

INFORMATION PACK

FOR

8.3769Ha AH

MULTIPLE DWELLINGS & FARMLAND

INCOME POTENTIAL

PLOT 119, JATINGA ROAD, PLASTON, WHITE RIVER



ON SITE AUCTION – Wednesday, 15 May 2024 @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PTN 0 OF AGRICULTURAL HOLDING 119, THE WHITE RIVER ESTATES (EASTERN SECTION) AGRICULTURAL HOLDING, MPUMALANGA - JU

Known As:	PLOT 119, JATINGA ROAD, PLASTON, WHITE RIVER
Title Deed:	T7411/2023
Extent:	8.3769Ha
Local Authority:	MBOMBELA LOCAL MUNICIPALITY
Registration Division:	JU
Province:	MPUMALANGA
VAT Status:	The Seller is NOT registered for VAT
Zoning:	AGRICULTURAL

Property Information:

This well-maintained **8.3769Ha Agricultural Holding** is located to the east of White River in Mpumalanga. This plot is centrally situated close to Nelspruit, Hazyview, Sabie, Nelspruit Airport, and Kruger Mpumalanga International Airport.

The property is accessible from the **R538 Jatinga main road**.

Most of the economic activity in White River involves tourism and farming. Farms in the region grow tropical fruits, and vegetables, and include timber plantations. White River is also a popular destination for travelers visiting the Kruger National Park.

The property consists of a **large 3-bedroom farmstead** home, a **2-bedroom second house**, wooden **backpacker complex**, and **±8Ha of unutilized small-scale farmland**.

The backpacker complex includes 6 x chalets, a 2-bedroom cottage, and a 1-bedroom flat, a conference room, braai facilities, a bar area, a swimming pool, and a storeroom.

POTENTIAL

- **ACCOMMODATION**

The property has great infrastructure and facilities that can be used to **generate income** with a wide range of accommodation opportunities which is ideal for **owner occupier** in addition to **short-term accommodation** for contract workers, a pre-school facility, church groups/team building, weddings, family gatherings, or a **bridging / halfway house**.

- **FARMING**

The unutilized farmland can be used for farming crops such as soybeans, sorghum, and maize. Other major crops include cotton, potatoes, onions or citrus, and subtropical fruits such as bananas, avocados, and mangoes.



Main House

The spacious main house is in a neat condition and had major refurbishments, including upgrades, and consists of 3 bedrooms, and 3.5 bathrooms. The house has a dining room, a living room with a fireplace, and a playroom. The kitchen has a scullery and laundry area. The entertainment area consists of a bar with an indoor braai area and a deck.

Outside you will find a 2-bedroom staff quarters, a double garage, and a swimming pool.

Second House

The second house consists of 2 bedrooms, 2.5 bathrooms, a living/dining area, and a kitchen. The entertainment area has an inside bar area and an outside braai area.

There is a double garage and staff quarters.

Outbuildings (Backpackers Complex)

The outbuildings consist of the following buildings with a combined extent of 350m²

- 6 x Chalets
- 2 x Bedroom Cottage
- 1 x Bedroom Flat
- Conference Room
- Braai Area
- Bar Area
- Swimming Pool
- Storeroom

This complex caters for backpackers self-catering accommodation which can accommodate up to 32 guests. There is an open-air communal kitchen, braai facilities, a central ablution block, and a swimming pool.

Land

Approximately ± 8 Ha of land is currently unutilized and available for further development and is suitable for improvements and farming.

The improvements on the property occupy approximately ± 0.1 Ha of the property.

Water

The property is equipped with a borehole.

Photos

Main House





Second House





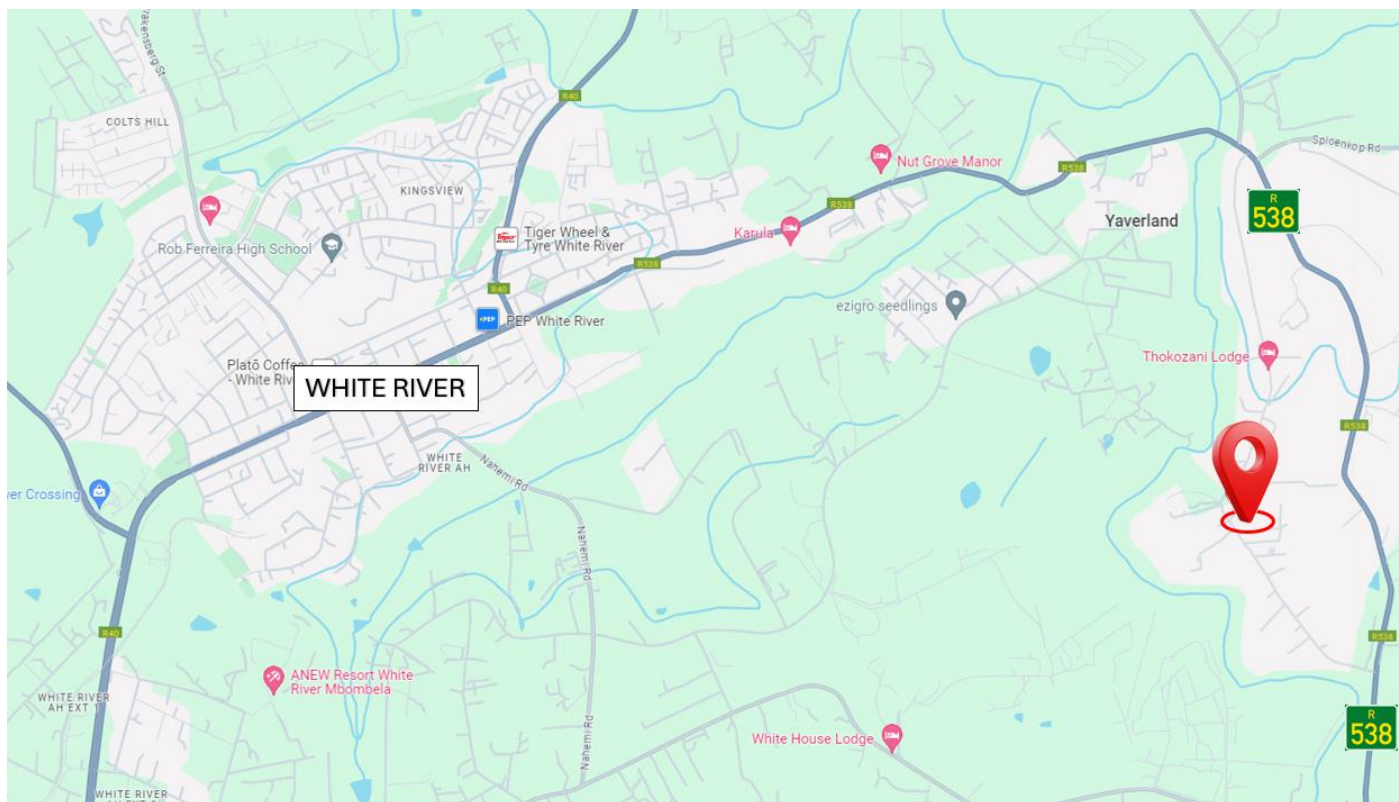
Outbuildings (Backpackers Area)





Aerial / CSG





GPS Co-Ordinates 25°20'12.0"S 31°03'46.6"E
-25.336667, 31.062944

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.

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