

# INFORMATION PACK

FOR

## 53Ha FULL PRODUCTION MAC FARM WITH AMPLE WATER

### *35Ha WATER RIGHTS*

BRONDAL ROAD (R37), WHITE RIVER  
PTN 39 & 40 FARM BOSCHJESKOP 250, MPUMALANGA - JT



**ON SITE AUCTION – Thursday, 25 May 2023 @ 11h00**  
Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## TABLE OF CONTENTS

PROPERTY INFORMATION .....	3
Title Deed Information .....	3
AERIAL.....	3
ORCHID LAYOUT .....	4
Property Description .....	5
SUMMARY OF ORCHARDS .....	6
DAM & PUMP HOUSE .....	9
STORAGE SHED .....	10
WATER RIGHTS CERTIFICATES.....	11
SG DIAGRAMS .....	13
Map.....	15
RESIDENTIAL .....	16
Terms & Conditions .....	19

## PROPERTY INFORMATION

### Title Deed Information

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**PTN 39 OF FARM BOSCHJESKOP 250, WHITE RIVER, MPUMALANGA – JT**

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Known As: PTN 39 OF FARM BOSCHJESKOP, WHITE RIVER, MP  
Title Deed: T12604/2021  
Extent: 23.1693Ha

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**PTN 40 OF FARM BOSCHJESKOP 250, WHITE RIVER, MPUMALANGA – JT**

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Known As: PTN 37 OF FARM BOSCHJESKOP, WHITE RIVER, MP  
Title Deed: T12604/2021  
Extent: 30.3280Ha

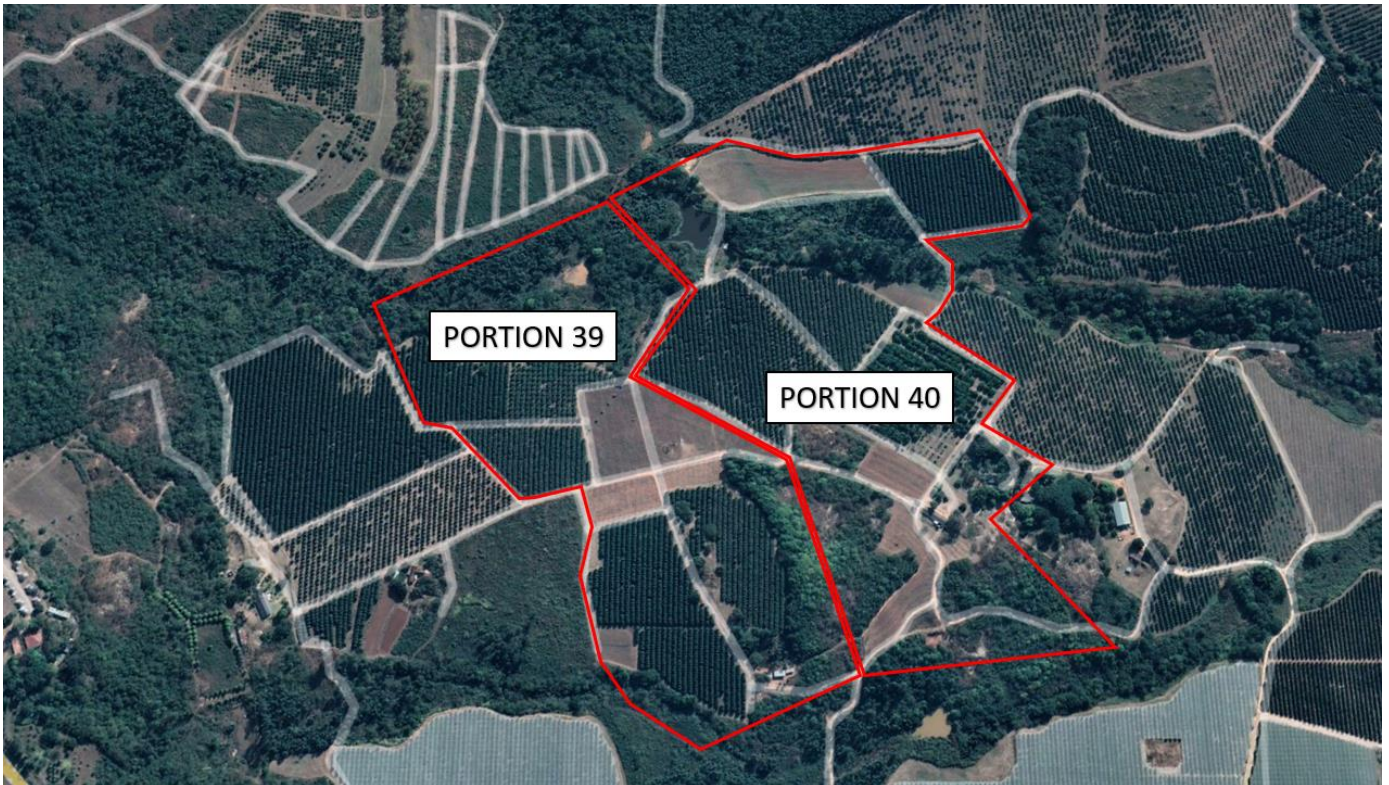
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**TOTAL EXTENT: 53.4973Ha**

