

INFORMATION PACK

FOR

19.94Ha IRRIGATION FARM

LUCERNE / VEGETABLE / LIVESTOCK

BON ACCORD IRRIGATION SCHEME

STAND 112, HONINGNESTKRANS STREET, PRETORIA



ON SITE AUCTION – Thursday, 24 October 2024 @ 11h00

Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 112 OF FARM HONINGNESTKRANS 269, GAUTENG – JR	
Known As:	STAND 112, HONINGNESTKRANS STREET, PRETORIA
Title Deed:	T176032/2003
Extent:	19.9410Ha
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	AGRICULTURAL

Property Information

19.9410 Ha Farm located near the R101 with **water rights from the Bon Accord Irrigation Board.**

This property has easy access to the N4 and N1 highways and is only a few kilometers from Pretoria North, Sinoville, Montana, and Doornpoort.

The current infrastructure on the farm includes a modern 4-bedroom homestead and a 2-bedroom flat both with air conditioning. The property has 3-phase electricity and an equipped strong borehole with a JoJo tank for water storage.

This property is ideal for expanding into your private family farm or has the potential for small-scale farming operations due to the available arable land for potential lucerne fields / farming / grazing or vegetable farming.

ARABLE FARMLAND

Most of the farm is arable farmland of rich dark red soil and peat soil. The crops on this farm include oats, lucerne, grass, and vegetables. Livestock is also potentially viable and ideal for small-scale pig / sheep / goat or poultry farming.

The soil on the farm is very rich and fertile with a combination of peat soil and deep red soil.

Deep Red Soil - With proper use of fertilizers and irrigation, the red soil will yield high production of various crops, including oats, wheat, rice, pulses, millets, tobacco, oil seeds, vegetables, and fruit.

Peat Soil - The peat soil is among the most fertile arable soils. Crops such as potatoes, sugar beet, celery, onions, carrots, lettuce, and other salad crops are commonly grown in peat soil.

WATER RIGHTS

The water originates from the Bon Accord Dam, which **approved 5.75 Ha of irrigation water** from the **Bon Accord Irrigation Board**.

There is ample water on the farm with a dam on the property and a strong 30m deep borehole that pumps 40,000 liters per hour.

IMPROVEMENTS

Main House

- 4 Bedrooms
- 2.5 Bathrooms
- Kitchen (with Scullery)
- Living Room
- Study
- Patio
- Double Carport
- Garden

Flat

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Living Room
- Patio
- Garden

Additional

- Cement Dam
- Ground Dam
- JoJo Tank
- Borehole
- 3 Phase Electricity
- Electric Fence around the houses



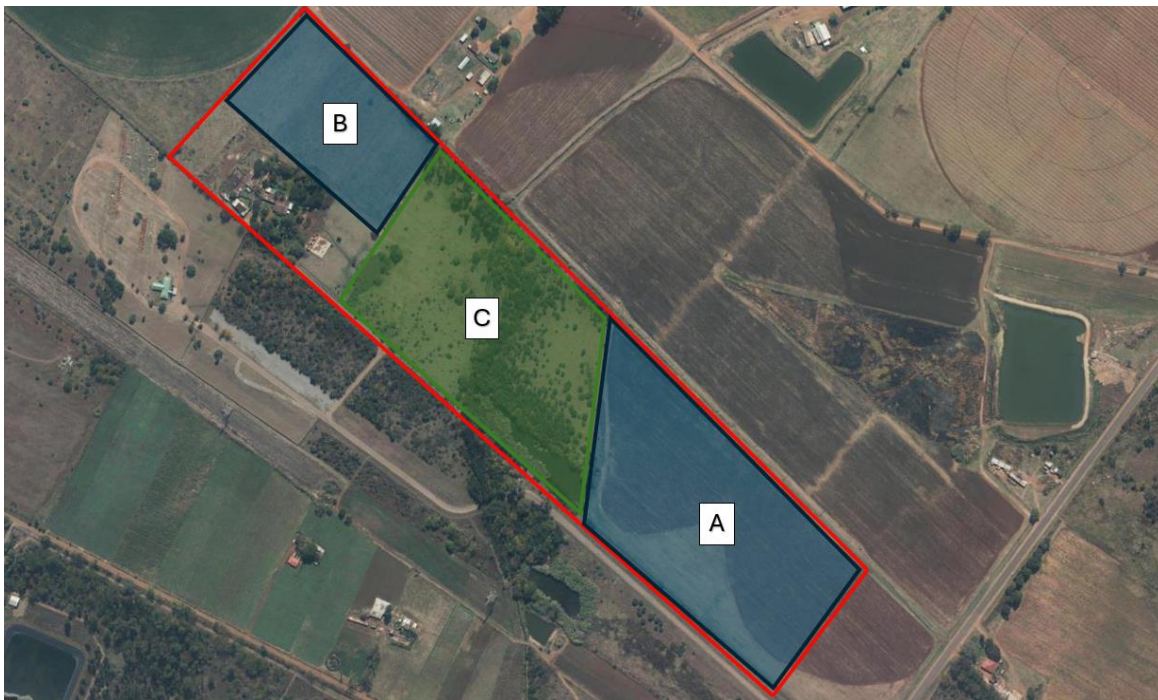
ARABLE FARMLAND

– Sections A & B (Blue):

