

INFORMATION PACK  
FOR  
**10Ha MAC FARM**  
**WITH AMPLE WATER**  
**10Ha WATER RIGHTS**

BRONDAL ROAD (R37), WHITE RIVER  
PTN 37 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)**

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## PROPERTY INFORMATION

### Title Deed Information

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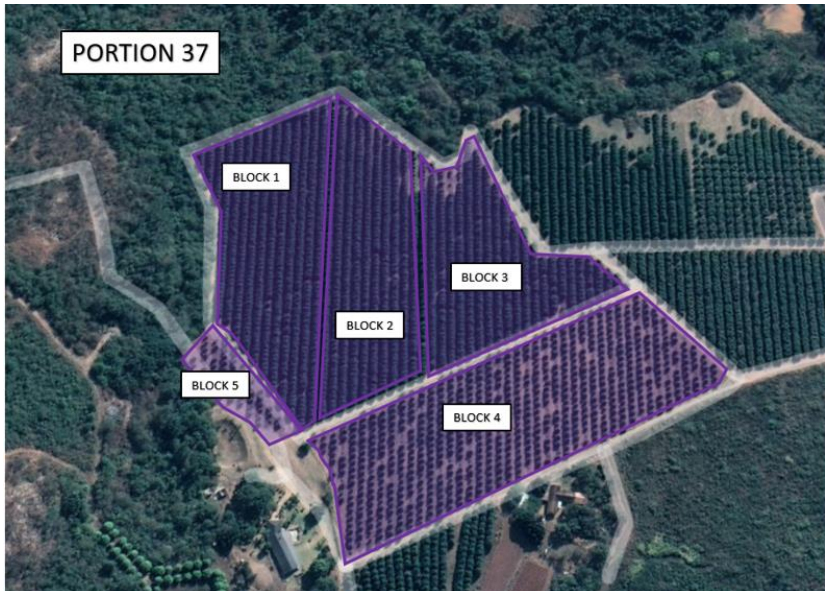
**PTN 37 OF FARM BOSCHJESKOP 250, WHITE RIVER, MPUMALANGA – JT**

|                        |   |
|------------------------|---|
| Known As:              | PTN 37 OF FARM BOSCHJESKOP, WHITE RIVER, MP |
| Title Deed:            | T12605/2021                                 |
| Extent:                | 10.3423Ha                                   |
| 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** - Beaumont 695
- BLOCK 2** - Beaumont 695
- BLOCK 3** - Beaumont 695
- BLOCK 4** - Beaumont 695
- BLOCK 5** - Beaumont 695

### Property Description

10.3423 Ha 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 ±2 840 macadamia trees, between 8 and 16 years old.**

#### **Water Rights (10 Ha) from the Nels River.**

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

Water obtained from the Nels River is used for irrigation purposes.

A single borehole on Portion 37 is 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.