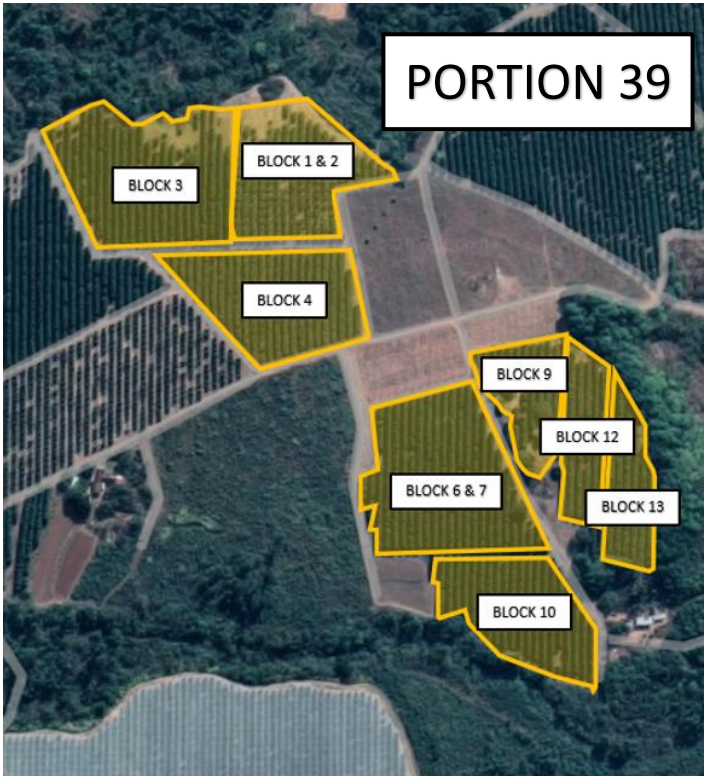
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Local Authority: THABA CHWEU LOCAL MUNICIPALITY  
Registration Division: JT  
Province: MPUMALANGA  
VAT Status: The seller IS Registered for VAT  
Zoning: AGRICULTURAL

## AERIAL

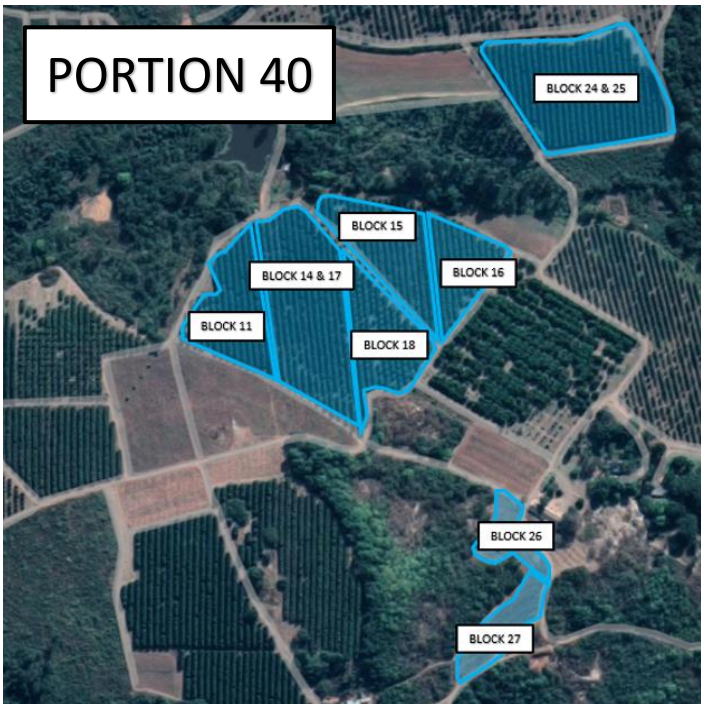


## ORCHID LAYOUT



# MACADAMIA

<b>BLOCK 1 &amp; 2</b>	- Beaumont 695
<b>BLOCK 3</b>	- 816
<b>BLOCK 4</b>	- 788
<b>BLOCK 6 &amp; 7</b>	- Beaumont 695
<b>BLOCK 9</b>	- Beaumont 695
<b>BLOCK 10</b>	- Beaumont 695
<b>BLOCK 12</b>	- 788
<b>BLOCK 13</b>	- 816



# MACADAMIA

<b>BLOCK 11</b>	- 814
<b>BLOCK 14 &amp; 17</b>	- 788
<b>BLOCK 15</b>	- 788
<b>BLOCK 18</b>	- 816
<b>BLOCK 16</b>	- 816
<b>BLOCK 24 &amp; 25</b>	- Beaumont 695
<b>BLOCK 26</b>	- A4
<b>BLOCK 27</b>	- A4

## Property Description

53.4973 Ha established Macadamia Farm located 26 km from White River Central and is in close proximity to the amenities of Nelspruit. The main entrance to the farm is easily accessible from the Brondal Road (R37) and is located in a fertile area that has good potential for high value crops.

Nelspruit is situated in Mpumalanga province which is one of South Africa's most productive and important agricultural regions and plays a key role in the export profile of South Africa, primarily in fruit and nuts. The main farming activity in the area is Citrus, Avocados, Macadamias and Timber Forests.

The climate is well suited to the production of Macadamias, Avocados and other sub-tropical fruit with an average rainfall per annum between 800mm – 1100mm.

**Currently there are ±5 601 macadamia trees, between 17 and 18 years old.**

### **Water Rights (35 Ha) from the Nels River.**

Water is obtained from the Nels River (a reliable source).

#### Portion 39 of farm Boschjeskop 250:

20 Ha Water Rights from the Nels River and one dam (1,200m<sup>3</sup>) that has been registered. (Water is obtained from the Nels River and is stored in 1 storage dam with natural inflow).

#### Portion 40 of farm Boschjeskop 250:

15 Ha obtained from the Nels River.

Uses water obtained from a fountain for domestic purposes.

The farm has a borehole (1000L per hour) and a fountain used for domestic purposes.

### **Irrigation:**

All trees are under micro irrigation.

Micro-irrigation conserves water as it delivers water directly to the soil surface close to the plant roots, avoiding wastage of water through evaporation or flooding, reducing the growth of unwanted plants (weeds), soil erosion, and cost of cultivation.

### **Arable Land:**

7,84 Hectare of arable land with mainline irrigation installed.

### **Security:**

Portion 39 of farm Boschjeskop 250 has no fencing. Portion 40 of farm Boschjeskop 250 has electric fencing - The dwelling, office, and cottage are enclosed with a 1.8m high electric fence.

### **Staff:**

There are no current staff on the farm.

