

INFORMATION PACK

FOR

93Ha FULL PRODUCTION MAC FARM WITH AMPLE WATER

48.54Ha WATER RIGHTS

BRONDAL ROAD (R37), WHITE RIVER
PTN 39 & 61 FARM HEIDELBERG 249



ON SITE AUCTION – Wednesday, 1 March @ 11h00
Pieter | 084 8800 165 | pieter@bideasy.co.za
Dehan | 073 154 1745 | dehan@bideasy.co.za

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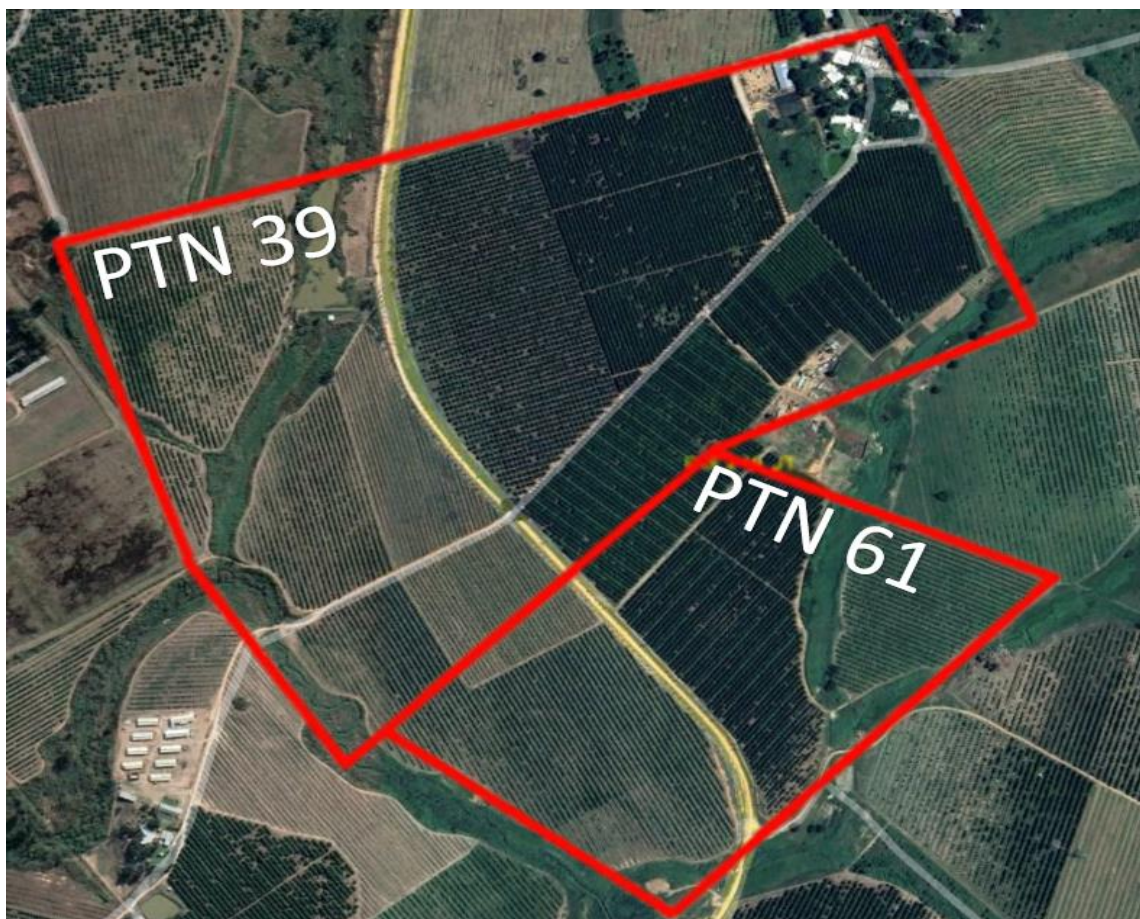
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PROPERTY INFORMATION