**Security:**

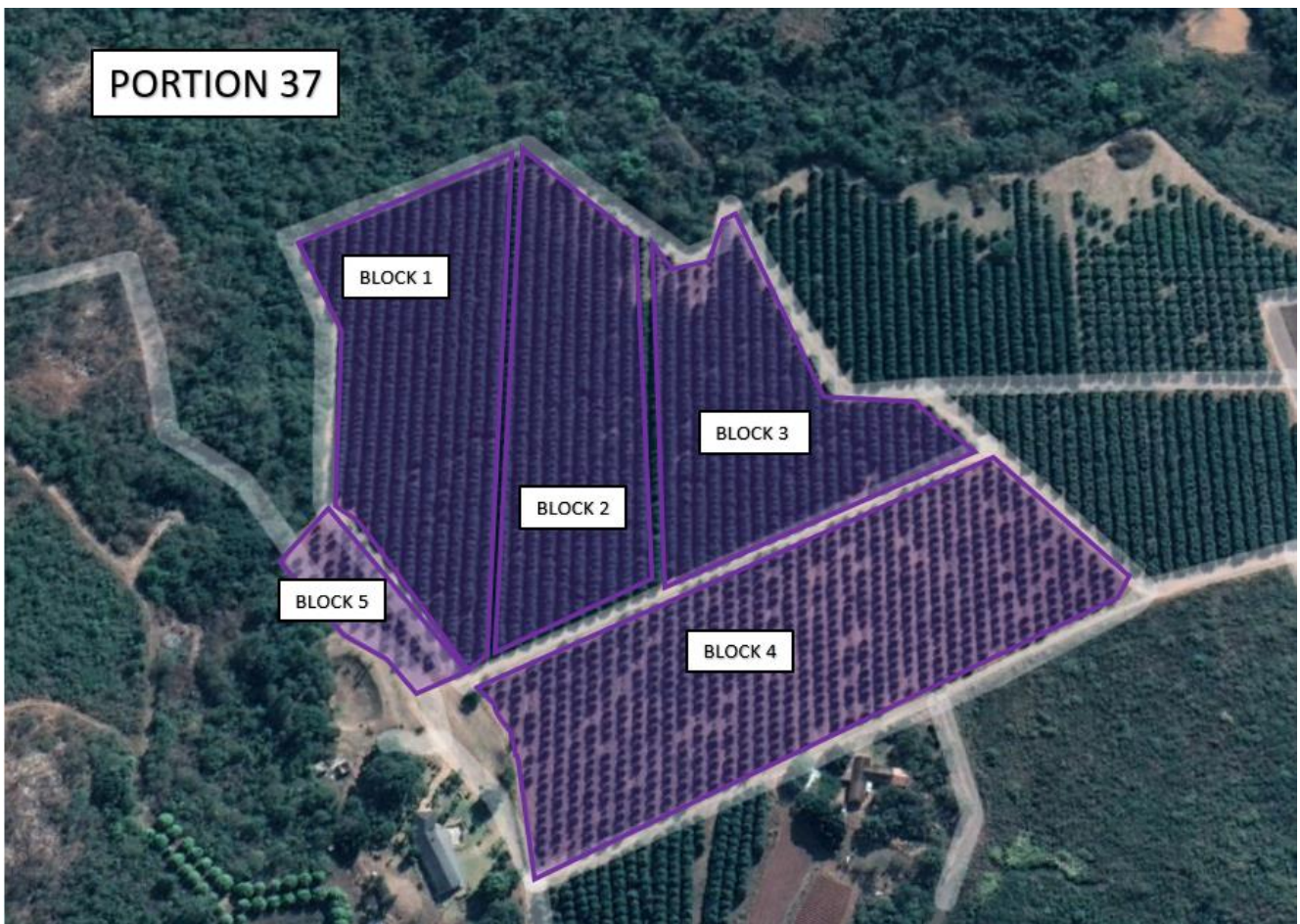
Portion 37 of farm Boschjeskop 250 has 1.8 high electric fencing. The main house is enclosed.

**Staff:**

There are no current staff on the farm.

**MACADAMIAS – POTION 39**

| ORCHARD (BLOCK) | PLANTING DATE | VARIETY | SPACING | TOTAL TREES | HECTARES    | IRRIGATION |
|-----------------|---------------|---------|---------|-------------|-------------|------------|
| 1               | 2007          | 695     | 6 x 4   | 664         | 1,6         | MICRO      |
| 2               | 2007          | 695     | 6 x 4   | 723         | 1,6         | MICRO      |
| 3               | 2007          | 695     | 6 x 4   | 605         | 1,6         | MICRO      |
| 4               | 2015          | 695     | 6 x 4   | 788         | 3           | MICRO      |
| 5               | 2015          | 695     | 6 x 4   | 60          | 0,2         | MICRO      |
|                 |               |         |         |             | <b>2840</b> | <b>8Ha</b> |



## SUMMARY OF ORCHARDS

### Macadamias 8 Ha



# WATER RIGHTS REGISTRATION

## PORTION 37



### water & sanitation

Department:  
Water and Sanitation  
REPUBLIC OF SOUTH AFRICA

Private Bag X11259, MBOMBELA, 1200, Prorum Building Corner Brown and Paul Kruger Street, MBOMBELA, 1200, [www.dwa.gov.za](http://www.dwa.gov.za)