## SUMMARY OF ORCHARDS

Macadamias 16,56 Ha



### MACADAMIAS – POTION 39

ORCHARD (BLOCK)	PLANTING DATE	VARIETY	SPACING	TOTAL TREES	HECTARES	TREES P/HA	IRRIGATION
24 & 25	2006	695	6 x 4	587	1,92	302	MICROS
15	2008	788	6 x 4	295	0,96	307	MICRO
16	2007	816	6 x 4	195	0,64	304	MICRO
14 & 17	2008	788	6 x 4	835	1,83	456	MICRO
18	2007	816	6 x 4	213	0,94	226	MICRO
11	2010	814	6 x 4	501	0,87	575	MICRO
27	2022	A4	6 x 4	50	0,4	125	MICRO
26	2022	A4	6 x 4	50	0,33	151	MICRO
<b>2726</b>					<b>7,89Ha</b>		

### MACADAMIAS – POTION 40

ORCHARD (BLOCK)	PLANTING DATE	VARIETY	SPACING	TOTAL TREES	HECTARES	TREES P/HA	IRRIGATION
9	2006	695	6 x 4	108	0,48	225	MICRO
12	2008	788	6 x 4	250	0,6	416	MICRO
13	2008	816	6 x 4	248	0,53	247	MICRO
6 & 7	2006	695	6 x 4	656	1,76	372	MICRO
10	2006	695	6 x 4	431	1,14	378	MICRO
1 & 2	2006	695	6 x 4	456	1,69	269	MICRO
3	2007	816	6 x 4	262	1,21	216	MICRO
4	2008	788	6 x 4	464	1,26	368	MICRO
<b>2875</b>					<b>8,67Ha</b>		

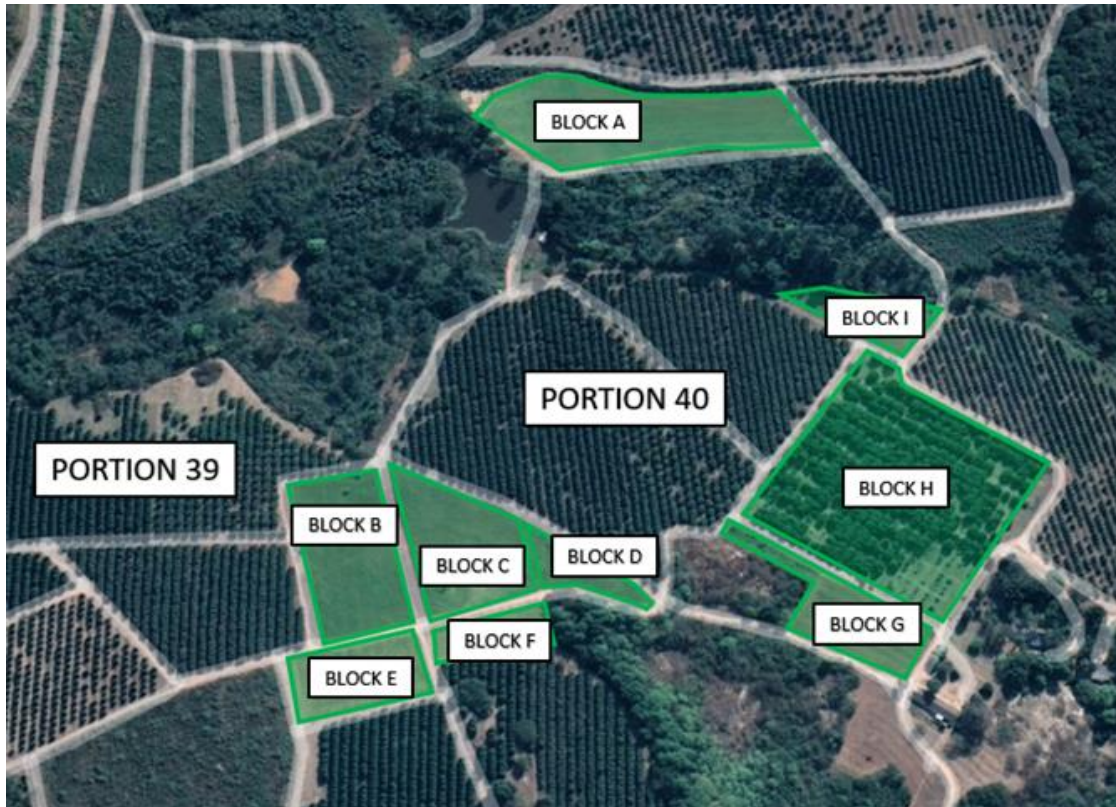




ARABLE LAND	HECTARE	IRRIGATION
BLOCK A	1,4	MAIN LINE INSTALLED
BLOCK B	0,92	MAIN LINE INSTALLED
BLOCK C	0,89	MAIN LINE INSTALLED
BLOCK D	0,26	MAIN LINE INSTALLED
BLOCK E	0,41	MAIN LINE INSTALLED
BLOCK F	0,24	MAIN LINE INSTALLED
BLOCK G	0,59	MAIN LINE INSTALLED
BLOCK H	2,8	MAIN LINE INSTALLED
BLOCK I	0,33	MAIN LINE INSTALLED
	<b>7,84Ha</b>	







## DAM & PUMP HOUSE

There is 1 storage dam with natural inflow from the Nels River.

- ✓ Registered Dam.
- ✓ Could be used for irrigation (1 200m<sup>3</sup>)
- ✓ The dam is permanently full, it is filled by a continuing stream.
- ✓ The pump room for irrigation for portion 39 & 40 is situated on portion 40 that sends the water to the orchards.

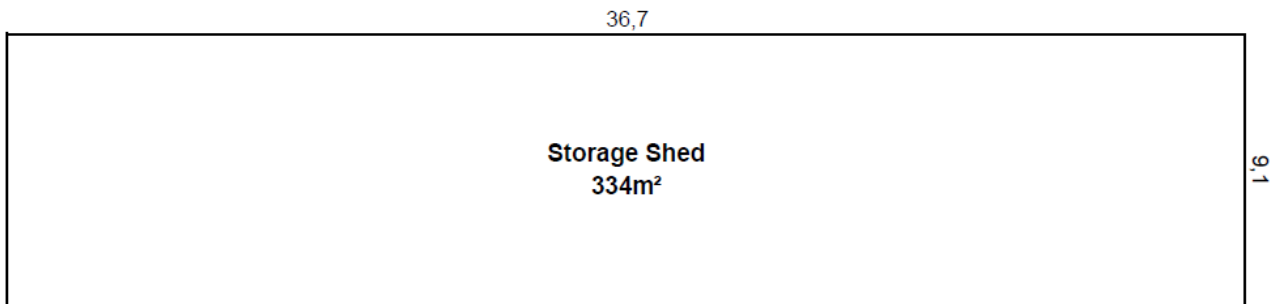




## STORAGE SHED

Size: 334m<sup>2</sup>  
(Structure without sides or a roof)

**Storage Shed**



There are also 2 smaller buildings which can be used for storage.