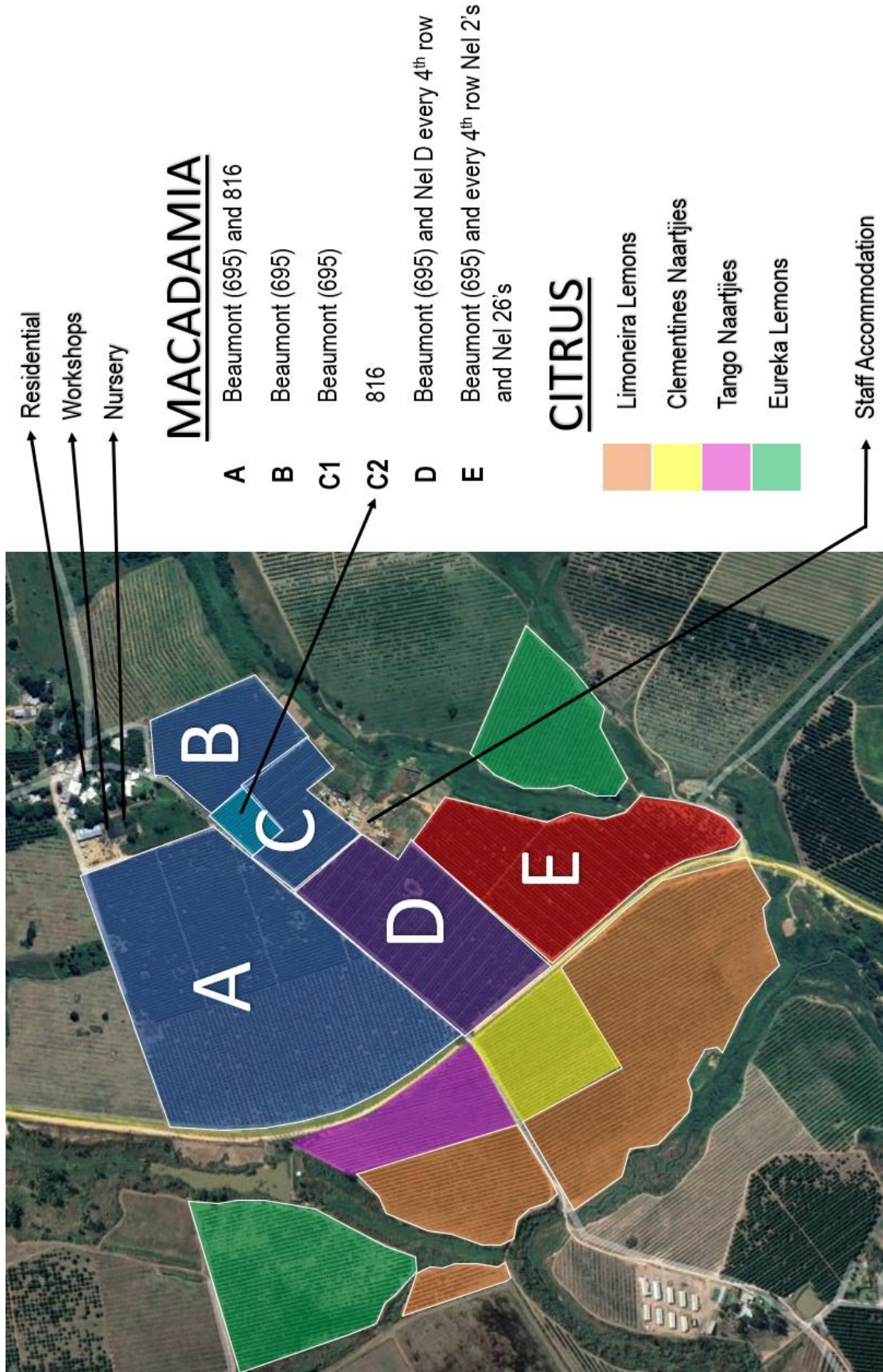
Title Deed Information

PTN 39 OF FARM HEIDELBERG 249, WHITE RIVER, MPUMALANGA – JT	
Known As:	PTN 39 OF FARM HEIDELBERG 249, WHITE RIVER, MP
Title Deed:	T121267/1998
Extent:	65.9158Ha
PTN 61 OF FARM HEIDELBERG 249, WHITE RIVER, MPUMALANGA – JT	
Known As:	PTN 61 OF FARM HEIDELBERG 249, WHITE RIVER,
Title Deed:	T121267/1998
Extent:	27.4839Ha
TOTAL EXTENT:	93.3997Ha
Local Authority:	MBOMBELA LOCAL MUNICIPALITY
Registration Division:	JT
Province:	MPUMALANGA
VAT Status:	The seller is NOT Registered for VAT
Zoning:	AGRICULTURAL

AERIAL



ORCHID and FARM LAYOUT



Property Description

93.3997Ha located 7km from White River Central, main entrance from the Brondal Road (R37), overlooking the Heidelberg Valley. Centrally located in terms of distributing to the lowveld / Limpopo. Near the end-user / wholesale / supermarkets and distribution points. The farm is divided into three main farming activities, namely: Macadamia (40.18Ha), Lemons (25.75Ha) and Naartjies (6Ha).

The main farming activity in the area is citrus / avocados / macadamia / timber forests.

Established large scale farming benefiting from economies of scale.

The farm has a **European GLOBAL G.A.P. Certification** for the lemons which certifies that they are export-grade. In addition, all the Macadamias and Lemons harvested on this farm are traded in Dollar / Euro currencies.

GLOBAL G.A.P.®
CERTIFICATE

Currently there are ±34 251 macadamia, lemon and naartjie trees.

Water Rights: SAND RIVER IRRIGATION BOARD

291 240 m³ (Approximately 48.54Ha) water rights.

Water is obtained from the Witklip Dam via the Sand River.

The houses are fully supplied with borehole water.

Irrigation:

All irrigation is done by gravitation which saves a lot of electricity and pumping infrastructure.

Macadamias: Gravity irrigation with mother lines and draglines.

Citrus: Micro and drip irrigation.

There is a registered dam that could be used for irrigation in times of need.

Expansion Potential:

±4.8Ha Arable land available to expand.

Security:

The whole farm has electric fencing and gates, the gates are operated by cell phones. All the houses have alarms installed. Farm has extensive additional barbed wire surrounding the entire farm.

Staff:

8 Fully trained, experienced, and knowledgeable staff members (4 at Macadamia, 4 at Citrus) are willing to stay and to continue working on the farm should the Purchaser wish to re-employ them. The Seller will terminate all existing employment agreements in line with labour practices. This will ensure a smooth transitioning of employment.

FORECASTS 2022/2023

Harvest yield prediction for upcoming season.

Macadamia

160 Ton – 200 Ton = \pm R10.5Mil

Citrus

Lemons

43750 Boxes = \pm R4 375 000.00

Juice = \pm R150 000.00

The citrus yield will double each year over the next 2 years, as the trees mature.

Naartjies

60 Ton = \pm R530 000.00

The citrus yield will double each year over the next 4 to 5 years, as the trees mature.