Enquiries: Ms. S. Ngobeni  
Tel No.: 013 753 9000  
Email: [ngobenis@iucma.co.za](mailto:ngobenis@iucma.co.za)  
Reference No.: WU26820  
File No: 27/2/1/X622/16/1

The Director  
Bossieskop Farming (Pty) Ltd  
Postnet 53, Private Bag X9910  
WHITE RIVER  
1240

Attention: Mr. J C Bekker

Dear Sir,

**REGISTRATION OF WATER USE IN TERMS OF SECTION 39 OF THE NATIONAL WATER ACT, (ACT 36 OF 1998) (THE ACT) FOR BOSSIESKOP FARMING (PTY) LTD TO ABSTRACT SURFACE WATER FOR IRRIGATION PURPOSES ON PORTION 37 (PORTION OF PORTION 3) OF THE FARM BOSCHJESKOP 250 JT IN QUATERNARY CATCHMENT X22F: CITY OF MBOMBELA.**

Your request dated 29 November 2022 to be registered to use water in terms of General Authorisation (GA) Notice No. 538 of Government Gazette No. 40243 dated 02 September 2016, refers.

The Department is pleased to confirm that the intended water use falls within the ambit of the GA. Therefore, you may continue with the water use as permissible in terms of Section 22 (1) (a) (iii) of the Act. The details of the registered water use is indicated in Table 1.

**Table 1: Details of the registered water use**

| Water use     | Description   | Volume                  | Property Details  | Co-ordinates                        |
|---------------|---|-------------------------|---|-------------------------------------|
| Section 21(a) | Abstraction of water from the Nels River for irrigation purposes. | 2 000 m <sup>3</sup> /a | Portion 37 (portion of portion 3) of the farm Boschjeskop 250 JT. | 25° 21' 3.36" S<br>30° 52' 50.97" E |

You are therefore required to adhere to the conditions stipulated in the said GA.

# SG DIAGRAMS

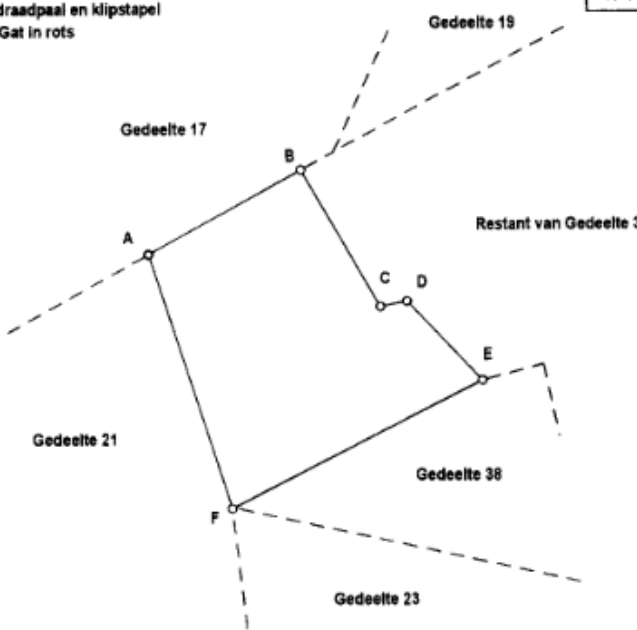
PORTION 37

| ONDERVERDELINGSDIAGRAM |                         |  |              |                           |
|------------------------|-------------------------|--|--------------|---------------------------|
| S Y E<br>Meter         | RIGTINGS-<br>HOEKE      | K O Ö R D I N A T E<br>Y Stelsel: Lo 31' X |              | L.G. No.<br><br>8415/1998 |
|                        | Konstante:              |  | +0,00        | +2800 000,00              |
| AB                     | 233,36                  | 241 16 12                                  | A +13 893,43 | +5 242,67                 |
| BC                     | 209,60                  | 330 06 40                                  | B +13 688,84 | +6 130,44                 |
| CD                     | 36,13                   | 269 06 30                                  | C +13 684,40 | +6 312,16                 |
| DE                     | 146,72                  | 316 28 20                                  | D +13 648,92 | +6 306,33                 |
| EF                     | 376,11                  | 62 58 30                                   | E +13 448,57 | +6 410,97                 |
| FA                     | 366,54                  | 162 03 40                                  | F +13 783,61 | +6 581,87                 |
|                        | Boschjeskop (2630) (96) | △  | +10 197,60   | +6 256,66                 |
|                        | Nthabende (2630) (98)   | △  | +19 721,88   | +7 684,66                 |