# WATER RIGHTS CERTIFICATES

## PORTION 39

Title No. of Plot: **12104-01-01** | Plot Area: **12104** | Township: **12104**  
 Suburb: **12104** | **INKOMATI-UBUTHU**  
 Registration: **12104/01/01** | **12104/01/01**

**By Registered Mail**  
**LANDANO HIGHLANDS INVESTMENTS**  
**PRIVATE BAG 49070**  
**WHITE RIVER**  
**1240**  
 Gb/Macton  
**FORMER INKOMATI WATER MANAGEMENT AREA, WITHIN THE INKOMATI-UBUTHU WATER MANAGEMENT AREA**  
**NOTICE IN TERMS OF SECTION 35(1) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998) TO APPLY FOR VERIFICATION OF THE LAWFULNESS AND EXTENT OF EXISTING TAKING AND STORING OF WATER**  
 The particulars of the property and the registration number of the water use registered in respect of the property set out below are as follows:

PROPERTY DESCRIPTION	Farm Name	Farm Number	Registration Division	Portion Number	Property extent (ha)
	BOSCHUISKOP	258	JT	39	24,5105
PROPERTY OWNER	Name of Owner		Address reg no	Title Deed Number	
REGISTERED WATER-USER	Name of Water User		Address reg no	Departmental Register Number	

The Inkomati-Ubuthu Catchment Management Agency (IUCMA), acting on behalf of the responsible authority in terms of delegations to the Minister of Water & Sanitation in terms of Section 53 of the National Water Act 36 of 1998 (the Act), is undertaking the verification of water use in the Inkomati Water Management Area in terms of Section 35 of the Act.  
 The basis for the information contained in this notice has amongst others been obtained from your registered water use, land survey, satellite images and applicable government notices.

and scheduling if within a Government Water Control Area (GWCA) or permits and other authorizations, if outside a GWCA. The recommendation with respect to the water use on the above-mentioned property is detailed in Tables 2 and 3.

**Note:** Any water use on this property that has already been declared LAWFUL, through the issue of a Water Use License, a General Authorisation, a Section 33 declaration or a Schedule 1 declaration, has been omitted from this determination. Similarly, any water use and/or entitlement obtained via an Irrigation Board, Water User Association or bulk water supplier (eg. Munisipaliteit) are omitted from this determination.

**Table 2: Water use entitlements and water uses - abstraction and storage**

Description & Reference	Irrigation				Storage		
	Farm Area (ha)	Crop Area (ha)	Volume (m <sup>3</sup> /year)	Source	Open Ponds	Flow (m <sup>3</sup> /year)	Area (hectares)
lawful water use in terms of the Water Act, 1998 (Act 36 of 1998)	-	0,2	0	-	-	1,200	-
Water use during the growing period	0,2	0,2	0	-	-	1,200	-
Registered water use <sup>1</sup>	-	20,0	100,00	GW	0	1,200	-
Possible existing lawful water use	-	-	0	-	-	1,200	-
Possible lawful water use	-	-	-	-	-	-	-

**Other details of water**  
 Section 33 licence  
 Registered water use in (m<sup>3</sup>/year)  
 Possible existing lawful water use in (m<sup>3</sup>/year)

**Table 3: Water use entitlements and water uses - stream flow reduction activity (SFRAs)**

Description & Reference	Priority Entitlement (ha)	Stream Flow Reduction (m <sup>3</sup> /year)
Lawful water use in terms of the Water Act, 1998 (Act 36 of 1998) <sup>1</sup>	0,0	
SFRAs - Qualifying Ponds <sup>2</sup>	0,0	
Registered SFRAs <sup>3</sup>		
Possible existing Lawful SFRAs	0,0	

In view of the above-mentioned, the IUCMA, on behalf of the responsible authority, has and in terms of Section 35(1) of the Act, requests of you to apply for the verification of your water use in order to confirm the lawfulness and extent thereof.

To assist you with this application, an application form is attached hereto to be completed by you. You are not limited to only providing the information requested in the form and you may further elaborate your application as you wish or as you may be advised to do. The application must be submitted to the IUCMA before or on **20/07/2015** at the above-mentioned address. The application may be mailed, filed or delivered by hand. If the time given to meet this request is insufficient, a written application for an extension of time is needed.

**Please note that should the application not reach the IUCMA (acting on behalf of the responsible authority) on or before the due date, you may lose your entitlement to exercise it with your water use.**

**Please pay particular attention to Section 35(3)(a) of the Act, which states the following:**  
 "No person who has been required to apply for verification under subsection (1) or in respect of an existing lawful water use may exercise that water use -  
 (a) after the closing date specified in the notice, if that person has not applied for verification;"

Due to the implications of Section 36(5)(a) of the aforesaid Act, should an application not be submitted in time, it is in your own interest to give urgent attention to this notice. Upon receipt of your application, the IUCMA (acting on behalf of the responsible authority), may require further investigations in terms of Section 35(2) of the Act. You will be informed of this, if required. You then may make further representations before the IUCMA (acting on behalf of the responsible authority) finally decides on your application in terms of Section 35(4) of the Act. A final determination is appealable to the Water Tribunal in terms of Section 146(1)(a) of the Act.