\pm R15 500 000.00

FORECAST FOR THIS UPCOMING SEASON.



SUMMARY OF ORCHARDS

Macadamias 40.18Ha



GOLDEN MACADAMIAS

<http://www.goldenmacadamias.com/>

100% of Harvested macadamia nuts are delivered to Golden Macadamias.



Market Analysis BUSINESS WIRE

<https://www.businesswire.com/news/home/20200616005412/en/Worldwide-Macadamia-Market-2020-to-2025---Growth-Trends-and-Forecasts---ResearchAndMarkets.com>

The global macadamia market is projected to grow at a CAGR of 6.8% during the forecast period (2020-2025).

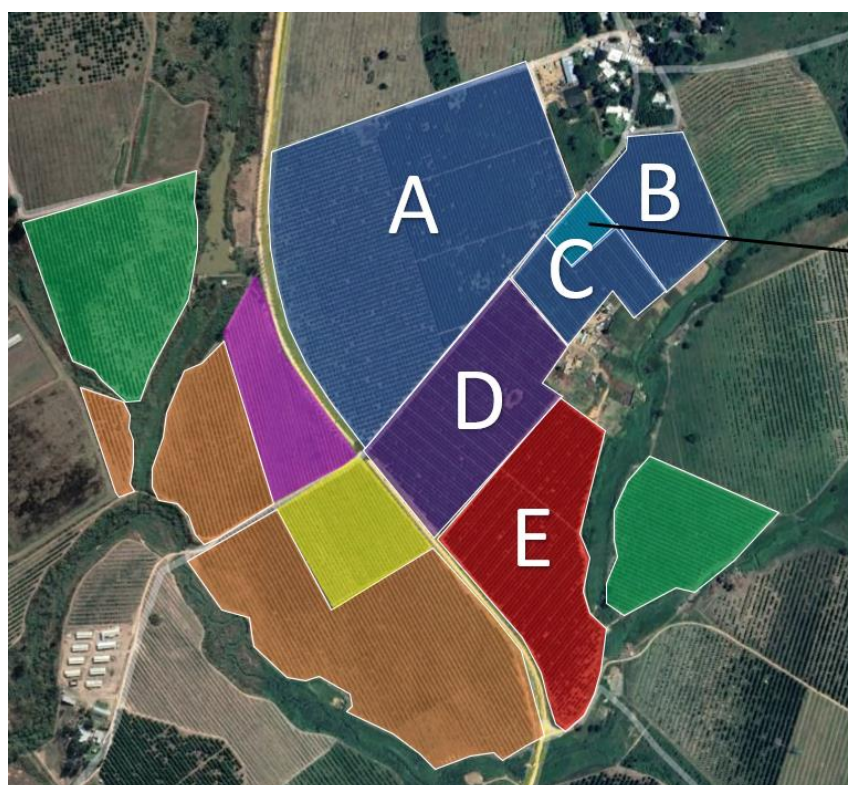
CBI MINISTRY OF FOREIGN AFFAIRS

<https://www.cbi.eu/market-information/processed-fruit-vegetables-edible-nuts/macadamia-nuts/market-entry>

Supplying around 85% of all macadamias to Europe, the toughest existing competitors for new macadamia nut suppliers are South Africa, Kenya and Australia. They are the main competitors for emerging suppliers of macadamia nuts to Europe. MT in 2020-21.

MACADAMIAS

ORCHARD	PLANTING DATE	VARIETY	SPACING	TOTAL TREES	HECTARES	TREES P/HA	IRRIGATION
A1	1999	695 Beaumont	4 x 6	6811	18	416	Draglines
A2	2005	695 Beaumont	4 x 6	561	1,35	416	Draglines
A3	2005	816	4 x 6	193	0,5	416	Draglines
B	2005	695 Beaumont	3 x 6	1991	3,6	555	Draglines
C1	2005	695 Beaumont	4 x 6	740	1,8	416	Draglines
C2	2005	816	3 x 6	654	2	555	Draglines
D1	2005	695 Beaumont	4 x 6	2021	4,9	416	Draglines
D2	2005	Nel D	4 x 6	505	1,2	416	Draglines
E1	2006	695 Beaumont	4 x 6	2021	4,83	416	Draglines
E2	2006	Nel 2	4 x 6	832	2	416	Draglines
				16329	40,18Ha		



MACADAMIA

- A Beaumont (695) and 816
- B Beaumont (695)
- C1 Beaumont (695)
- C2 816
- D Beaumont (695) and Nel D every 4th row
- E Beaumont (695) and every 4th row Nel 2's and Nel 26's

CITRUS

-  Limoneira Lemons
-  Clementines Naartjies
-  Tango Naartjies
-  Eureka Lemons

Lemons 25.75Ha

✓ 2 Years until maximum production (fully grown).

ORCHARD	PLANTING DATE	VARIETY	SPACING	TOTAL TREES	HECTARES	TREES P/HA	IRRIGATION
BLOCK 1	11/03/2016	Swingle Limoneira	7 x 3	5360	11,26	474	Micro
BLOCK 2	05/04/2016	Swingle Limoneira	7 x 3	1790	3,76	474	Micro
BLOCK 6	08/04/2016	Swingle Limoneira	7 x 3	290	0,61	474	Micro
BLOCK 7	31/08/2016	Rough Lemon Eureka	7 x 3	3079	6,47	474	Micro
BLOCK 8	08/11/2017	Rough Lemon Eureka	7 x 3	1737	3,65	474	Micro
				12256	25,75Ha		



Naartjies 6Ha

- ✓ The trees are planted in a tramline.
- ✓ Fertilized through irrigation.
- ✓ 5 Years until maximum production (fully grown).
- ✓ Clementines – Royalties payable of \$450 per year.

