

# INFORMATION PACK

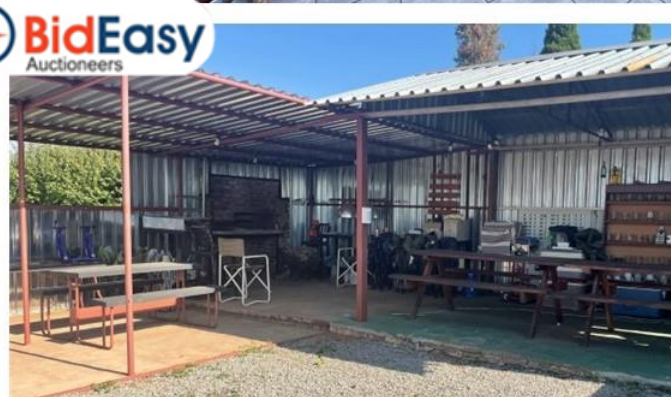
FOR

## 21Ha FARM WITH 2 HOMES

# CATTLE / PIG / CHICKEN / GOAT

## & VEGETABLE FARMING

PORTION 33 OF THE FARM KLIPFONTEIN 429, CULLINAN DISTRICT



**ON SITE AUCTION – TUESDAY, 6 JUNE @ 11H00**  
**Pieter Nel | 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**  
**[www.bideasy.co.za](http://www.bideasy.co.za)**

**Property Information:**

**PORTION 33 OF THE FARM KLIPFONTEIN 429, JR, GAUTENG**

**Title Deed:** T34133/2010  
**Extent:** 21.8509Ha  
**Local Authority:** NOKENG TSA TAEMANE LOCAL MUNICIPALITY  
**Registration Division:** JR  
**Province:** GAUTENG  
**VAT Status:** The seller is NOT registered for VAT  
**Zoning:** AGRICULTURAL

**Property Description**

Neat **21Ha** Farm with 2 houses in the Cullinan District.

**Cattle / Pigs / Chicken / Goat and Sheep** can be farmed on this farm. It has 12 Pens and grazing camps with water.

The farm has **4Ha arable** land that was previously cultivated, ideal for vegetable / crop farming. There is a nursery with vegetables and orchards.

The farm also has a borehole.

**Improvements**

House 1	House 2
4 Bedrooms (main-en-suite) 2 Full Bathrooms Large Kitchen Dining Room Lounge Pool	Main Bedroom (en-suite) Large Mezzanine Level Bedroom (en-suite) Kitchen Open Plan Lounge Patio Carports



