

INFORMATION PACK

FOR

12 Ha COMMERCIAL FARM LUXURY HOMESTEAD

MACS / PECAN / GOOSEBERRY & MORE

PORTION 14 OF FARM BEERS RUST 53, MPUMALANGA - JU



ON SITE AUCTION – Tuesday, 25 April @ 11h00

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www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 14 OF FARM BEERS RUST 53, MPUMALANGA - JU

Title Deed:	T10696/2019
Extent:	12.5559Ha
Known As:	PORTION 14 OF FARM BEERS RUST 53, MPUMALANGA
Local Authority:	MBOMBELA LOCAL MUNICIPALITY
Registration Division:	JU
Province:	MPUMALANGA
VAT Status:	The seller IS registered for VAT
Zoning:	AGRICULTURAL

PROPERTY INFORMATION

12.55Ha established farm with commercial potential including a **modern contemporary home and well-established farmstead**, located near White River, Sabie, and the Kruger National Park.

A great investment farming opportunity! The farm has 1831 Macadamia Trees (25 - 5 years), 104 Pecan Nut Trees, 888 Dragon Fruit, and ±4200 Gooseberries.

There is a modern, multi-level architecturally designed house with spectacular views over the farm. The property also has cottages, a production plant & multiple storerooms.

RESIDENTIAL

Main House

The beautiful and unique 767m² house has multi-levels - Upstairs there are 3 bedrooms and 3 bathrooms (all ensuite). The main bedroom has a walk-in wardrobe and a full bathroom with his and her sinks, a ball-and-claw bath & a double shower. There is a storeroom upstairs off the main bedroom.

The top floor has a spacious veranda and a **rooftop garden** with amazing views.

Downstairs is 1 bedroom and a separate bathroom (with a shower). There is an open-plan lounge, dining room, modern kitchen with a pantry and scullery, and office space. The veranda and entertainment have a built-in braai that is enclosed with folding doors overlooking the solar-heated pool.

Additional to this property is an outside laundry, an enclosed washing line area, a staff room with a kitchenette, and a bathroom. There is ample parking and one double garage, a single garage, and two storerooms beneath the pool. There is also a 50Kva diesel generator.

Cottage 1

Cottage 1 has 2 bedrooms and 2 bathrooms (1 ensuite). The kitchen has an eat-in island and a scullery with space for a washing machine and tumble dryer. The lounge leads to a large veranda and a plunge pool. There is a carport for 2 vehicles.

The potential income for this cottage is R9,000.00 per month.

Cottage 2

Cottage 2 has a separate sleeping area with an open-plan kitchen/dining /lounge. The kitchen has a gas stove and space for a washing machine.

The potential income for this cottage is R6,500.00 per month.

The cottages and staff quarters have their own tank and reservoir for gardens taps.

Outbuildings

There are plenty of outbuildings that consist of the following:

- Day staff quarters with male and female ablutions.
- Live-in staff quarters with male and female ablutions.
- Large storeroom with electricity.
- Small storeroom.
- Garden/tool shed.
- Chemical store.
- Wooden shed with lights and plugs, and
- Processing Plant.

The processing plant consists of the following: A shed for Macadamia Nuts, receiving hopper, 2 lane de-husker, a sizer, a quality sorting table, 4 x 5-ton drying bin, a fruit and vegetable sorting and packing area, a cold room for the Gooseberries and, a Dragon fruit and Chillie storage area.

The farm has ample water and has 5 water tank (3 x 10000l & 2 x 5000l) and a reservoir (14000l).

SECURITY – The farm has excellent security with a gooseneck entrance, an electric fence with alarms, and 8 infrared cameras managed by Naspoti security combined with a Hi-tech reaction unit.

FARMING

The farm consists of 1831 Macadamia Nut Trees (between 25 - 5 years old) and 127 young Macadamia Nut Trees (1-year-old: planted in February 2022), 104 Pecan Nut Trees, 888 Dragon Fruit, and ±4200 Gooseberries.

The bottom section of the farm is not yet fenced or farmed.

IMPLEMENTS AND MACHINERY

The following implements and machinery will be included in the sale of the farm:

- John Deer Tractor (61Kw)
- Fordson Dexta Tractor
- 1500L Mist Sprayer
- 300L Spray Tank
- 2 x Grass Slashers
- 1 x Disc Harrow
- 2200L Water Tank
- Chain Saw
- General Purpose Trailer
- Chipper
- 2200L Diesel Tank

IMPROVEMENTS

Main House

- 4 Bedrooms (3 Ensuite)
- 4 Bathrooms
- Walk-in Wardrobe (Main Bedroom)
- Kitchen
- Pantry
- Scullery
- Open plan Lounge
- Dining Room
- Office
- Storeroom
- Rooftop Garden
- Veranda (Upstairs)
- 3 Garages
- Swimming Pool (Solar Heating & Heat Pump)
- 2 x Outside Storerooms (Under Pool)
- Entertainment Area (Pub with Built-in Braai)
- Outside Laundry
- Enclosed Washing Line
- Staff Room (With Kitchenette & Bathroom)

Cottage 1

- 2 Bedrooms
- 2 Bathrooms (1 Ensuite)
- Kitchen
- Scullery
- Lounge
- Veranda
- Plunge Pool
- Carport (2 Vehicles)

Cottage 2

- Separate Sleeping Area
- 1 Bathroom
- Kitchen (Gas Stove)
- Open-plan kitchen/dining /lounge

Staff Quarters

- Staff quarters with ablution facilities.