ORCHARD	PLANTING DATE	VARIETY	SPACING	TOTAL TREES	HECTARES	TREES P/HA	IRRIGATION
BLOCK A	2019	Clementines	6 x 2,5 x 1	1666	3	555	Micro
BLOCK B	2019	Tango's	6 x 2,5 x 1	4000	3	1332	Drip
			<i>Tramline</i>	5666	6Ha		



Market Analysis – CITRUS

CITRUS INDUSTRY

<https://citrusindustry.net/2022/07/18/south-african-lemons-and-limes-to-reach-record-production/>

South Africa's exports of lemons and limes are estimated to rise by 6% to a record level of 530,000 MT in 2021–22, from 498,737.

DAMS

Dam 1

- ✓ Registered Dam.
- ✓ Could be used for irrigation (22 600m²)
- ✓ The dam is permanently full, it is filled by a perennial stream.




Dam 2

Scenic dam located at main house.



Portion 39 (Dam)



INKOMATI-USUTHU
WATER MANAGEMENT AREA

Enquirer: Verification Office
Reference: 24911739
E-mail: Verification@inkomati.co.za

LAWFUL WATER USE CERTIFICATE

FORMER INKOMATI WATER MANAGEMENT AREA, WITHIN THE INKOMATI-USUTHU WATER MANAGEMENT AREA

HEIDELBERG 249, JT, PORTION 39, SIZE 65,9158 ha: CONFIRMATION OF THE EXTENT AND LAWFULNESS OF WATER USE(S) IN TERMS OF SECTION 35(4) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998)

You are hereby informed that the extent and lawfulness of the water use(s) on the above mentioned property have been determined by me, as the delegate of the Minister: Water & Sanitation, in terms of Section 35(4) of the National Water Act, 1998 (Act 36 of 1998) [the Act] as follows:

Type of water use	Extent and lawfulness of water use(s) Volume (m ³ /annum)	Source (SFRA ha)
Taking of water for irrigation purposes		
Taking of water for non-irrigation purposes		
Storing of water	22600	
Stream Flow Reduction Activity (Afforestation)		0

In terms of Section 35(4) of the Act this determination is also the extent of the existing lawful water use as contemplated in Section 32(1) for this property, which may be continued with under Section 34(1) subject to any existing conditions or obligations attaching to the use until a licence replaces it.

No water use in excess of the "determined water use(s)" as set out herein may be used on this property.

In terms of Section 148(1)(e) of the Act you may appeal against any decision on the verification of these water use(s) to the Water Tribunal within 30 (thirty) days from the date of this letter. The Water Tribunal can be contacted as follows:

By Email

Jl Rademeyer
PO BOX 234
WHITE RIVER
1240

Suite 801, 8th Floor
The MAXSA Building
13 Street Street
Mbombela

Private Bag X11214
Mbombela
1300

Tel 013 753 9000
Fax 013 753 2786

Mr TP Nyabane-Mabula (Chairperson) | Mr MS Mhlamisi (Deputy Chairperson) | Dr JB Mkwantse | Dr PE Molokwane | Ms SD Wiggins
Mr PA Shabergu | Mr PJ Venter | Mr JM Mthabane | Dr TR Gredau-Klabbe (Ex-Officio)

PUMP HOUSE

Pump house near Dam 1

- ✓ 45KW Motor.
- ✓ KSB Pump.

160mm from canal (mother line), 1KM downslope gravitation flow.



WATER FILTER ROOM

Water is filtered to prevent micro dripping from getting clogged.



MACADAMIA DRYERS

- ✓ 8x Macadamia dryers
- ✓ Can contain 12 – 14 ton each macadamias per dryer
- ✓ The process of burning coal and macadamia shells (50 / 50 mixed) is used to dry the nuts.



NURSERY

30m x 30m

- ✓ Macadamia Trees (amount unknown)
- ✓ 2000 Tango Trees
- ✓ 3000 Citrus Rootstocks Cariso variety



DEHUSKING ROOM

- ✓ 4 Lane Dehusker.
- ✓ Handles 3-5 ton per hour.
- ✓ Whole harvest can be dehusked in-house.



STOREROOMS

- ✓ There are ample storage facilities on this farm.



WORKSHOP

Size 24m x 8m



IMPLEMENTS / VEHICLES INCLUDED

4 x Tractors:

- Fiat 640
- Fiat 640 DT
- New Holland TN85 – (Orchard Tractor)
- New Holland TS 90 4X4

4 x Trailers

1 x Falcon Slasher – 1.8m

1 x Mulcher Facma Xpel 200 (2m) (800kg)

1 x 8Ton Toyota Hino Truck F-Series 14-77 T,
with mass sides for Macadamias

2 x Jacto Arbus 2000 Sprayers


8 x Macadamia Dryers

1 x Tecnomia Weed Sprout 600L



WATER RIGHTS CERTIFICATES

Portion 61



INKOMATI-USUTHU
ESTABLISHED WATER RIGHTS AGENCIES

Suite 801, 8th floor
The MASA Building
13 Street Street
Mbombela

Private Bag 11214
Mbombela
1200

Tel: 013 753 9000
Fax: 013 753 2796

Enquiries: Verification Office
Reference: 2491761
E-mail: verification@incm.co.za

LEOPONT 164 PROP (Rademeyer JJ)

FORMER INKOMATI WATER MANAGEMENT AREA, WITHIN THE INKOMATI-USUTHU WATER MANAGEMENT AREA

SAND RIVER IRRIGATION BOARD

HEIDELBERG 249, JT, PORTION 61, SIZE 27 4839 ha: DECLARATION OF WATER USE AS AN EXISTING LAWFUL WATER USE IN TERMS OF SECTION 33(2) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998)

Under Section 33(2) of the National Water Act, 1998 (Act 36 of 1998) [the Act], the following volume(s) are declared as existing lawful water use(s) on the above mentioned property:

Type of water use	Volume (m ³ /annum)
Taking of water for irrigation purposes	10.0
Taking of water for non-irrigation purposes	60,000.00
Storing of water	

This use may be continued with under Section 34(1) subject to any existing conditions or obligations attached to the use until a licence replaces it.


