

INFORMATION PACK

FOR

472Ha CATTLE FARM

+ AVOS / MACS / LEMONS / GUAVAS

REGENERATIVE FARMING PRACTICES

BRONDAL ROAD (R37), WHITE RIVER
PTN 58 OF FARM BOSCHJESKOP 250, MPUMALANGA - JT

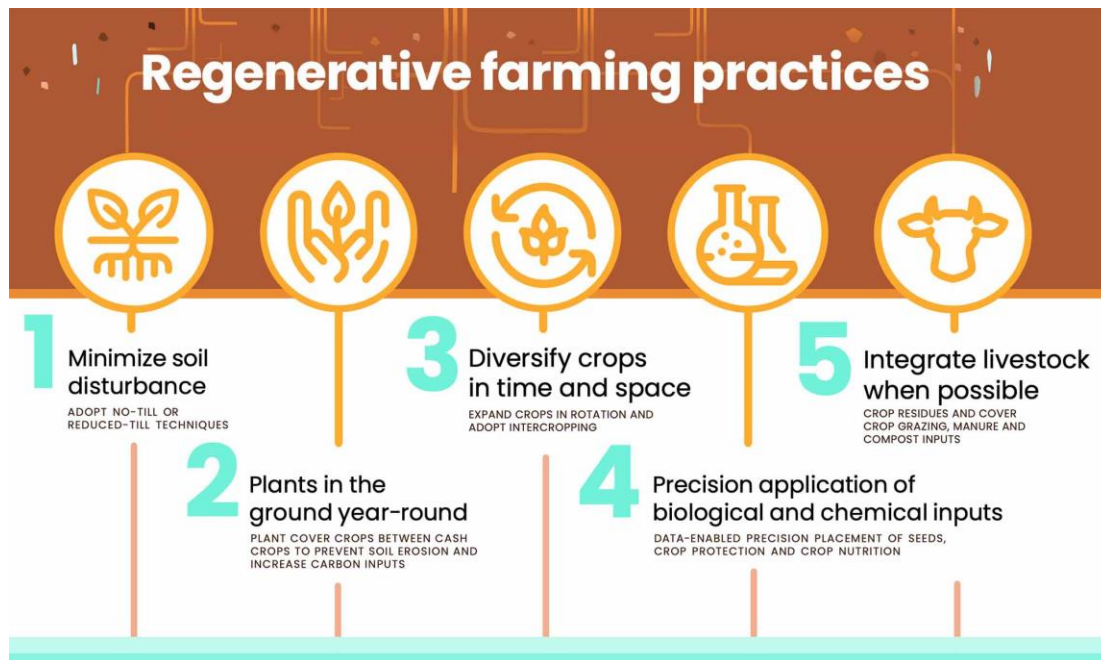


ON SITE AUCTION – Wednesday, 31 May 2023 @ 11h00

Pieter Nel 084 8800 165 | pieter@bideasy.co.za

www.bideasy.co.za

REGENERATIVE FARMING



Regenerative farming is an outcome-based food production system that nurtures and restores soil health, protects the climate, water resources and biodiversity, and enhances farms' productivity and profitability.

RA is about farm management that works with nature rather than against nature. Rebuilding the soil, stimulating the microbiology and fixing the water cycle.

<https://www.syngentagroup.com/en/regenerative-agriculture#bookmark1>

<https://chap-solutions.co.uk/blogs/soil-microbiome-important-sustainable-agriculture/>

MOB GRAZING

Mob grazing is short duration, high density grazing with a longer than usual grass recovery period. Temporary fencing is used to enable higher density of grazing. Those who typically use temporary or mobile fencing create small paddocks and watering points that are developed and strategically placed permanently, or would move water sources along with livestock.

This creates huge savings on food, fuel, veterinarian costs and labour with increased yields. There is also an improvement to the quality of the soil and recovery of the fields. The livestock thrive in a more natural environment and are more resilient.

