

INFORMATION PACK

FOR

8.36 Ha PLOT

LARGE HOME & FLAT

ARABLE LAND WITH WORKSHOPS

BRITS DISTRICT

PTN 27 OF FARM MAMAGALIESKRAAL 420, MAMOGALESKRAAL AH, BRITS



ON SITE AUCTION – Thursday, 4 April 2024 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information –

PORTION 27 OF FARM MAMAGALIESKRAAL 420, NORTH-WEST - JQ

Known As:	PTN 27 OF FARM MAMAGALIESKRAAL 420, MAMOGALESKRAAL AH, BRITS
Title Deed:	T168345/2003
Extent:	8.3627 Ha
Local Authority:	MADIBENG LOCAL MUNICIPALITY
Registration Division:	JQ
Province:	NORTH-WEST
VAT Status:	The seller is NOT registered for VAT
Zoning:	AGRICULTURAL

Property Information

8.36 HA AGRICULTURAL HOLDING LOCATED ONLY 14 KM FROM BRITS CENTRAL.

8.3627 Ha plot with fertile land located in Mamogaleskraal AH in the Brits District with access to and from the R511 and N4 highway while being close enough to town.

This property has arable land which is ideal for vegetable / crop or tunnel farming. Small livestock farming is also a viable option and would be ideal for pig / sheep / goat or poultry farming. There is a working strong borehole on the plot and 3-phase electricity.

The current infrastructure:

- Spacious 3-bedroom family home with 2.5 bathrooms, a kitchen with a scullery, 2 living areas, and a very spacious entertainment area overlooking the beautiful established garden.
- Modern 1-bedroom, 1-bathroom flat with an open-plan kitchen and living area.
- Large Workshop Area.
- Garage that can fit 6 cars with 3 storage rooms/areas.
- 5 x Staff Accommodation.

Brits is a large town situated in a fertile farming area in the North-West province of which the soils are irrigated by the Hartbeespoort Dam. Farming is the most important activity in Brits area and farms produce grain, vegetables, and citrus products and are near the Fruit and Vegetable Market and main access routes.

Location:

The biggest drawcard of staying in Brits is its proximity to Hartbeespoort Dam (32.7 km) and the two biggest cities in Gauteng – Pretoria (only 55 km) and Johannesburg.

- Located 3 km from Brits Aerodrome FABS.
- Located 12 km from Magalies Hills Shopping Centre and 14.7km from Brits Mall.
- Located 6.8 km from Die Hoërskool Wagpos and 11.7 km from Hoërskool Brits.
- Located 12.1 km from Mediclinic Brits Hospital.

Plot Setup:

- Large 3-bedroom family home.
- Modern 1-bedroom flat.
- Large workshop area.
- Garage / Storage (can fit 6 cars with 3 storage rooms).
- Arable land for crop / vegetable farming or livestock farming.
- 2 Boreholes on the property (1 x equipped).
- 1 JoJo tank for water storage.
- 5 x Staff accommodation.