Yours faithfully  
  
**DR THOMAS GYEDU-MBABI**  
**CHIEF EXECUTIVE OFFICER**  
 DATE: **21/7/2015**  
**APPLICATION FORM ATTACHED**

**PORTION 40**

1104012, 07 floor  
1104012, 07 floor  
1104012, 07 floor  
1104012, 07 floor

White Ridge 204  
1104012, 07 floor  
1104012, 07 floor

1104012, 07 floor  
1104012, 07 floor  
1104012, 07 floor

**INKOMATI-USUTHU**

Registration: 1104012, 07 floor  
1104012, 07 floor  
1104012, 07 floor

**By Registered Mail**  
LANDANO HIGHLANDS INVESTMENTS  
PRIVATE BAG 10910  
WHITE RIVER  
1240

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

**NOTICE IN TERMS OF SECTION 35(1) OF THE NATIONAL WATER ACT, 1956 (ACT 36 OF 1956) TO APPLY FOR VERIFICATION OF THE LAWFULNESS AND EXTENT OF EXISTING TAKING AND STORING OF WATER**

The particulars of the property and the registration number of the water use registered in respect of the property set out below are as follows:

**Table 1: Property**

PROPERTY DESCRIPTION	Field Name	Field Number	Registration Division	Portion Number	Property Extent (ha)
ROCKHURST	ROCKHURST	230	21	40	26,000
PROPERTY OWNER	Name of Owner	ID No	Title Deed Number		
REGISTERED WATER USER <th>Name of Water User</th> <th>Water Use No.</th> <th>Department/ Register Number</th> <td colspan="2"></td>	Name of Water User	Water Use No.	Department/ Register Number		
	LANDANO HIGHLANDS INVESTMENTS				

The Inkomati-Usuthu Catchment Management Agency (IUCMA), acting on behalf of the responsible authority in terms of delegations by the Minister of Water & Sanitation (in terms of Section 53 of the National Water Act 36 of 1956 (the Act)), is undertaking the verification of water use in the Inkomati Water Management Area in terms of Section 35 of the Act.

The basis for the information contained in this letter has amongst others been obtained from your registered water use, field surveys, aerial photographs and applicable government notices.

1104012, 07 floor  
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and scheduling if within a Government Water Control Area (GWCA) or permits and other authorisations if outside a GWCA. The recommendation with respect to the water use on the above-mentioned property is detailed in Tables 2 and 3.

**Note:** Any water use on this property that has already been declared LAWFUL, through the issue of a Water Use Licence, a General Authorisation, a Section 33 declaration or a Schedule 1 declaration, has been omitted from this determination. Similarly, any water use and/or entitlement obtained via an Irrigation Board, Water User Association or bulk water supplier (eg. Municipality) are omitted from this determination.

**Table 2: Water use entitlements and water uses - abstraction and storage**

Description & Reference	Irrigation			Source	Storage	
	Field Area (ha)	Case Area (ha)	Volume (m <sup>3</sup> /year)		Water Entitled	Field Storage (m <sup>3</sup> )
Lawful water use in terms of the Water Act, 1956 (Act 36 of 1956)	-	150	145,000	-	-	-
Water use during the qualifying period	150	150	145,000	Rem Flow	-	-
Registered water use <sup>1</sup>	-	150	145,000	Dam	-	-
Possible existing lawful water use	-	-	145,000	-	-	-
Possible unlawful water use	-	-	-	-	-	-

**Other takings of water**

Section / Source: \_\_\_\_\_  
 Registered water use (m<sup>3</sup>/year): \_\_\_\_\_  
 Possible existing lawful water use (m<sup>3</sup>/year): \_\_\_\_\_

**Refer to Annexure 1 for a description of the foot note and other important information.**

**Table 3: Water use entitlements and water uses - stream flow reduction activity (SFRAs)**

Description & Reference	Priority Entitlement (ha)	Stream Flow Reduction (m <sup>3</sup> /year)
Lawful water use in terms of the Water Act, 1956 (Act 36 of 1956) <sup>1</sup>	0.0	-
SFRA - Dairying Priority <sup>2</sup>	0.0	-
Registered SFRAs <sup>3</sup>	-	-
Possible Existing Lawful SFRAs	0.0	-
Possible Existing Unlawful SFRAs	-	-

**Refer to Annexure 1 for a description of the foot note and other important information.**

1104012, 07 floor  
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1104012, 07 floor

In view of the above-mentioned, the IUCMA, on behalf of the responsible authority, herewith and in terms of Section 35(1) of the Act requires of you to apply for the verification of your water use in order to confirm the lawfulness and extent thereof.

To assist you with this application, an application form is attached hereto to be completed by you. You are not limited to only providing the information requested in the form and you may further motivate your application as you wish or as you may be advised to do. The application must be submitted to the IUCMA before or on **31 OCT 2015** at the above-mentioned address. The application may be mailed, faxed or delivered by hand. If the time given to meet this request is insufficient, a written application for an extension of time is needed.

**Please note that should the application not reach the IUCMA (acting on behalf of the responsible authority) on or before the due date, you may lose your entitlement to continue with your water use.**

Please pay particular attention to Section 35(5)(a) of the Act, which states the following:  
 "NO PERSON WHO HAS BEEN REQUIRED TO APPLY FOR VERIFICATION UNDER SUBSECTION (1) IN RESPECT OF AN EXISTING LAWFUL WATER USE MAY EXERCISE THAT WATER USE -  
 (a) after the closing date specified in the notice, if that person has not applied for verification."

Due to the implications of Section 35(5)(a) of the aforesaid Act, should an application not be submitted in time, it is in your own interest to give urgent attention to this notice.

Upon receipt of your application, the IUCMA (acting on behalf of the responsible authority) may require further investigations in terms of Section 35(2) of the Act. You will be informed of 286, if RQU-100.

You then may make further representations before the IUCMA (acting on behalf of the responsible authority) finally decide on your application in terms of Section 35(4) of the Act. A final determination is appealable to the Water Tribunal in terms of Section 146(1)(b) of the Act.

