

# 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



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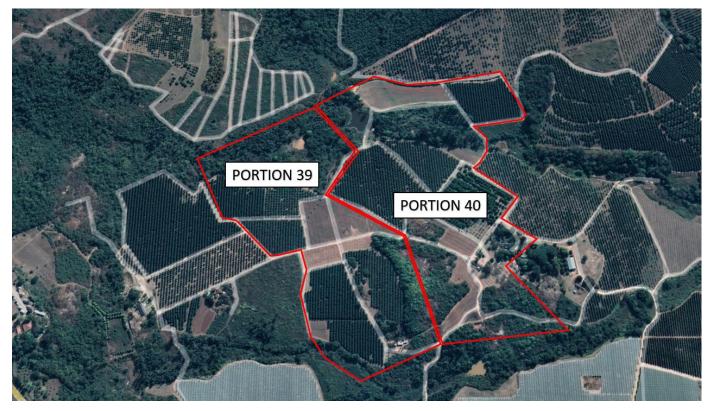


# **PROPERTY INFORMATION**

## **Title Deed Information**

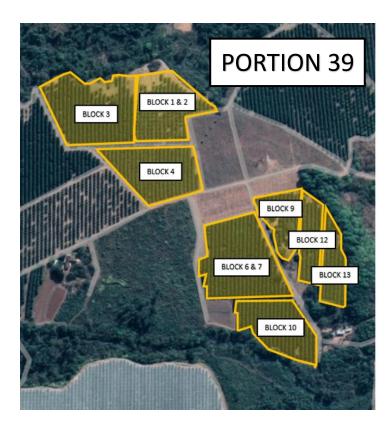
PTN 39 OF FARM BOS	SCHJESKOP 250, WHITE RIVER, MPUMALANGA – JT
Known As:	PTN 39 OF FARM BOSCHJESKOP, WHITE RIVER, MP
Title Deed:	T12604/2021
Extent:	23.1693Ha
PTN 40 OF FARM BOS	SCHJESKOP 250, WHITE RIVER, MPUMALANGA – JT
Known As:	PTN 37 OF FARM BOSCHJESKOP, WHITE RIVER, MP
Title Deed:	T12604/2021
Extent:	30.3280Ha
TOTAL EXTENT:	53.4973Ha
Local Authority:	THABA CHWEU LOCAL MUNICIPALITY
Registration Division:	JT
Province:	MPUMALANGA
VAT Status:	The seller IS Registered for VAT
Zoning:	AGRICULTURAL

# AERIAL



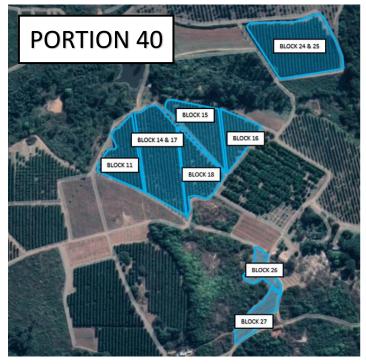


# **ORCHID LAYOUT**



# **MACADAMIA**

BLOCK 1 & 2	- Beaumont 695
BLOCK 3	- 816
BLOCK 4	- 788
BLOCK 6 & 7	- Beaumont 695
BLOCK 9	- Beaumont 695
BLOCK 10	- Beaumont 695
BLOCK 12	- 788
BLOCK 13	- 816



# **MACADAMIA**

BLOCK 11	- 814
BLOCK 14 & 17	- 788
BLOCK 15	- 788
BLOCK 18	- 816
BLOCK 16	- 816
BLOCK 24 & 25	- Beaumont 695
BLOCK 26	- A4
BLOCK 27	- 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
				2726	7,89Ha		

## **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
				0075	0.0711-		

2875 8,67Ha







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







# 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

36,7

Storage Shed 334m<sup>2</sup>

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

9,1



# WATER RIGHTS CERTIFICATES

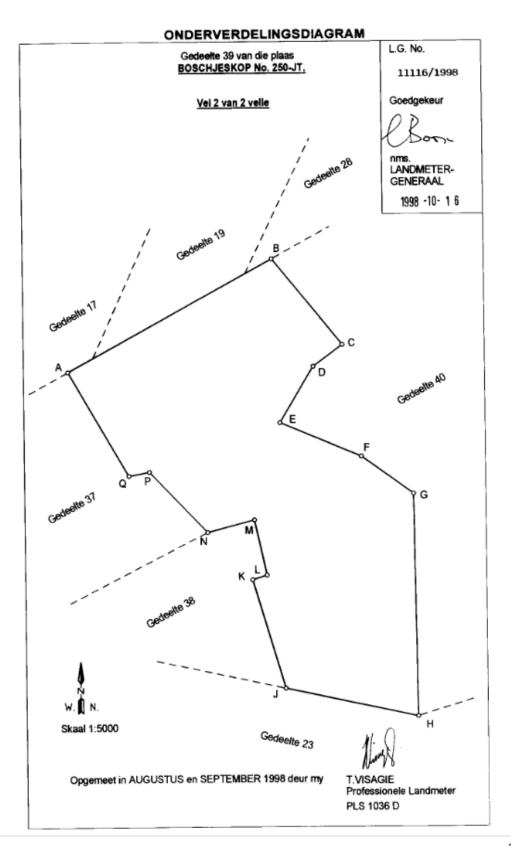
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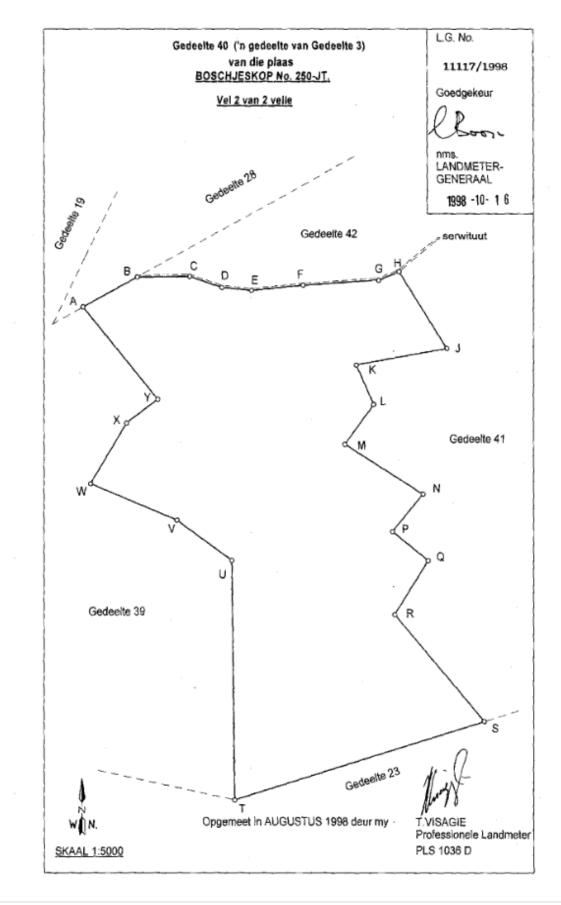
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# SG DIAGRAMS