Goedgekeur  
*[Signature]*  
18.09.1998  
nms.  
LANDMETER-  
GENERAAL

Wet No. 70/1970  
Toestemming No.  
29008

**BESKRYWING VAN BAKENS:**  
 C,D,E : 17mm Ronde ysterpen en klipstapel  
 A,B : Ysterdraadpaal en klipstapel  
 F : 30mm Gat in rots



Die figuur stel voor

A B C D E F  
10,3423 hektaar

grond, synde  
Gedeelte 37 van die plaas \* Gedeelte van Gedeelte 3)  
BOSCHJESKOP No. 250-JT.

MPUMALANGA PROVINSIE

Opgemeet in MAART, MEI en JUNIE 1998 deur my en in MEI 1998 deur my

T.VISAGIE  
Professionele Landmeter  
PLS 1036 D *[Signature]*

A CALOGERO  
Professionele Landmeter  
PLS 1039 *[Signature]*

|                              |                              |                |
|------------------------------|------------------------------|----------------|
| Hierdie diagram is geheg aan | Die oorspronklike diagram is | Lêer JT - 250  |
| No.                          | 20                           | M.S. 2953/1998 |
| ged.                         | L.G. No. A 3610/1990         | A.P.           |
| tg.v.                        | Transport T5439/1921         | Komp. JTNU-32  |
| Registrateur van Aktes       | Grondbrief                   |                |