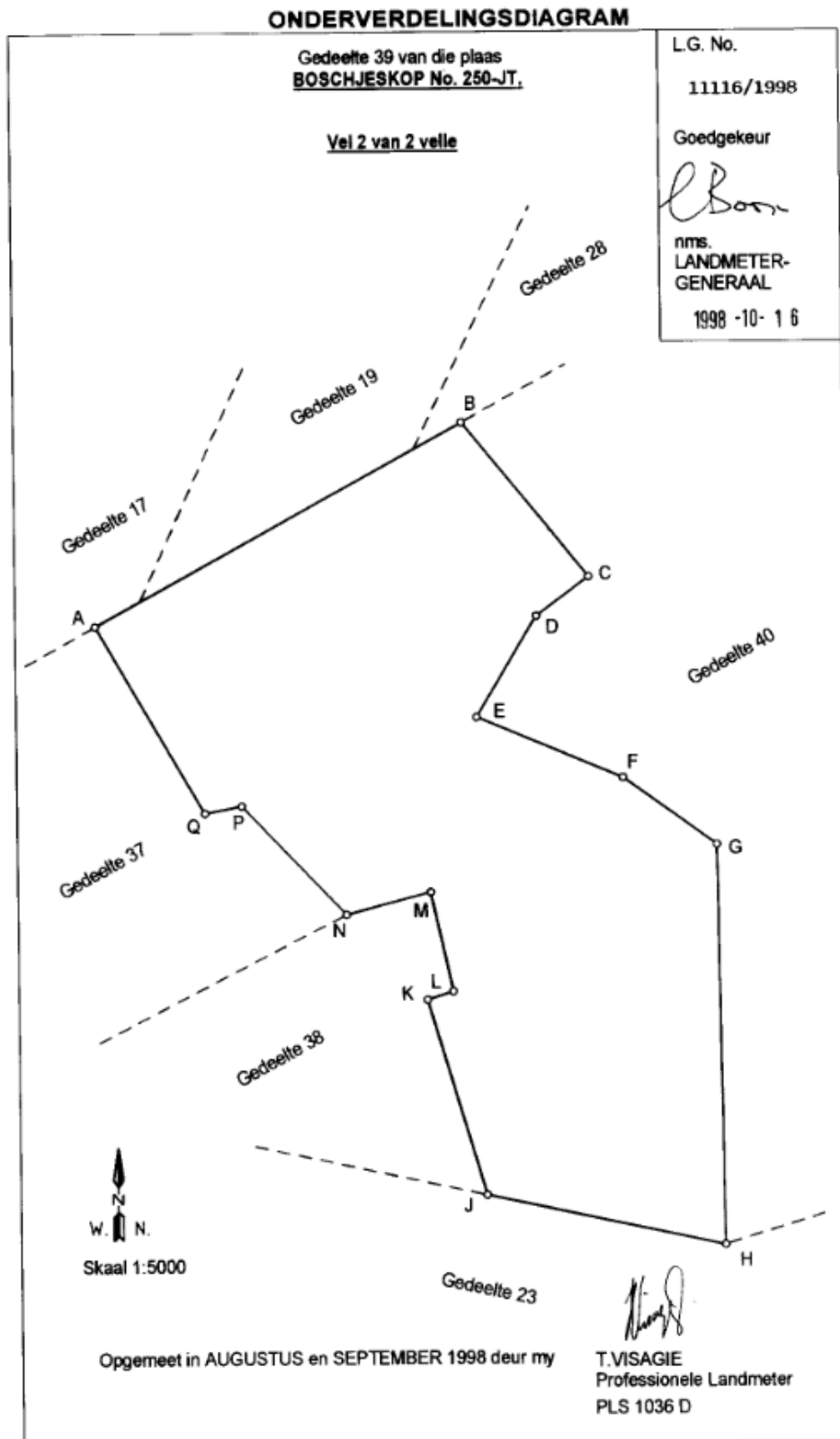
Yours faithfully  
  
**DR THOMAS GYEDU-ABASIO**  
 CHIEF EXECUTIVE OFFICER

DATE: 31/10/2015  
 APPLICATION FORM ATTACHED

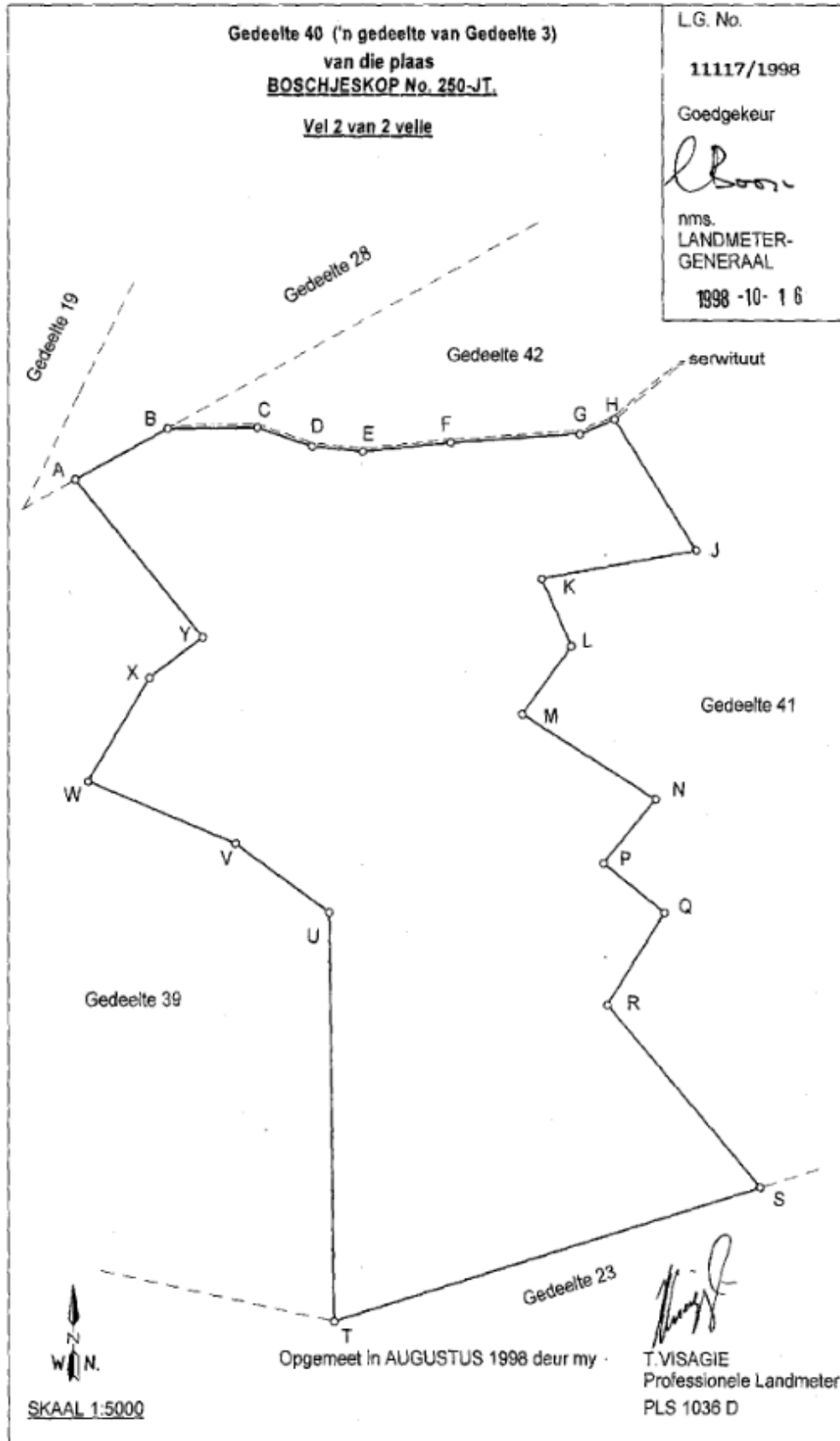
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1104012, 07 floor