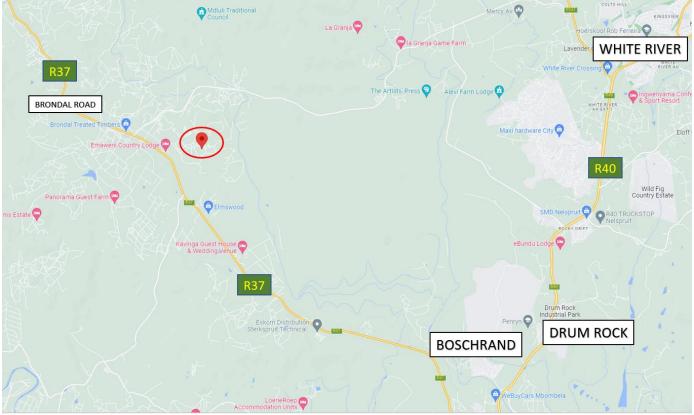




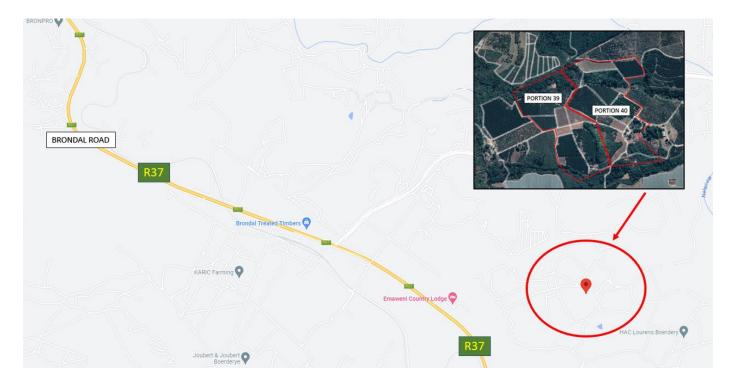




MAPS









# 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







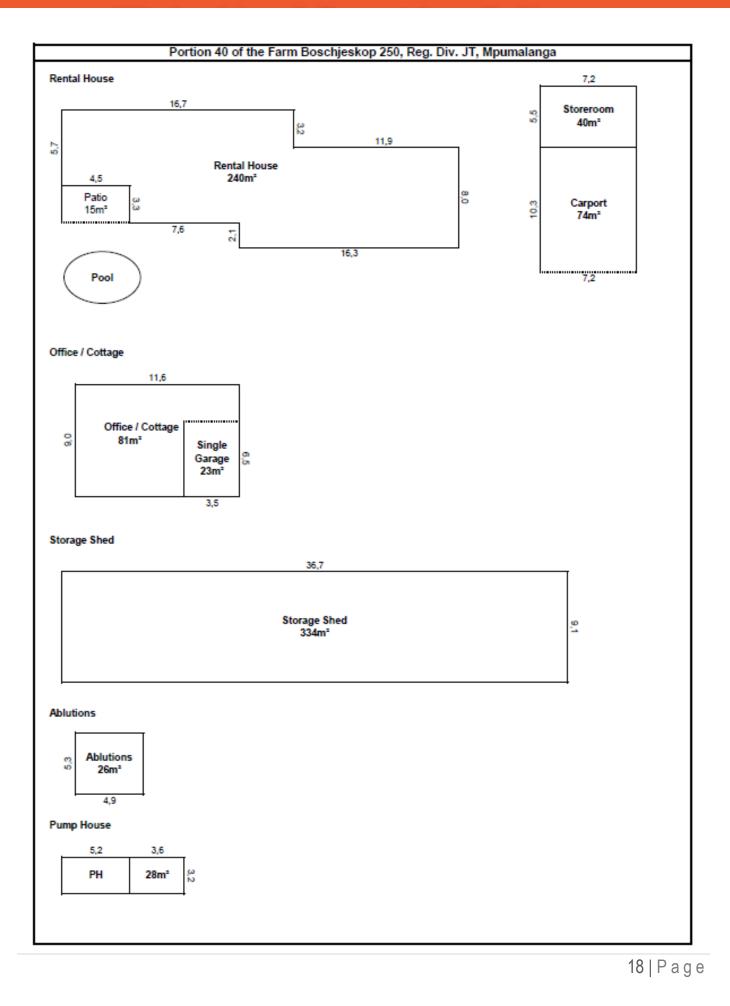


Photos – Office / Cottage











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