<https://www.maiagrazing.com/mob-grazing/>

PROPERTY INFORMATION

Title Deed Information

PTN 58 OF FARM BOSCHJESKOP 250, WHITE RIVER, MPUMALANGA – JT

Known As:	PTN 58 OF FARM BOSCHJESKOP 250, WHITE
Title Deed:	RIVER, MP
Extent:	T14738/2016 472.8303Ha
Local Authority:	THABA CHWEU LOCAL MUNICIPALITY
Registration Division:	JT
Province:	MPUMALANGA
VAT Status:	The seller IS registered for VAT
Zoning:	AGRICULTURE

PROPERTY INFORMATION

472Ha large farm consolidated to form Portion 58 of the Farm Boschjeskop 250-JT. What was once a forestry farm, only 200Ha of forestry plantations remain on the farm and can be harvested.

450 Head of cattle are on the farm and are thriving through **MOB GRAZING** integrated within **REGENERATION FARMING**. The yields have been excellent over the past 2 years and are improving.

Large areas have been cleared for arable fields and now include various orchards of Macadamia, Avocados, Guavas, and Lemons. There is also 48Ha that has been cleared and prepared for planting, with the main water line in place.

The principles for **REGENERATION FARMING** have been integrated for sustainable farming on this farm. This farm has applied these principal for the past 2 years, including livestock integration, and the yields are increasing across the board.

The farm is located in a high rainfall area with rainfall of 850mm received, with most of the rain falling during the summer months. Micro irrigation infrastructure is provided to the Macadamias, Avocados and the Lemons. The water is pumped from a catchment dam to a reservoir positioned on a high lying area for irrigation.

This farm is considered an economically viable agricultural concern considering its varied crops and cattle grazing.

Location

The farm is situated in the eastern part of Mpumalanga in the Sand River Valley, within 6km from White River. This is an active commercial farming area that is known for seasonable crops and various fruit orchards. Forestry is also prominent in the higher lying areas.

Soil

This farm has embraced the importance of soil health to nurture, restore and maintain healthy soil. Mob Grazing in line with Regenerative farming principles have been implemented to improve soil promoting conservation, soil health, soil status with little to no erosion. This includes a good fertilization program.

Improvements

Improvements on the farm include a Managers House and a Shed which are in average condition. There is electric fencing around the farm and there are 3 dams on the farm.

Cattle and Grazing

450 head of cattle are grazing on the farm in a mob grazing system to promote soil health within the regenerative farming system.

The management of the cattle and the mob grazing system has resulted in a high yield with livestock thriving in this environment.

The cattle are rotated to temporary paddocks for short periods of time for high density grazing. The temporary paddocks are structured with electric wires that are powered through solar power. This is efficient and easy to move.

Water

Micro irrigation infrastructure is provided to the Macadamias, Avocados and the Lemons. The water is pumped from a catchment dam to a reservoir positioned on a high lying area for irrigation. The raw materials to build a 2nd catchment reservoir are on site.

There are 2 small and 1 large earth dam on the farm. An application for 150 0000.00m³ has been submitted to the Department of Water and Sanitation (see notice below).

3 Boreholes for domestic purposes are equipped.

150 000m³ Water Rights awaiting finalization with IUCMA.

Water Rights Certificate for Portion 58 of the farm Boschjeskop 250, Reg. Div. JT,
Mpumalanga Province



39 Murray Street
Nelspruit
Tel: 013 752 6857

26 June 2017

Nedbank
Nelspruit

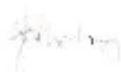
**WATER USE LICENCE ON THE PROPERTIES HEIDELBERG AND BOSCHJESKOP, MBOMBELA LOCAL
MUNICIPALITY**

Dear Sir/Madam,

On behalf of Mr Simon Bezuidenhout of Simon & Amande Beleggings CC, IWR Water Resources have submitted a water use licence to the Inkomati-Usuthu Catchment Management Agency (IUCMA) for the properties Heidelberg 249 JT portion 24 and of Boschjeskop 250-JT portion 14. The licence is for an abstraction of 150 000 m³/annum of water for irrigation purposes and the construction of two small dams. This water use licence was originally submitted in December 2015 and has now been resubmitted with additional information. All documents required for the IUCMA to make a decision on this matter have now been submitted.

Based on discussions held with the IUCMA there does not appear to be any further obstacle in the way of issuing this water use licence and we trust that these licences will be issued in due course.

