

# INFORMATION PACK

FOR

## 2,4Ha PLOT

### BIG HOME AND FLAT

### ±240 PECAN NUT TREES

PLOT 51, RIDGE ROAD, HELDERSTROME AH, VEREENIGING



**ON SITE AUCTION – Thursday, 3 November @ 11h00**  
**Pieter Nel | 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**  
**[www.bideasy.co.za](http://www.bideasy.co.za)**

## Property Information

Title Deed Information –

**HOLDING 51, HELDERSTROME AH, VEREENIGING, GAUTENG – IR**

**Known As: PLOT 51, RIDGE ROAD, HELDERSTROME AH, VEREENIGING**

**Title Deed: T130592/2002**

**Extent: 2.4496Ha**

**Local Authority: PERI URBAN**

**Registration Division: IR**

**Province: GAUTENG**

**VAT Status: The seller is NOT registered for VAT**

**Zoning: AGRICULTURAL HOLDING**

## Property Information

Neat and well-maintained plot, located in Helderstrome Agricultural Holdings. Private road leading to a quite cul de sac. Only  $\pm 10$  km from Three Rivers, Midvaal Lion Park, Vaal Marina and the Vaal Dam.

## MAIN HOUSE

This property offers three bedrooms with main en-suite, second bathroom, two lounges (*one with a lovely built-in fireplace*). Walk-in linen room/storage.

Wooden/glass doors lead from the kitchen area into the enclosed patio, modern fitted kitchen, separate scullery with a door that leads from the scullery to the back yard as well as another door into the garage area.

Downstairs spacious enclosed patio with built-in braai with a view of the manicured garden.

## FLATLET

Newly built flatlet above the garage with a balcony overlooking the lovely front garden. There is space available for a small kitchen. This flatlet is perfect for an elderly couple, student or perhaps offices. **Can easily be rented out for an extra income.**

## GARAGE / PARKING

Parking space for vehicles under a carport. Double automated garage with room for three vehicles and enough workspace/storage. This workspace could easily be used if one would like to work from home, no need to rent space. Could easily fit a caravan or a boat next to the garage for weekend outings.

**This plot has great potential with no shortage of water for the land.**

Three boreholes with computerized irrigation. Two 5000 litre JoJo tanks and a septic tank.

### SECURITY:

The property has security gates, alarms, cameras, and new electronic beams, fully enclosed with new electric fence.

**Rates & Taxes:** ± R873,51 p/m

### Property Description

- 3 Bedrooms (main en-suite)
- 2 ½ Bathrooms
- Kitchen
- Scullery
- Pantry
- 2 Lounges
- Patio with Built-in-Braai (enclosed)
- Garage (Space for 3 cars) and Workspace
- Garden
- Electric Fencing

### UPSTAIRS

- Flatlet with view from balcony
- Newly built
- Kitchen plumbing available

### INCOME-GENERATING OPPORTUNITY

**± 240 Pecan Nut Trees approximately 4 – 5 years old.**

The pecan nut trees grow and produces best in **fertile, well-drained and deep soil with a loose to medium texture**. Vereeniging is well known for its high temperatures which is ideal conditions for Pecan Nut Trees. Great potential for farming with Pecan Nuts for an extra income.





## Photos













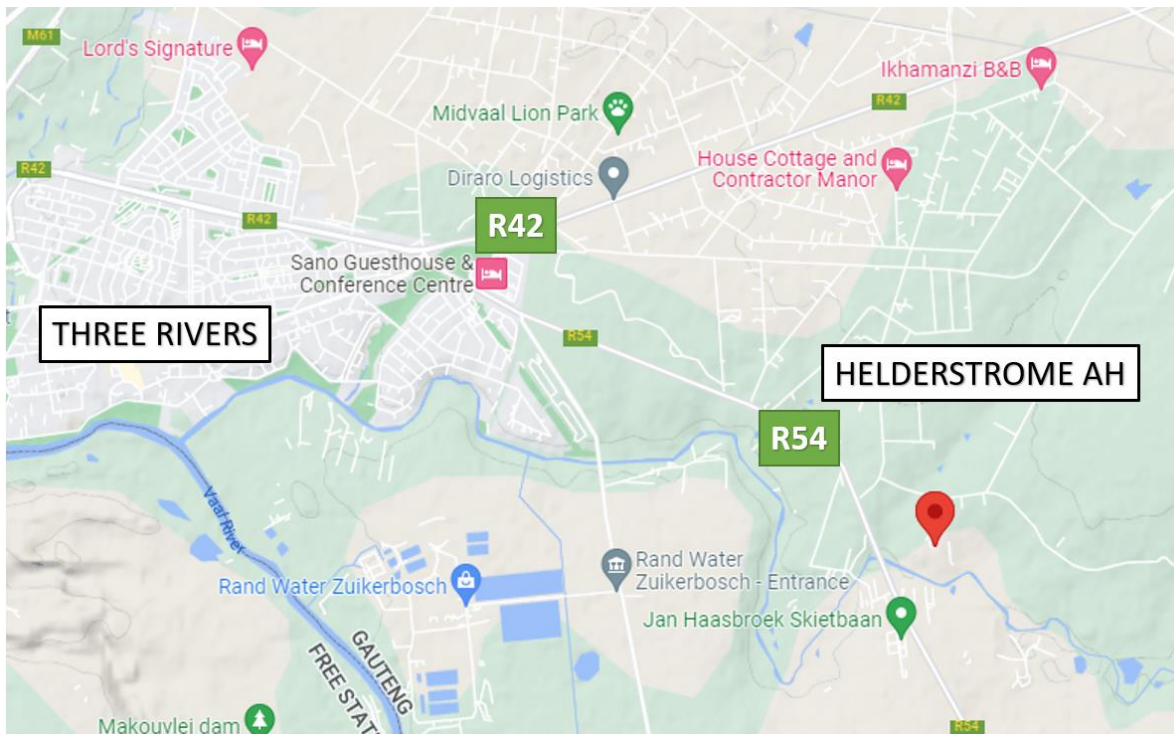
## UPSTAIRS FLAT WITH BALCONY



## DOUBLE GARAGE (space for three vehicles) WITH STOREROOM



## Map



GPS Co-Ordinates 26°40'45.8"S 28°03'23.1"E  
-26.679385, 28.056422

## Terms & Conditions

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

**For more information, or to pre-register for the auction, please contact:**

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