardinerscross Road,  
Tempo,  
BT94 3JL

AGRICULTURAL LANDS



## For Sale

### Excellent 58 Acre Farm with Modern Livestock Sheds

**Tullaneeva,  
196 Gardinerscross Road,  
Tempo, BT94 3JL**

#### AGRICULTURAL LANDS



Slatted Cattle House



Lean to Shed



Covered Silo

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## Location

The farm is conveniently located off the Gardinerscross Road in a sought after residential & agricultural area approximately 2 miles South of Tempo and 4.5 miles North West of Brookeborough. The immediate vicinity comprises agricultural holdings and associated residential dwellings with a large range of shops, schools and local amenities provided within the nearby towns and villages.

## Description

Situated in a sought after agricultural area this top quality parcel is renowned as one of the most productive veins of land in the surrounding and wider county district.

The free draining lands which would be suitable for cutting/ grazing purposes are in an excellent state of production and are bound by stock fences, mature hedgerows and the Tempo river. The valuable holding comprises a mix of flat and gently sloping fields and can be easily accessed from the county road.

In addition to the excellent land parcel the property offers modern sheds to include a 63ft x 48ft slatted cattle house, a 26ft x 48ft 'lean to' style dry storage shed, a covered silo and livestock handling facilities.

This exceptional farm is sure to attract a high level of interest and therefore early viewing by appointment is highly recommended.

## Land Area (All areas being approximate)

The land extend to C.58 acres (C.23.5 Hectares)

## Sale Details

Price on Application

## VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

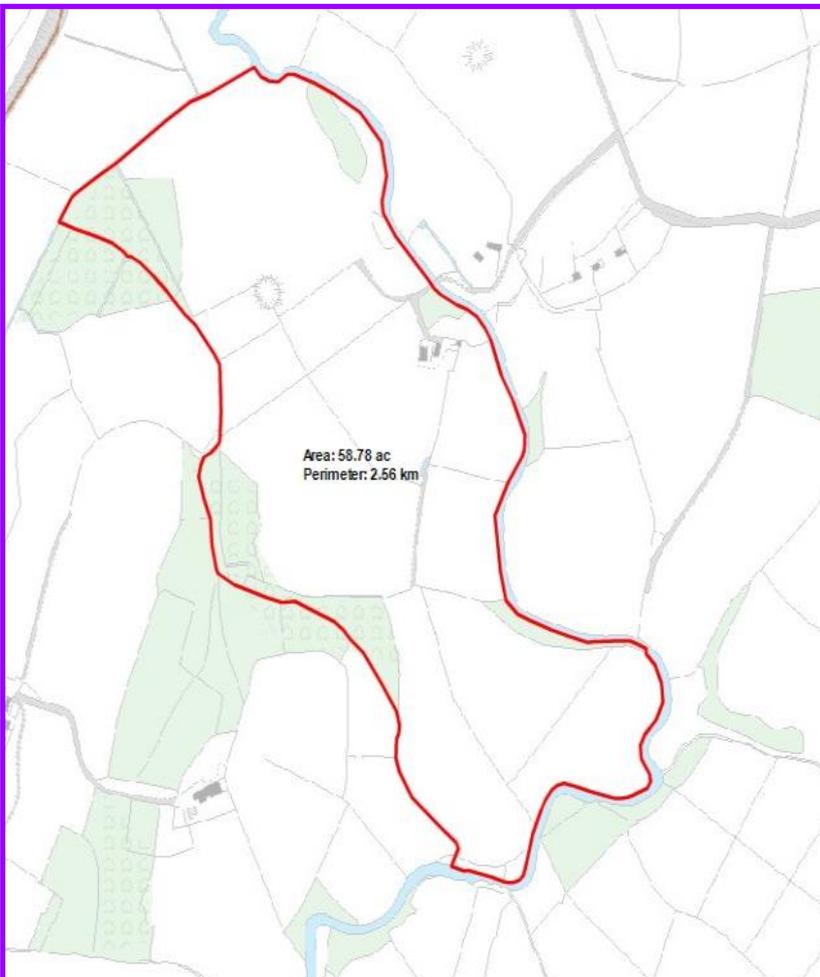


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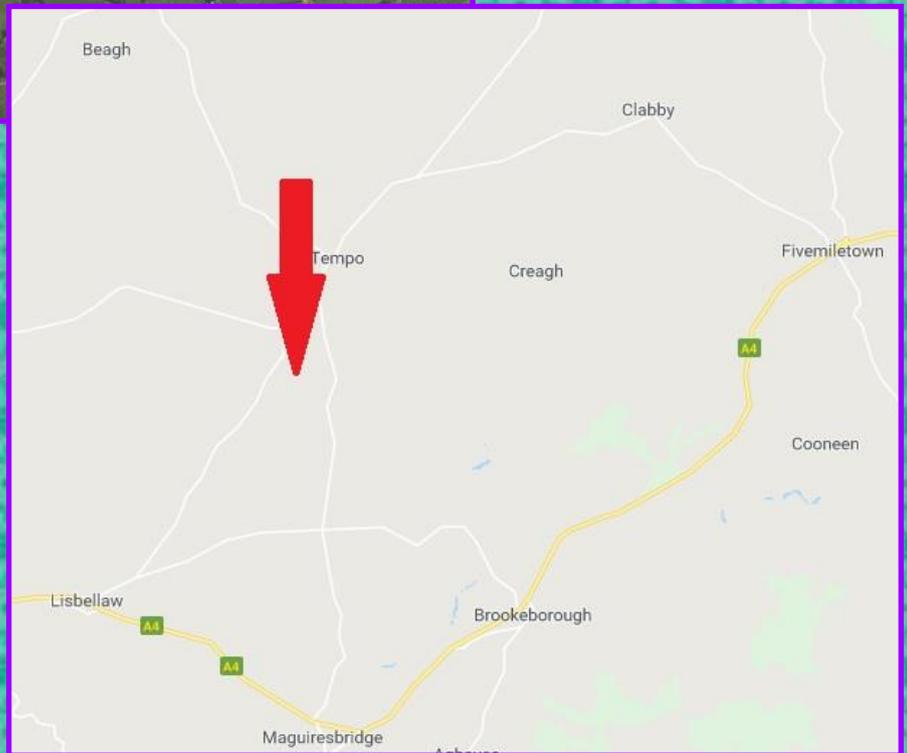
Views of Lands



Indicative Spatial Boundary Map



# Location Maps



FOR INDICATIVE  
PURPOSES ONLY

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