Yours sincerely



SILL Maflory
Director

Crops / Orchards

MACADAMIA	74.5Ha	3 to 6 Years	Block 1	2016	Beaumont	21Ha
			Block 2	2017	Beaumont	20Ha
			Block 3	2019	Beaumont & 816	12Ha
			Block 4	2019	Beaumont & A4	19Ha
			Block 5	2022	Beaumont	2.5Ha
GUAVAS	15Ha	3 to 7 Years	Block 1	2016	13Ha	
			Block 2	2015	13Ha	
			Block 3	2019	8Ha	
CITRUS	4.8Ha	5 Years	Block 1	2017	4.8Ha	
AVOCADO	15Ha	3 Years	Block	2019	15Ha	

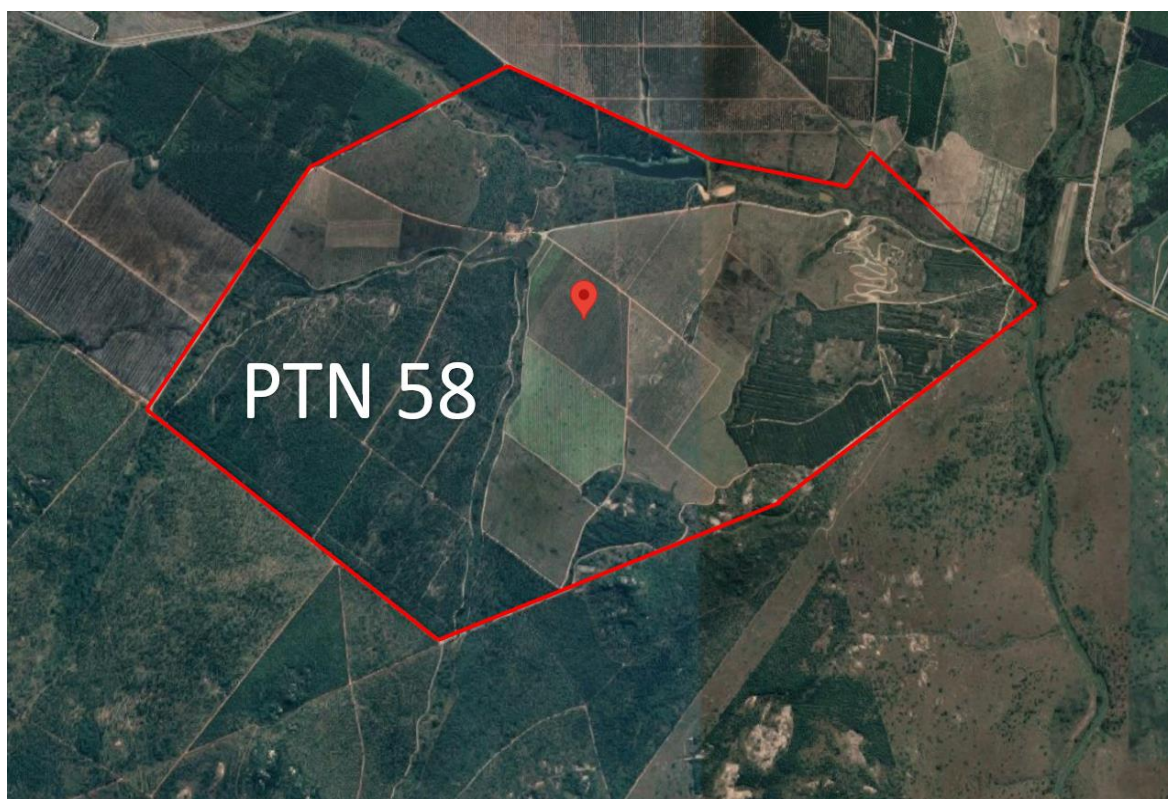
PREPARED LAND

±48Ha land that has been cleared and prepared to establish crops with a main irrigation line in place.

FORESTRY PLANTATION

±200Ha Old forestry plantation which can be harvested with an immediate significant financial gain and cleared.