~~PRETORIA~~ PRETORIA

FEHRSEN & DOUGLAS 013 - 7411 620

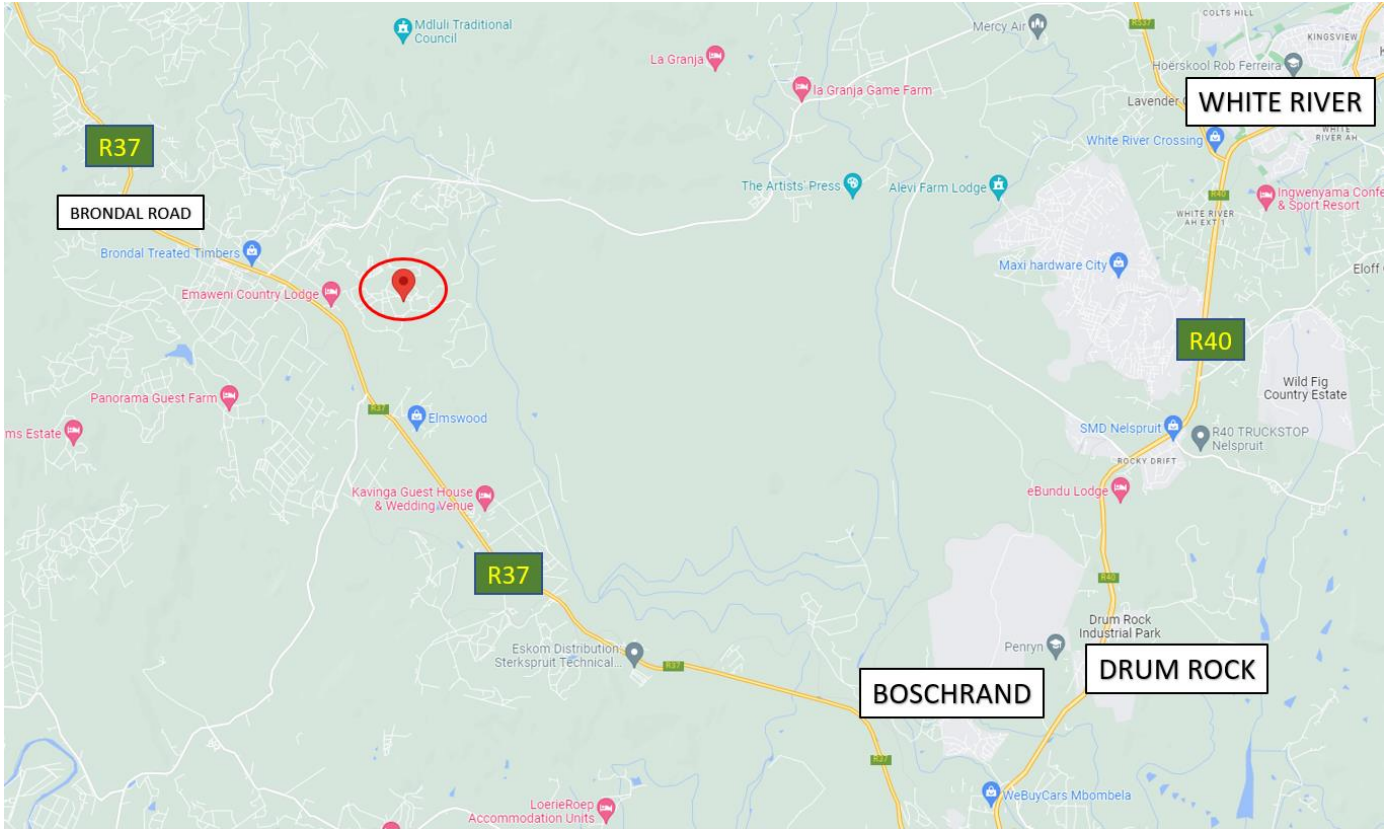
ONDFRISSE GELDE BEFAAL

18-09-1998

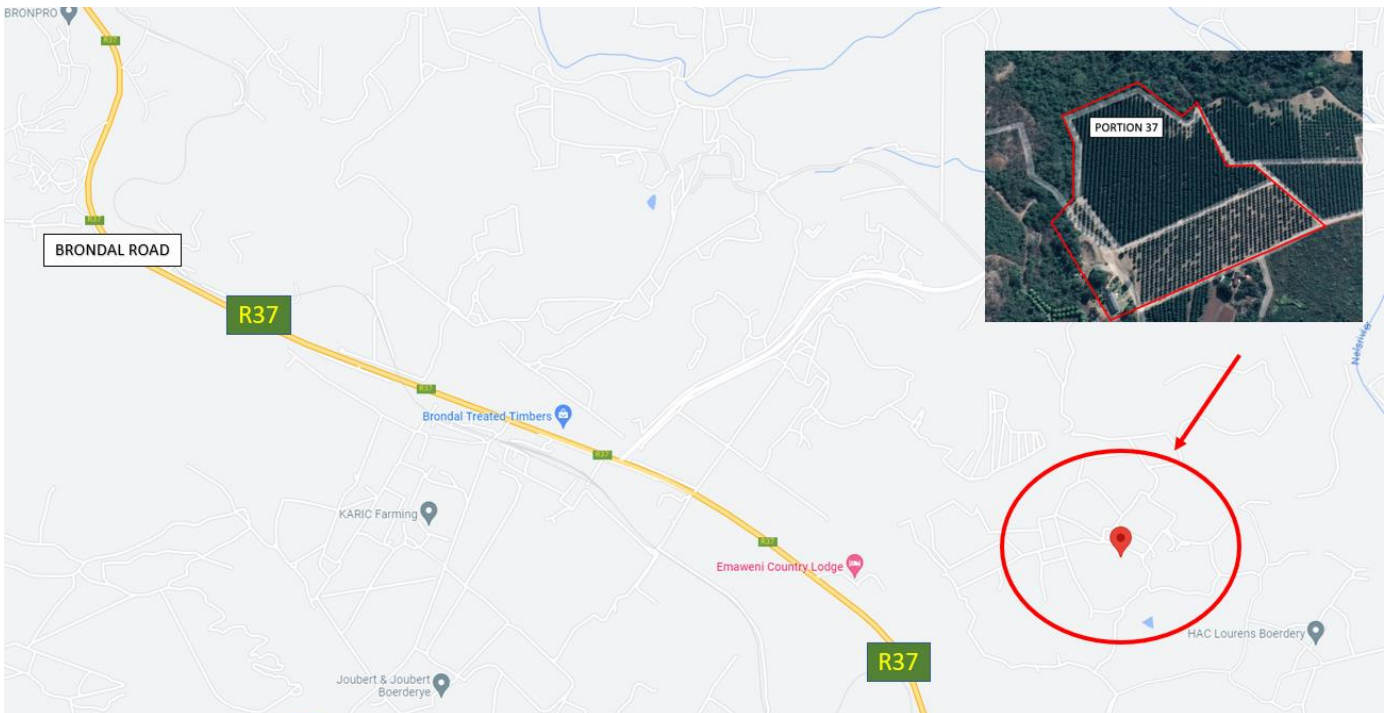
nms. LANDMETER-GENERAAL



# MAPS



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



## RESIDENTIAL

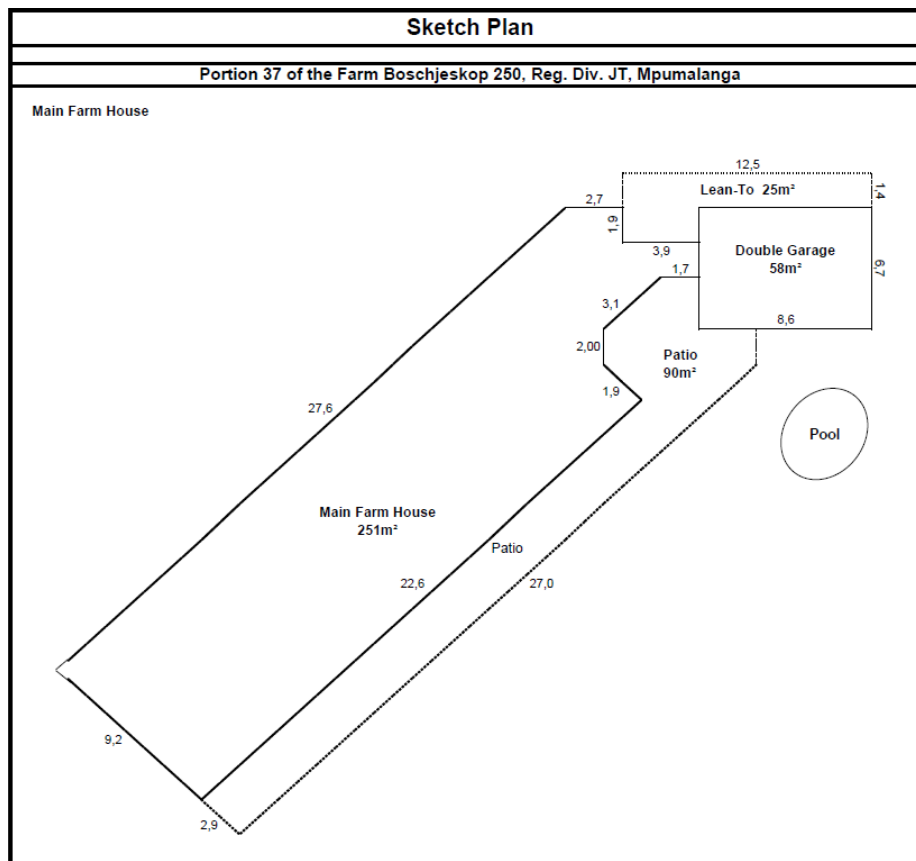
There is the original farmhouse that is currently being renovated.

Accommodation includes five bedrooms, three bathrooms, a kitchen, lounge, dining room and a bar area. Attached to the main dwelling is a covered patio with a built-in braai overlooking the swimming pool and garden.

Attached to the main farmhouse is a double garage and a lean-to.

### HOUSE DESCRIPTION:

- 5 Bedrooms
- 3 Bathrooms
- Kitchen
- Lounge / Family Room
- Dining Room
- Bar Area
- Covered Patio (Built-in Braai)
- Swimming Pool
- Garden
- Double Garage



## 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)

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