In terms of Section 148(1)(e) of the Act you may appeal against this declaration to the Water Tribunal within 30 (thirty) days from the date of this letter. The Water Tribunal can be contacted as follows:

The Registrar of the Water Tribunal, Mr Robert Mabe
Water Tribunal
Private Bag X316
Pretoria
0001

Tel: 012 336 7034
E-Mail: maber@dws.gov.za

MTP Nyakane-Makala (Chairperson) | Mr MS Mthembu (Deputy Chairperson) | Dr JB Molewa | Dr PE Molewa | Ms SD Wiggins
Mr PA Shabangu | Mr PJ Venter | Mr JM Mathabane | Dr TK Gyedu-Asabio (Ex-Officio)

Portion 39



INKOMATI-USUTHU
ESTABLISHED WATER RIGHTS AGENCIES

Suite 801, 8th floor
The MASA Building
13 Street Street
Mbombela

Private Bag 11214
Mbombela
1200

Tel: 013 753 9000
Fax: 013 753 2796

Enquiries: Verification Office
Reference: 2491759
E-mail: verification@incm.co.za

LEOPONT 164 PROP PTY LTD (Ivan Rademeyer)

FORMER INKOMATI WATER MANAGEMENT AREA, WITHIN THE INKOMATI-USUTHU WATER MANAGEMENT AREA

SAND RIVER IRRIGATION BOARD

HEIDELBERG 249, JT, PORTION 39, SIZE 66 9158 ha: DECLARATION OF WATER USE AS AN EXISTING LAWFUL WATER USE IN TERMS OF SECTION 33(2) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998)

Under Section 33(2) of the National Water Act, 1998 (Act 36 of 1998) [the Act], the following volume(s) are declared as existing lawful water use(s) on the above mentioned property:

Type of water use	Volume (m ³ /annum)
Taking of water for irrigation purposes	38.54
Taking of water for non-irrigation purposes	231,240.00
Storing of water	

This use may be continued with under Section 34(1) subject to any existing conditions or obligations attached to the use until a licence replaces it.

In terms of Section 148(1)(e) of the Act you may appeal against this declaration to the Water Tribunal within 30 (thirty) days from the date of this letter. The Water Tribunal can be contacted as follows:

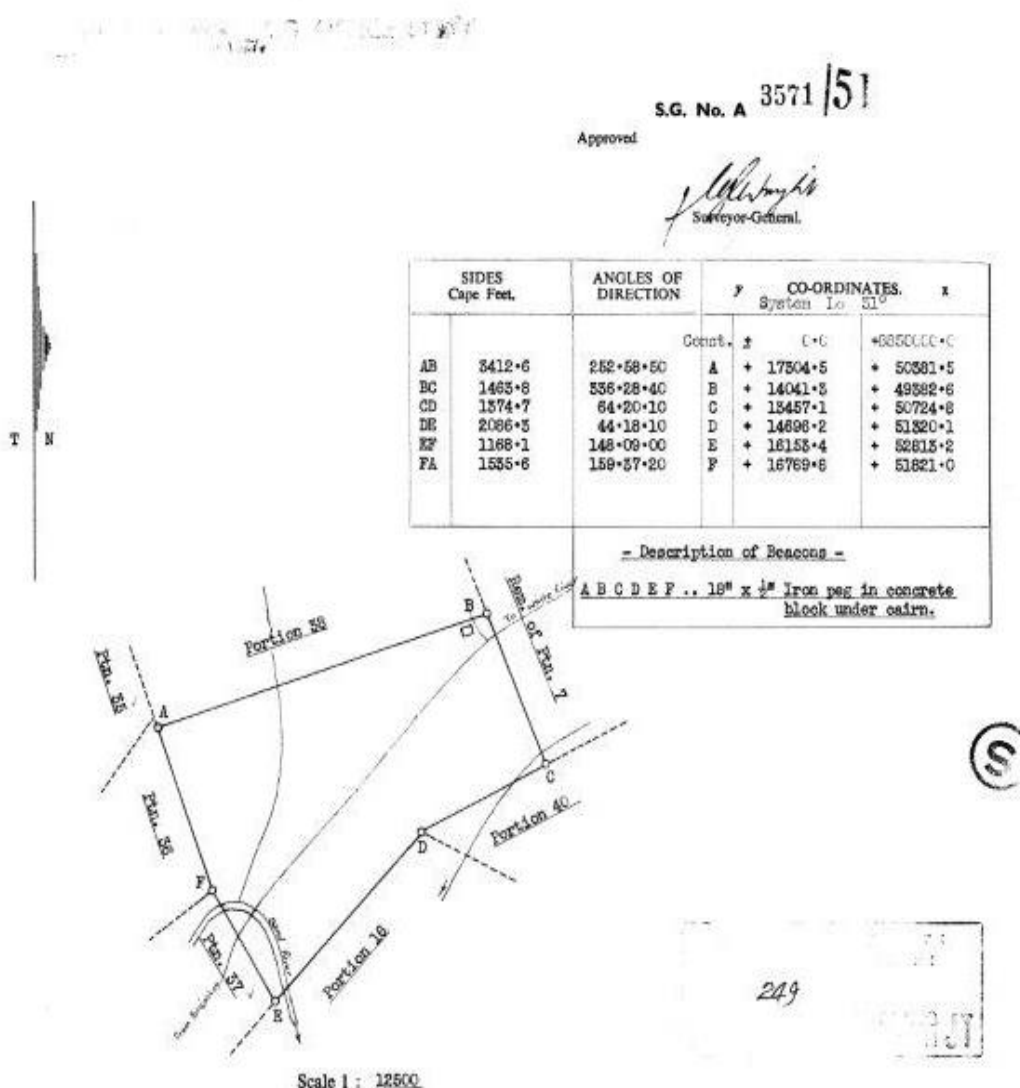
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Water Tribunal
Private Bag X316
Pretoria
0001