# SG DIAGRAMS

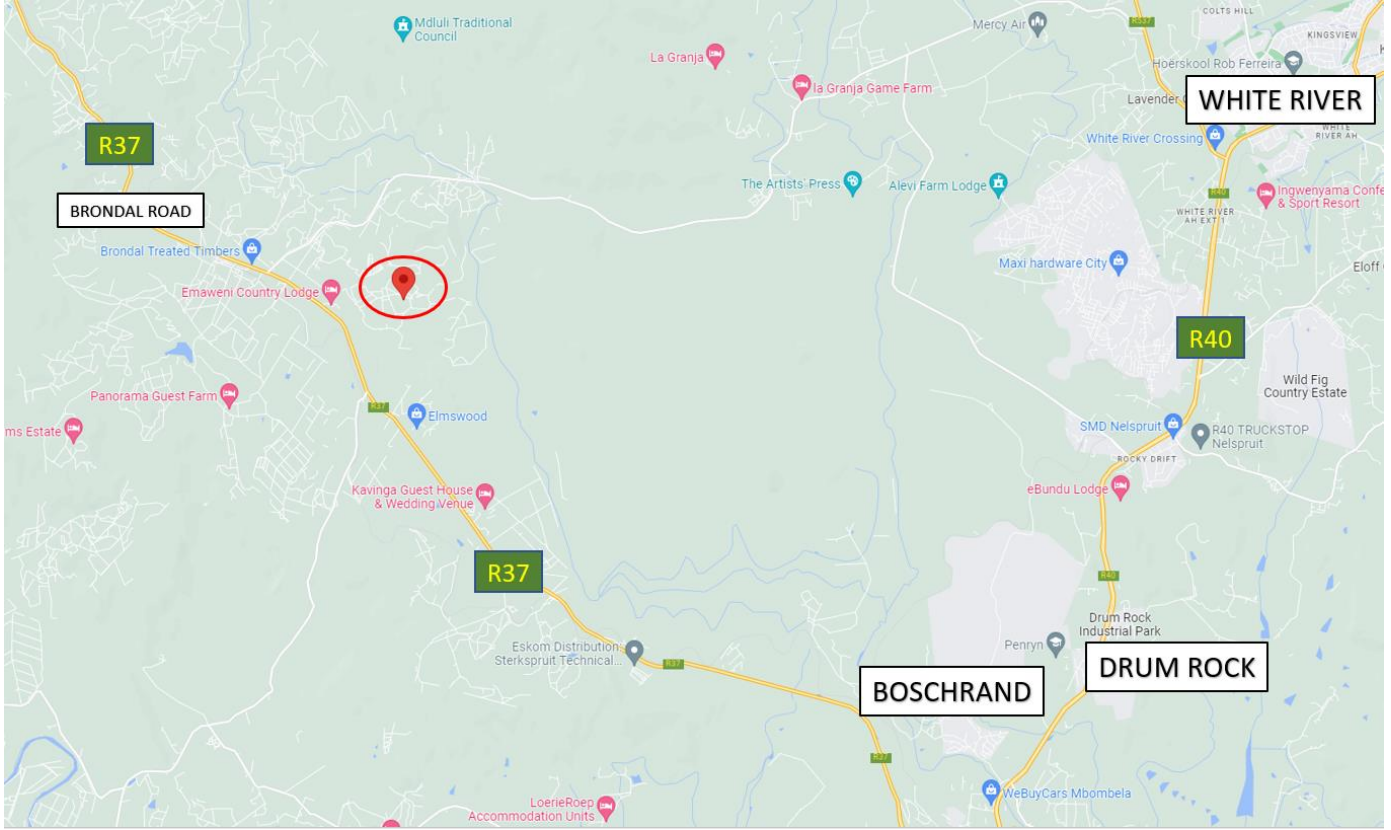
PORTION 39



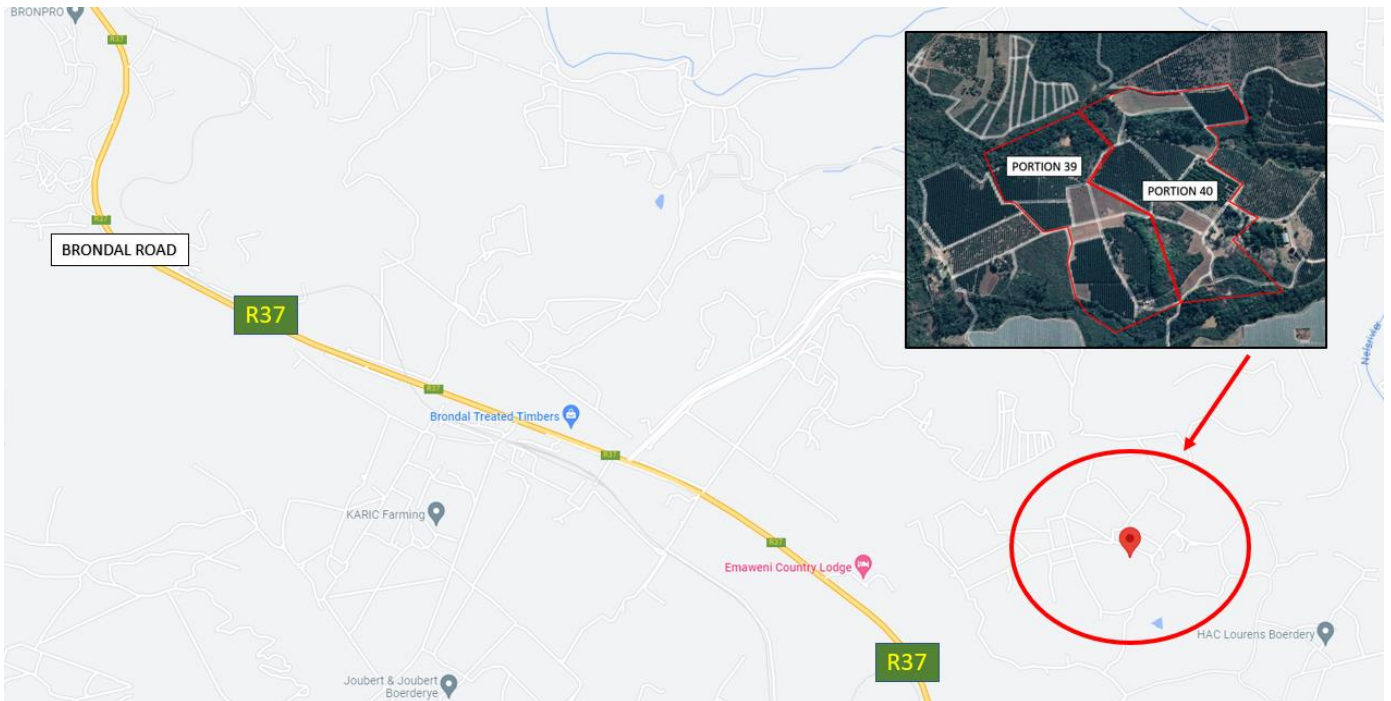
PORTION 40



# MAPS



**GPS Co-Ordinates 25°21'32.5"S 30°51'47.1"E**  
**-25.359028, 30.863083**



## RESIDENTIAL

1. Main Dwelling
2. Office / Cottage
3. Staff Accommodation

### 1. MAIN DWELLING

- 4 Bedrooms
- 3 Bathrooms
- Kitchen
- Lounge / Family Room
- Dining room
- Large Covered Patio
- Swimming pool
- Double Garage
- Garden

### 2. OFFICE / COTTAGE

- Open Plan Bedroom / Living Space / Kitchen
- Bathroom
- Single Garage

### 3. STAFF ACCOMMODATION

- No staff accommodation on the farm.