- **Section A + B:** Combined size of ± 9.5 Ha arable farmland which is ready for cultivation and consists of **deep red soil**.
- **Section A:** ± 6.5 Ha and uses **gravity irrigation** through which water is distributed from the dam with gravity.
- **Section B:** ± 3 Ha uses the borehole for irrigation purposes.

– Section C (Green):

- **Section C:** ± 7 Ha farmland which can be converted into arable farmland for cultivation and consists of peat soil and uses the borehole for irrigation purposes. This section also has the potential for small-scale livestock farming.



Photos – Farmland







Photos – Main House





Photos – Flat



Aerial Shot



SG Diagram 1

L.G. KANTOOR KOI

L.G. Nr. A. 923/51

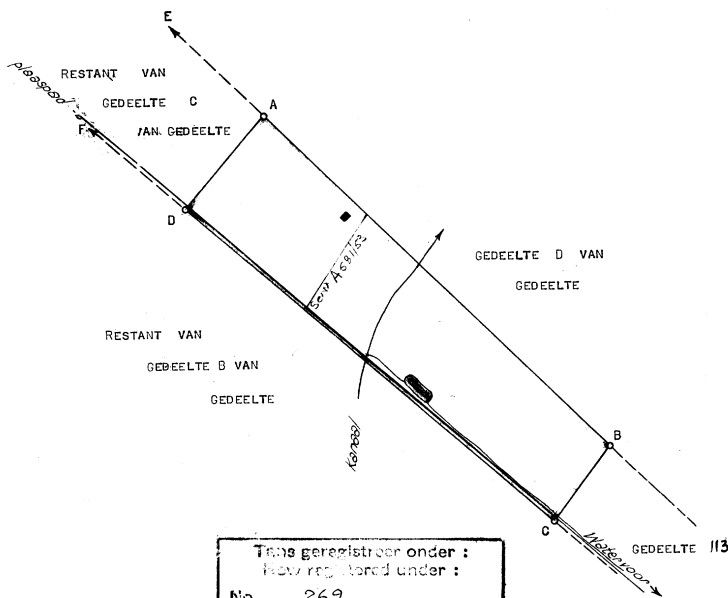
Goedgekeur

[Signature]
Langmeter-generaal.
20-6-1951

— BESKRYWING—VAN—BAKENS—
A B C D GEWEERLOPE ONDER KLIPSTAPELS
E $\frac{1}{2}$ YSTERPEN NOORD VAN HOUTDRAADPAAL
F $\frac{1}{2}$ YSTERPEN SUID VAN HOUTDRAADPAAL

	SYE Kaapse Voet.	RIGTINGS- HOEKE	y KO-ORDINATE.	
			STELSEL	Lo 29° x
		KONSTANTE	+ 200000•0	+ 8950000•0
AB	2986•1	314•22•30	A + 60074•2	+ 44601•1
BC	581•5	37•53•50	B + 57939•8	+ 46689•4
CD	3020•0	130•55•05	C + 58297•0	+ 47148•3
DA	760•9	221•34•30	D + 60579•1	+ 45170•3
AE	2879•3	134•22•30	E + 62132•4	+ 42597•5
DF	3055•1	130•55•05	F + 62887•7	+ 43169•2

W N



Trans geregistreer onder :
Kwv geregistreer onder :
No. 269
REGISTRASIE AFDELING JR
REGISTRASIE DIVISION JR

Skaal, 1 : 7500

NIERDIE GEDEELTE IS ONDER-
WOUPE VAN VOORWAARDE#
NATUURL. WETTING NOORD 14
ARTIKEL 11 (3) VAN WET NO. 41
VAN 1950

Die figuur A B C D

23•2811

Morge grond, synde GEDEELTE 112 ($\frac{1}{2}$ GEDEELTE VAN GEDEELTE 7 VAN GEDEELTE)

stel voor
[Signature]
van die plaas

HONINGNESTKRANS N.R. 121

geleë in die DISTRIK PRETORIA

PROVINSIE TRANSWAAL

Gemeen in JANUARIE - FEBRUARIE 1951 deur my *[Signature]*
Landmeter.