Tel: 012 336 7034
E-Mail: maber@dws.gov.za

MTP Nyakane-Makala (Chairperson) | Mr MS Mthembu (Deputy Chairperson) | Dr JB Molewa | Dr PE Molewa | Ms SD Wiggins
Mr PA Shabangu | Mr PJ Venter | Mr JM Mathabane | Dr TK Gyedu-Asabio (Ex-Officio)

SG DIAGRAMS

PORTION 39



The Figure ABCDEF

76-9567

Morgen of Land, being

Portion 39 (a portion of Portion 7)

HEIDELBERG NO. 126

situate in the DISTRICT of Nelspruit

Surveyed in January, 1961

by me

PROVINCE OF TRANSVAAL

[Signature]
Land Surveyor.

This diagram is annexed to Deed of

No.

dated

in favour of

17083/53

Registrar of Deeds.

The original diagram is No. A 3552/44

annexed to Deed of Transfer

No. 3866/45

S.G. File No. 1537/9/4048/51

Survey Records No. 766 51

Compilation No. JT-4-B
JTNU-23

PORTION 61

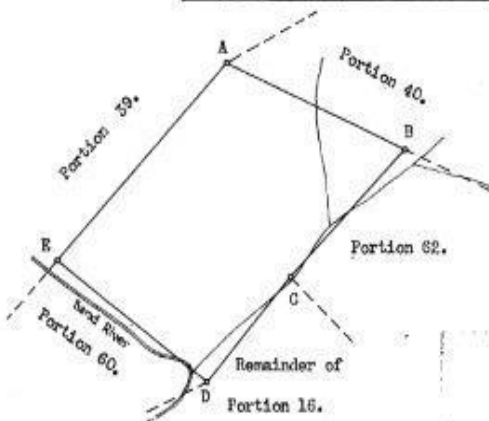
S.G. No. A. 660/55
Approved

Surveyor-General.

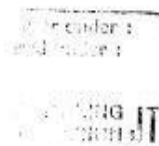
- Description of beacons -

- A ... $\frac{1}{2}$ " Iron peg in concrete.
B ... 2" Iron standard under cairn.
C ... Hole in rock.
D E ... 6" Iron standard.

SIDES Cape Feet.	ANGLES OF DIRECTION	CO-ORDINATES	
		y SYSTEM	x Lo 51°
AB	1480.0	Constants	
BC	1222.5	A + 14896.2	+ 8850000.0
CD	949.2	B + 13544.7	+ 51320.1
DE	1409.4	C + 14214.8	+ 51925.2
EA	1852.5	D + 14855.5	+ 52781.9
		E + 15089.8	+ 53482.2
			+ 52645.7



249



Scale 1 : 10,000.

The Figure A B C D E

32.0875

Morgen of land, being Portion 61 (a portion of Portion 16)

HEIDELBERG H.O. 128.