Aerial



Photos – House







Photos - Flat

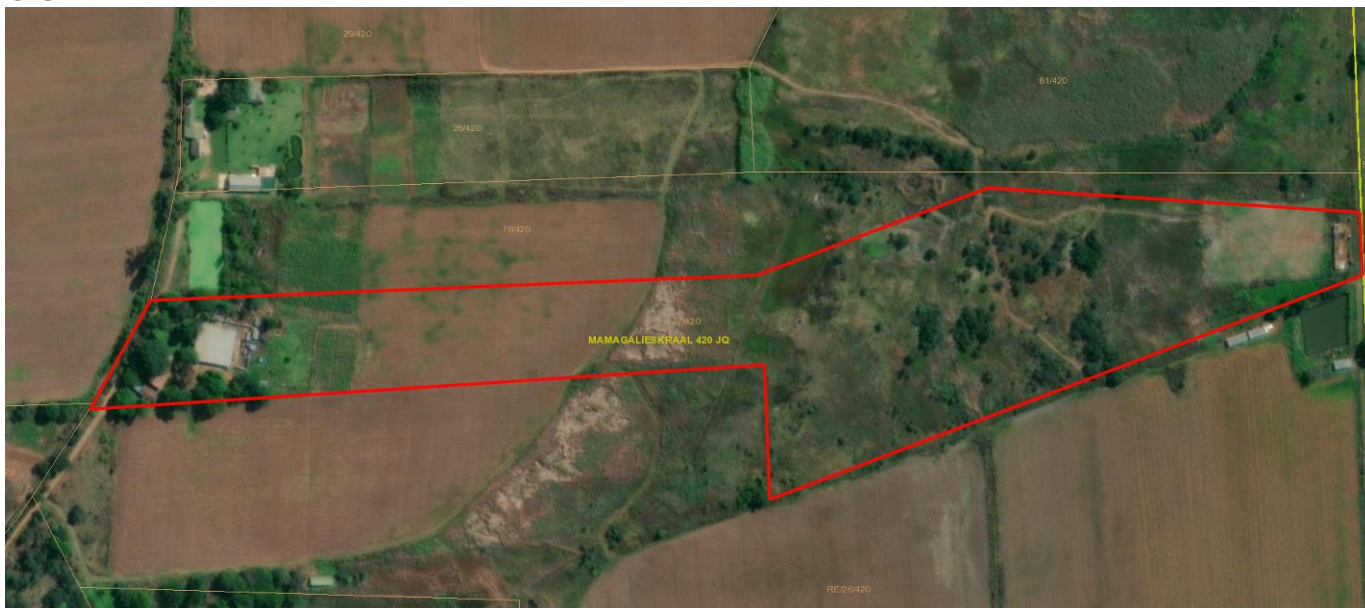




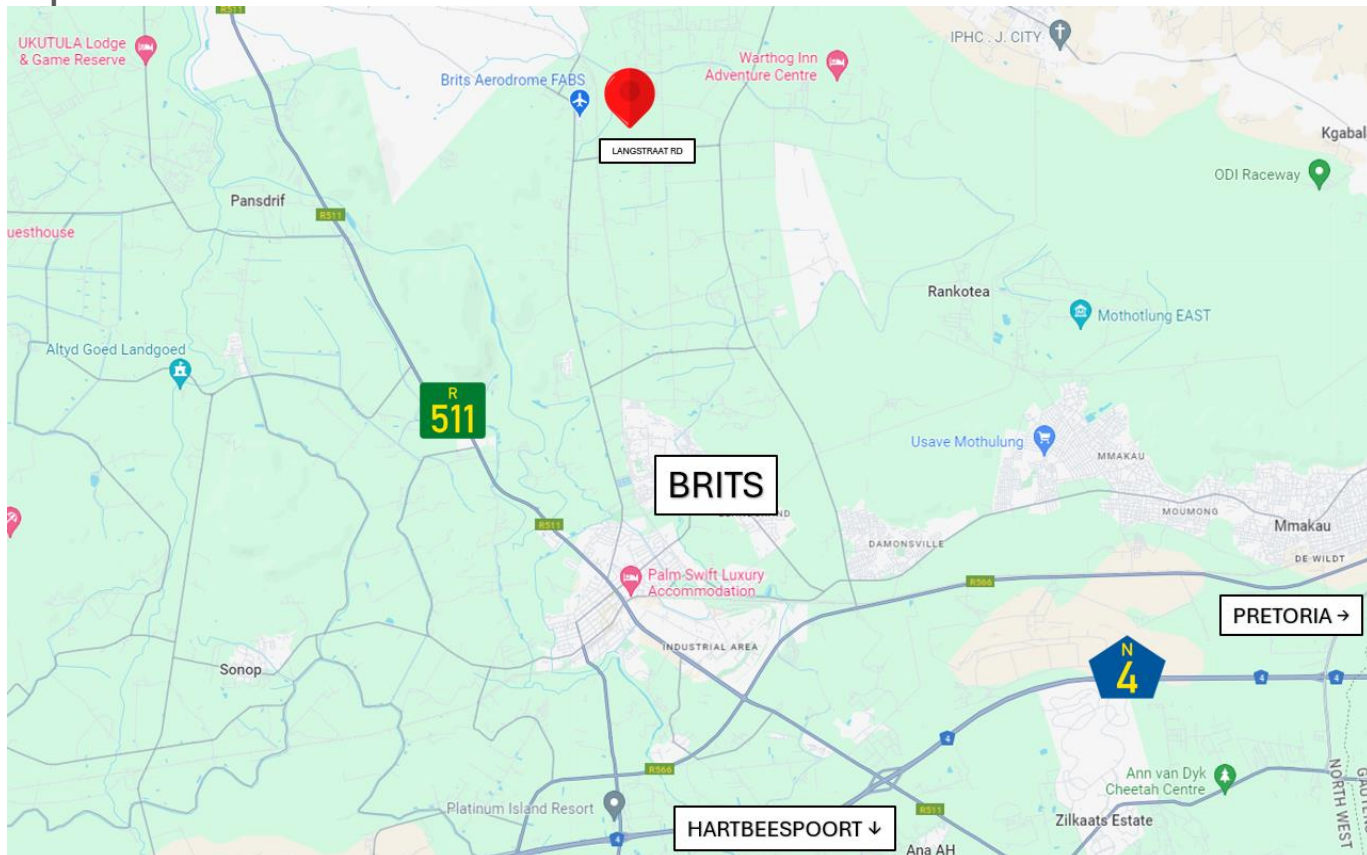
Photos – Workshop Area



GIS



Map





**GPS Co-Ordinates 25°32'00.2"S 27°47'10.8"E
-25.533379, 27.786324**

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 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

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Disclaimer

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