Other Features

- 5 water tank (3 x 10000l & 2 x 5000l) and a reservoir (14000l)
- Diesel Generator (50Kva)
- Excellent Security (Electric fence with alarms, and 8 infrared cameras)

Agricultural

- 1831 Macadamia Nut Trees (25 - 5 years)
- 127 Macadamia Nut Trees (1 year old)
- 104 Pecan Nut Trees
- 888 Dragon fruit
- ±4200 Gooseberries

Photos – Agriculture

Dragon Fruit





Macadamia Nut Trees



Pecan Nut Trees



Gooseberries



Aerial View



Photos – Outbuildings

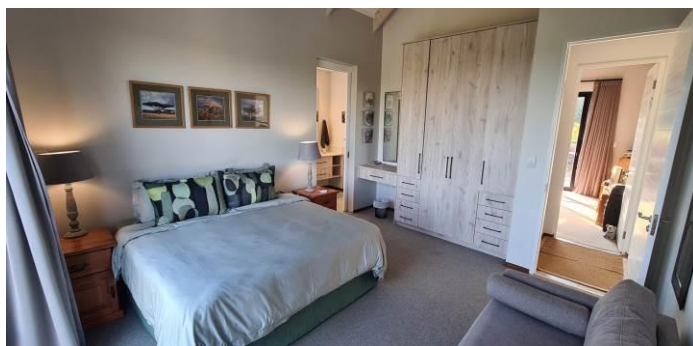


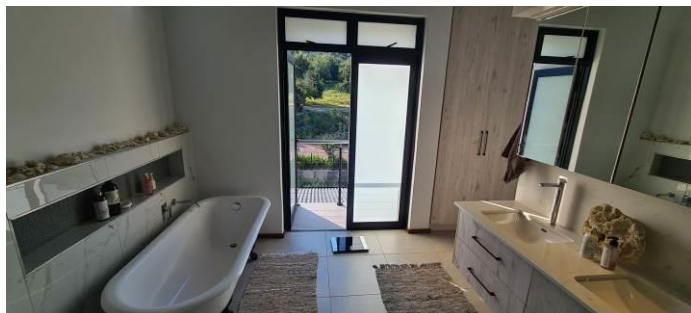


Photos – Exterior (House)

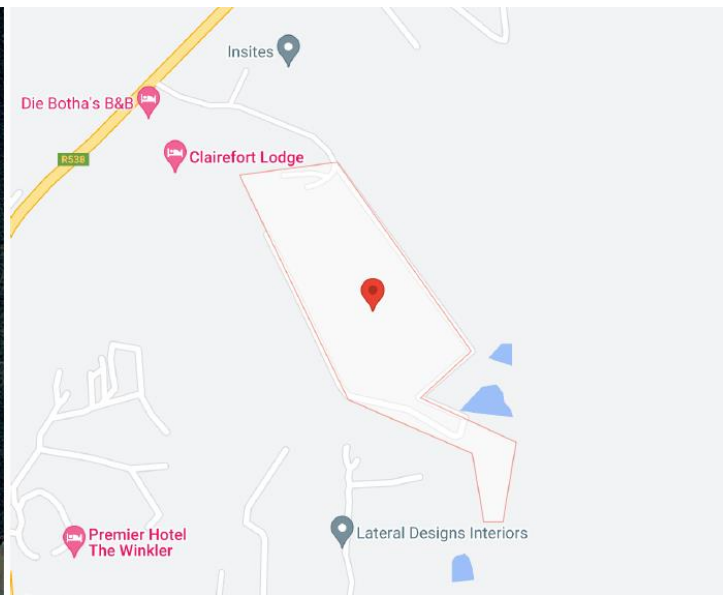
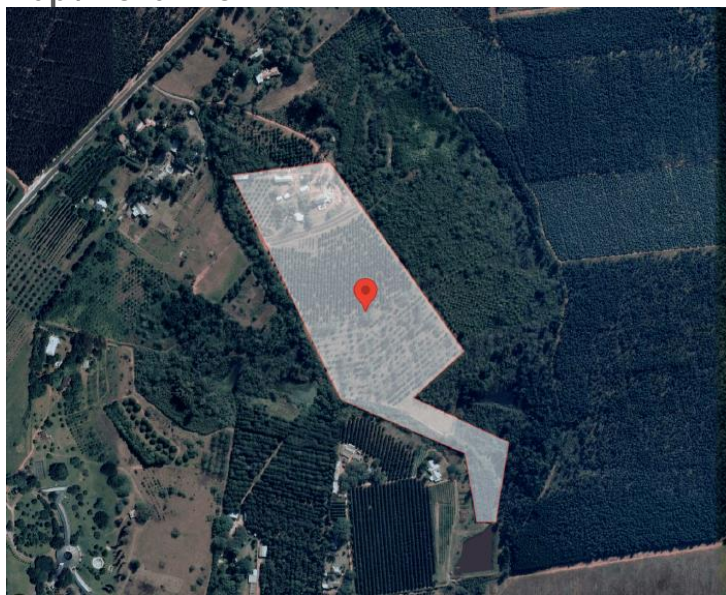


Photos – Interior (House)





Map / Aerial View



GPS Co-Ordinates 25°17'07.6"S 31°03'39.2"E
-25.285451, 31.060875

CSG Diagrams





Terms & Conditions

Registration opens one hour prior to the commencement of the Auction.
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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