situate in the DISTRICT of Helgoland

Surveyed in January 1950, September 1952 and January 1955. by me

PROVINCE OF TRANSVAAL

L. G. van der Merwe
Land Surveyor.

This diagram is annexed to Deed of Transfer
No. 4200/1957 dated
in favour of

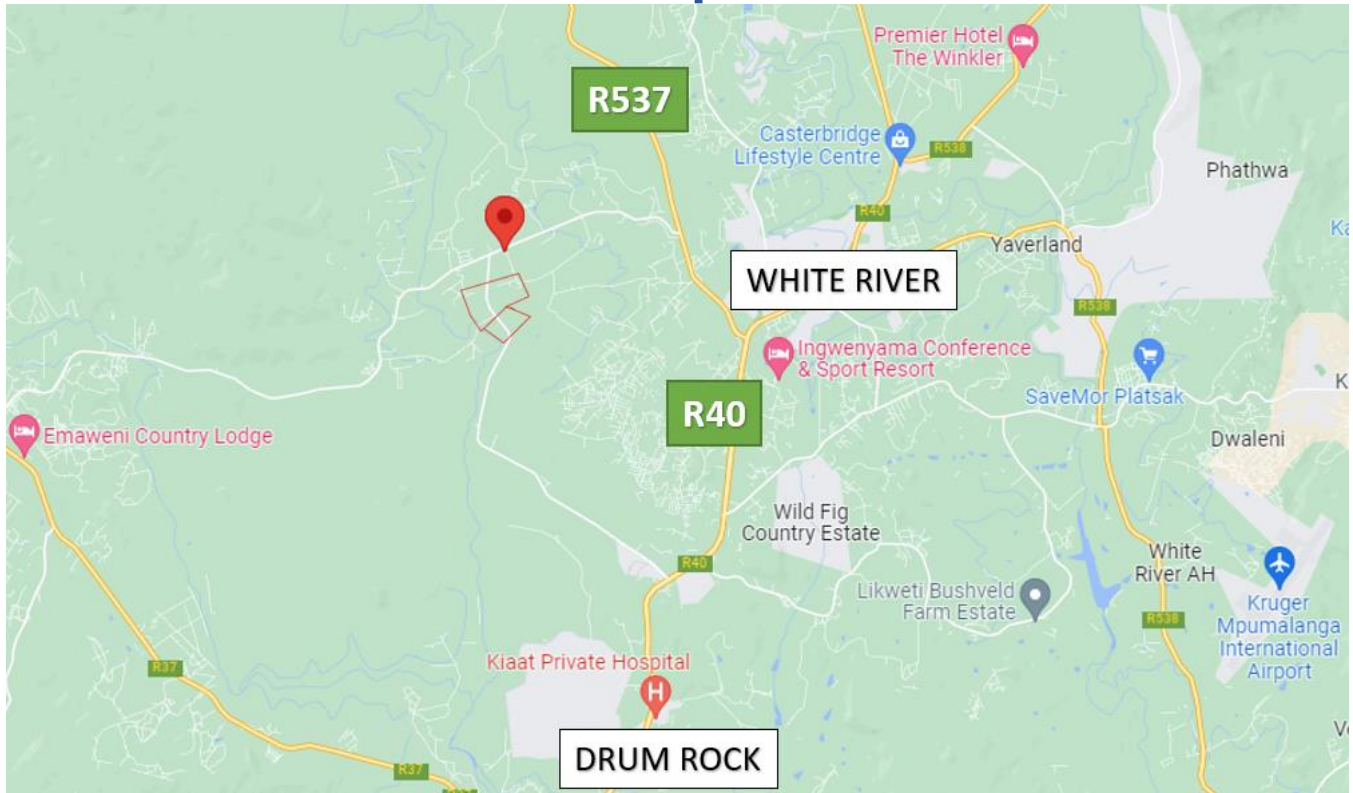
The original diagram is No. A 3758/40
annexed to Deed of Transfer
No. 38.18/1958

S.G. File No. 1559/11/20.44/50
Survey Records No. 265 55
Compilation No. 17-4-B
JTNV-24

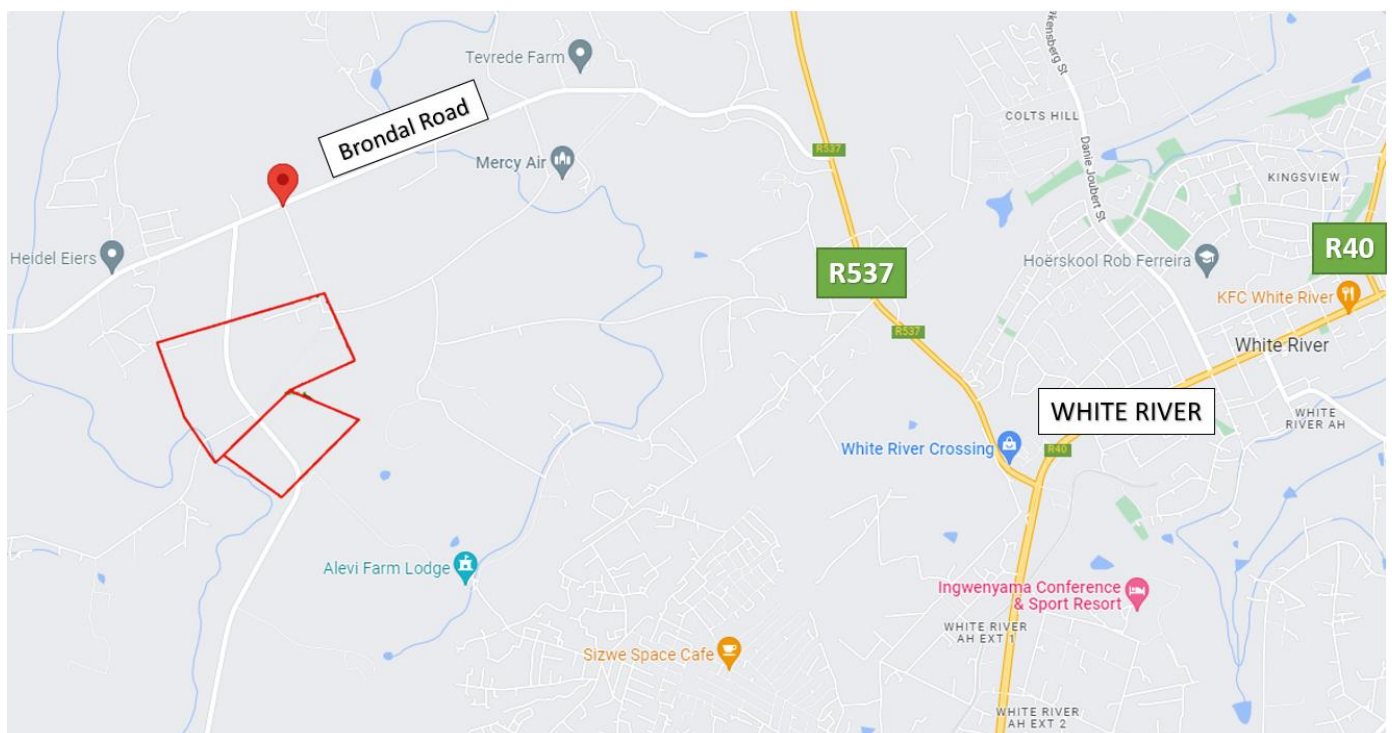
Registrar of Deeds.