Photo's



















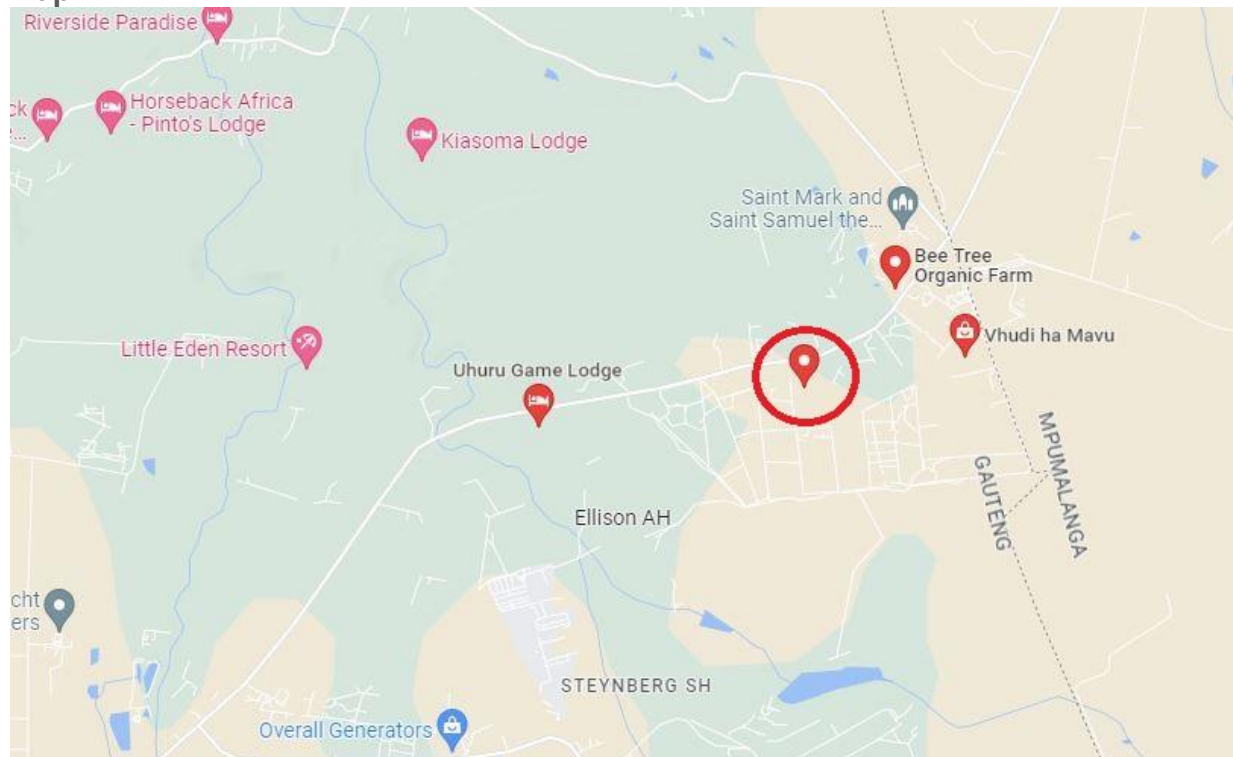








### Map



**GPS Co-Ordinates 25°34'55.0"S 28°37'25.9"E**  
**-25.581945, 28.623849**



SG

ONDERVERDELINGSKAART

SYE Kaapse Voet		RIGTINGS- HOEKKE	KOORDINATE Staal Lo29°		
			Y	X	
		Konstante		+ 100000.0	+ 8900000.0
AB	1076.8	263.56.01	A	+ 20316.0	+ 89179.1
BC	2047.2	353.11.18	B	+ 19245.2	+ 89065.3
CD	1076.9	83.57.11	C	+ 19002.4	+ 91098.0
DA	2046.8	173.11.25	D	+ 20073.3	+ 91211.5
		Δ 377		+ 15658.3	+ 78166.1
		Δ 8		+ 7294.9	+ 89797.6

L.G. No. A  
5002/69

Goedgekeur

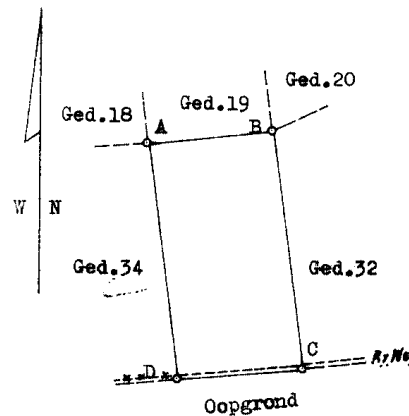
*J. C. van der Merwe*

Landmeter-  
Generaal.

20 -1- 1970

Bakenbeskrywing  
A B C D ... Ysterpyp onder  
klipstapel.

Die lyn CD stel voor die  
Suidelike grens van h serwituut  
van Reg van Weg\*50 Kaapse Voet wyd.  
Kaart L.G.No.A 5004/69 serw.No. 73/71<sup>s</sup>  
\* 15.74 m.



Wetlike Groep No. 21. 8509 No.  
*M. van der Merwe*  
Landmeter-generaal  
-4-4-1970

Skaal 1:15000

Die figuur A B C D  
stel voor 25.5109 Morge grond synde  
Gedeelte 33 ( h gedeelte van Gedeelte 17 )  
van die plaas  
KLIFFONTEIN No. 429 - J R

Provinsie Transvaal  
Opgemeet in Julie 1969

deur my *J. C. van der Merwe*  
Landmeter.

Hierdie kaart is gegee aan	Die oorspronklike kaart is	Lêer 14
No. 1746/71	No. 4986/69	M.S. No. 1121/69
ged. t.g.v. Registrateur van Afbes.	Transport Grootblin	Komp. JR-GA-18
	WET/ACT NO. 21/1940 OMN VOORWAARDES AND CONDITIONS	

\* 15.74 m.



## Terms & Conditions

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

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