Aerial View



Photos

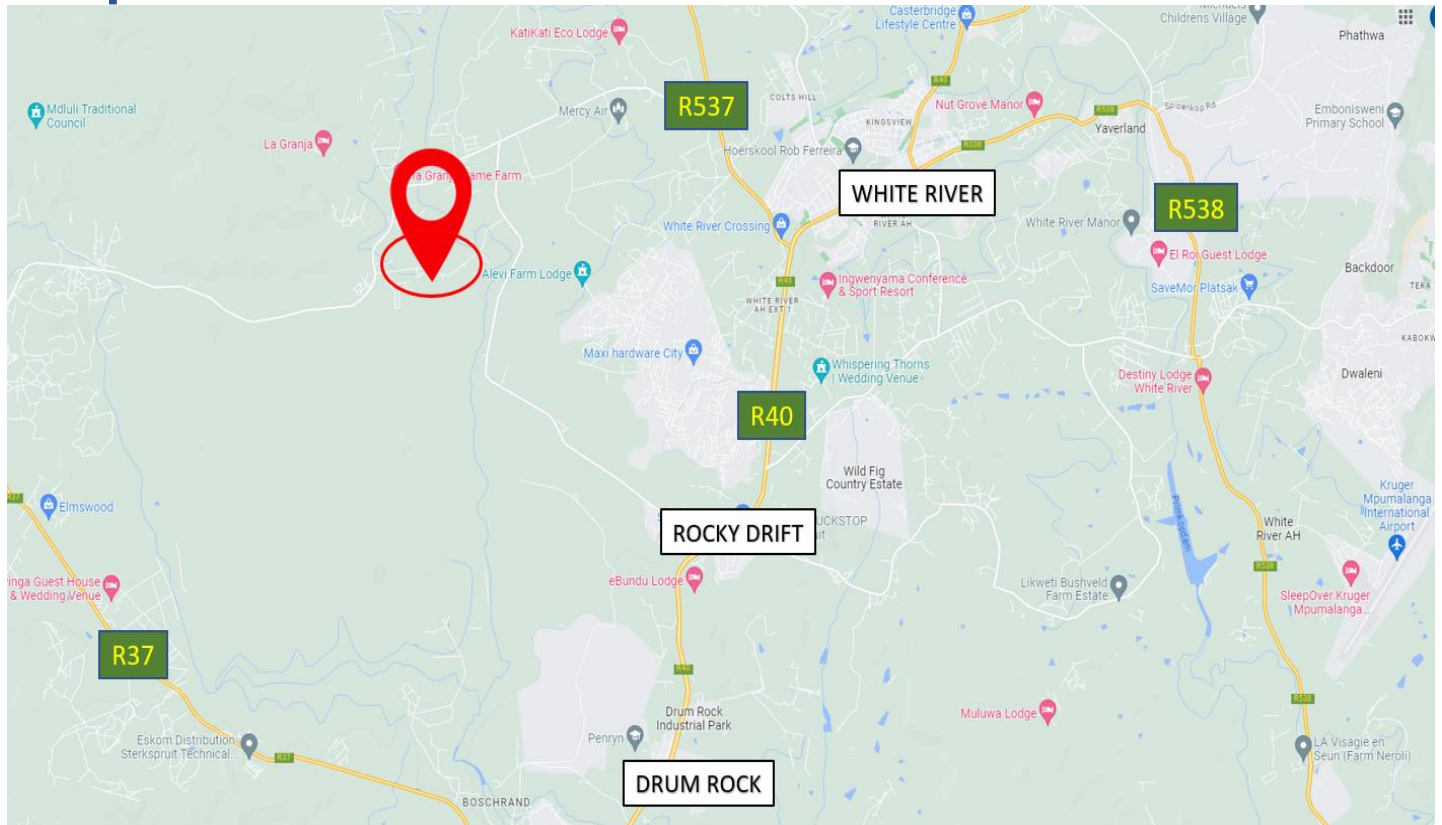






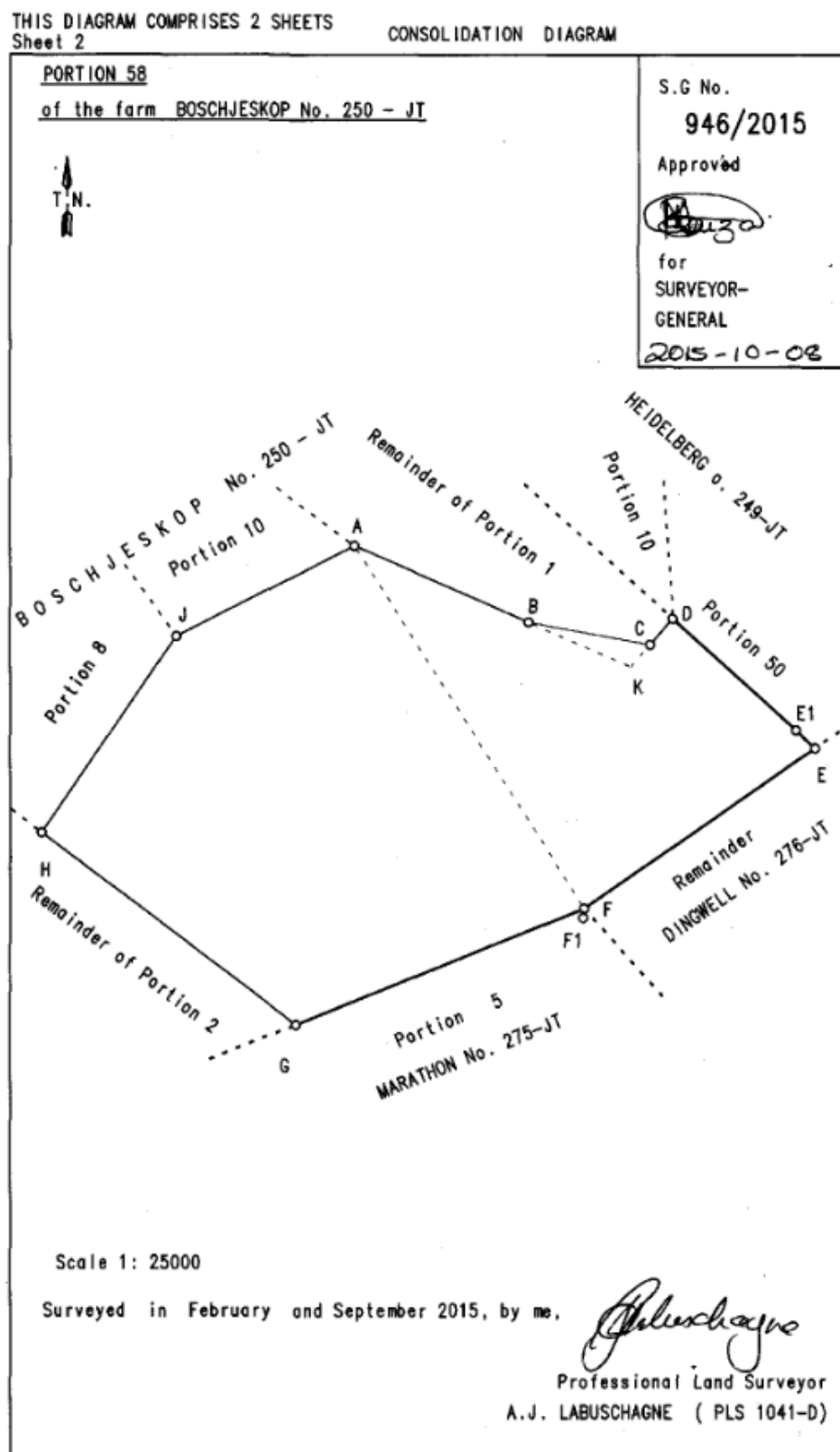


Map



GPS Co-Ordinates 25°20'53.7"S 30°54'32.3"E
-25.348261, 30.908981

SG Diagram



ADRIAAN LABUSCHAGNE LAND SURVEYORS Cel. 083 458 5724

Terms & Conditions

Registration (and viewing) 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 Day Confirmation Period.

Pieter Nel
084 8800 165
pieter@bideasy.co.za

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