Form 448/Transvaal. R. L. Fynn & Co., Johannesburg 1972.1.14
Printed and Published by authority of S.G. Transvaal

Map



GPS Co-Ordinates 25°19'18.6"S 30°57'11.8"E
-25.321844, 30.953279



RESIDENTIAL

1. Main Dwelling
2. 2 Rental Homes
3. Office
4. 2 Flatlets

MAIN DWELLING WITH LAPA

- 5 Bedrooms
- 3 Bathrooms
- Lounge
- Dining room
- Family room
- Study
- Laundry room
- Swimming pool
- 2 Lapa's (Situated near the swimming pool and one in the front lawn)
- 5 Garages
- 2 Carports

RENTAL HOME 1 (Director's House)

- 3 Bedrooms
- 2 Bathrooms
- 2.5 Garages
- Open plan Kitchen and living room
- Laundry room
- Swimming pool
- 1 Outside room

RENTAL HOME 2

- 3 Bedrooms
- 2 Bathrooms
- 1 Garage
- 1 Carport
- Lapa for entertainment

Rental Income: R8650.00 p/m
Lease Agreement: End March 2023

FLATLET 1

- 2 Bedroom
- 1 Bathroom
- Kitchen
- Lounge
- 1 Carport

Rental Income: R2500.00 p/m
No formal lease in place. Rent can be higher.

FLATLET 2

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Lounge
- 2 Carports

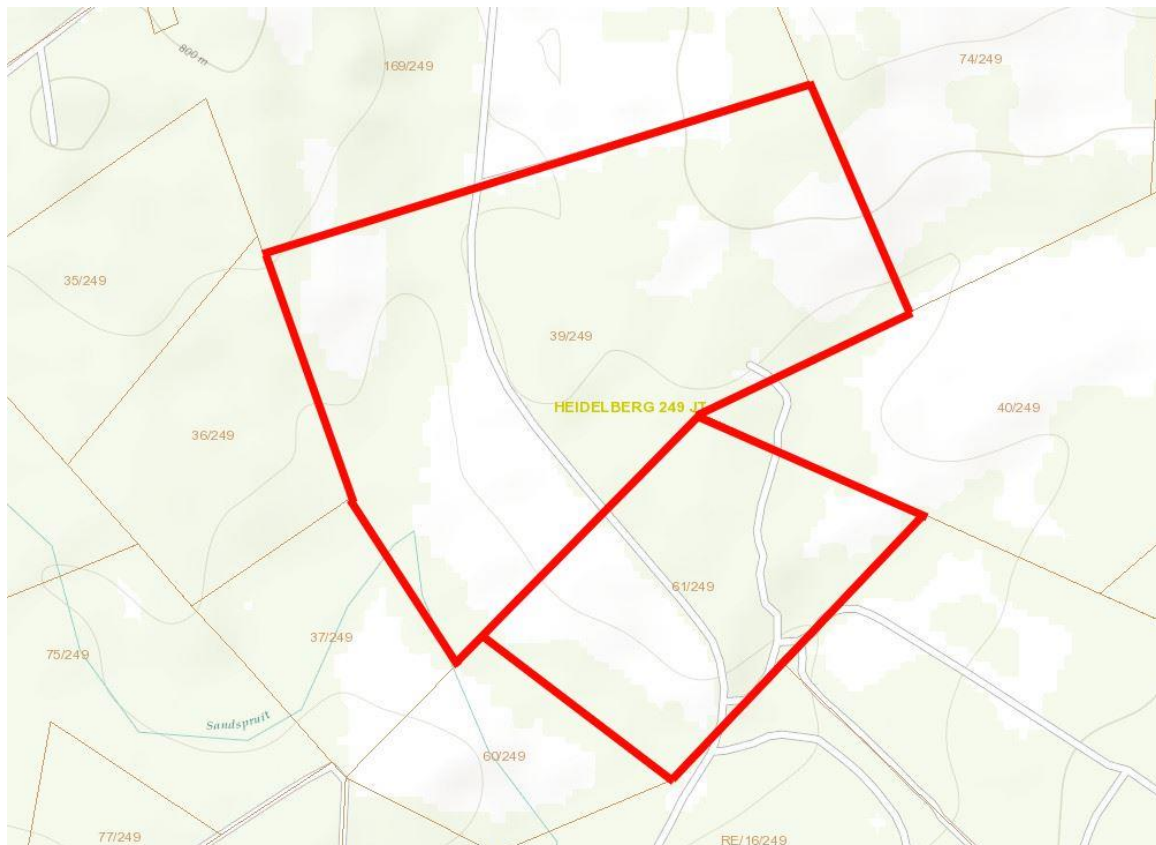
Mechanic stays rent free.
Works on farm over weekends as payment.

WORKER'S HOUSING

- ✓ 10 Houses (With shower and sink in each room)
- ✓ 18 Rooms
- ✓ 6 Toilets
- ✓ Running water
- ✓ Electricity



CSG



Terms & Conditions

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

10% 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 Day Confirmation Period.

Pieter Nel

084 8800 165

pieter@bideasy.co.za

Dehan Engelbrecht

073 154 1745

dehan@bideasy.co.za

Disclaimer

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