### Photos - House





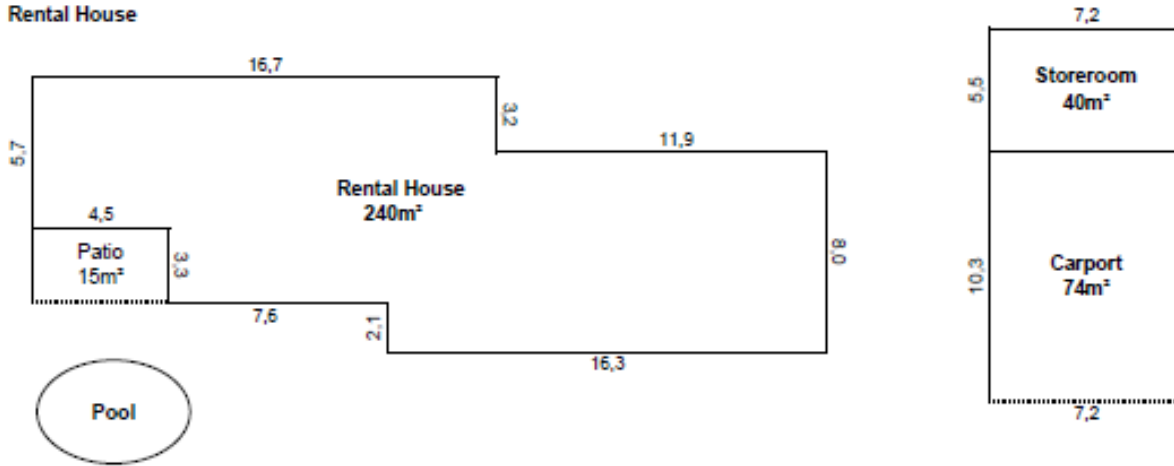


Photos – Office / Cottage

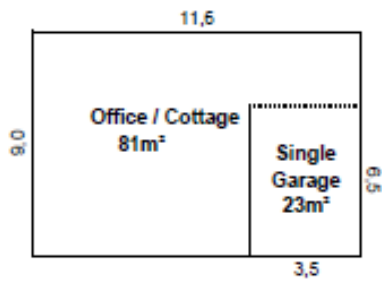


Portion 40 of the Farm Boschjeskop 250, Reg. Div. JT, Mpumalanga

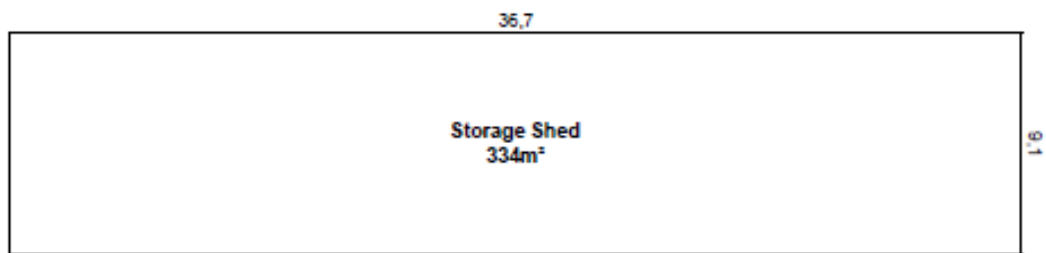
Rental House



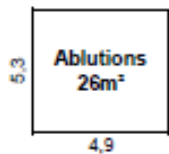
Office / Cottage



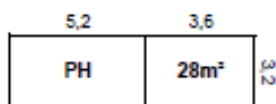
Storage Shed



Ablutions



Pump House



## 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](mailto:pieter@bideasy.co.za)

### **Disclaimer**

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**The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.**