Hierdie kaart is geheg aan Akte van
Nr. 284/51 gedateer
ten gunste van

Trans

Die oorspronklike kaart is Nr. A3505/07
geheg aan Transport
Nr. 2624/09

L.G. Leer Nr. 3475
Meestukke Nr. 258 51
Kompilase Nr. JR. S. A. 1. Vol. 1.
JR-5AD

SG Diagram 2

S.G. OFFICE COPY

SERVITUDE DIAGRAM

S.G. No. A. 581/53

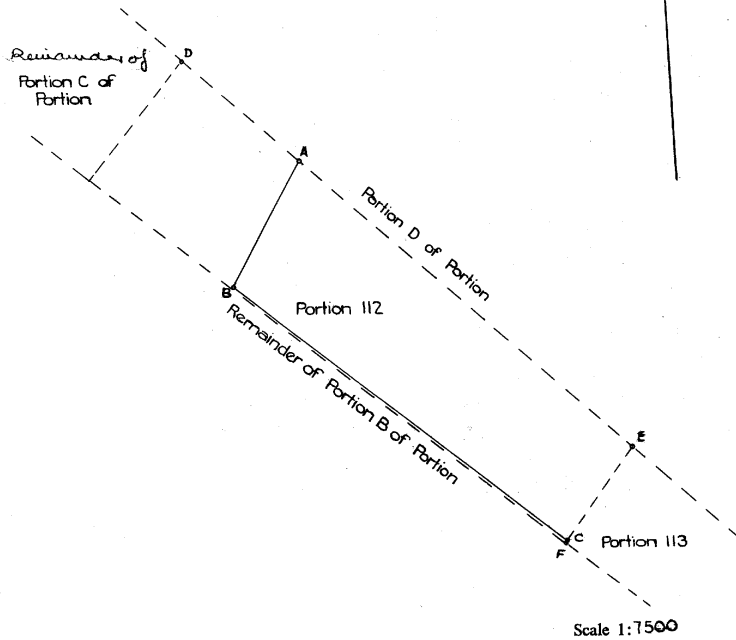
Approved

[Signature]

for Surveyor-General
13-4-1953

Description of Beacons

- AC. Not beacons
- B. Wooden powerline pole
- DEF. Rifle barrel and cairn.



SIDES		ANGLES OF DIRECTION	CO-ORDINATES	
Cape Feet			y	x
		Constants	+180 000.00	+8 940 000.00
A B	721.48	31° 02' 00"	+79522.76	+55140.99
B C	2117.01	310° 54' 10"	+79894.70	+55759.20
		Connections		
A D	771.80	134° 22' 13"	+78294.63	+57145.39
A E	2214.62	314° 22' 13"	+80074.46	+54601.28
C F	3.90	37° 54' 50"	+77939.67	+56689.65
C E	577.67	217° 54' 50"	+78297.03	+57148.48

Tans geregistreeer onder :
Now registered under :
No. 269
REGISTRASIE AFDELING
REGISTRATION DIVISION JR

Line
The Figure ABC

represents

Morgen of Land, being the centre line of an electric powerline servitude over Portion 112 of the farm

HONINGNESTKRANS No. 121.

situate in the DISTRICT of PRETORIA

PROVINCE OF TRANSVAAL

Framed for the purpose of a servitude from actual Surveyed in Nov - Dec 1952 by me

E. A. Evans

Land Surveyor.

This diagram is annexed to Deed of
No. dated
in favour of

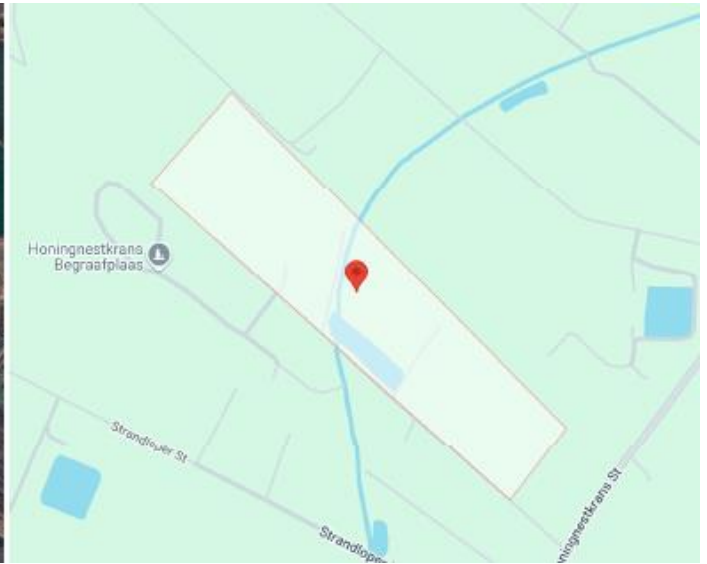
Registrar of Deeds

The original diagram is No. A923/51 ✓
annexed to Deed of
No. dated
in favour of

S.G. File No. 3414/29/1351/53
Survey Records No. 176 53
Compilation No. JR-5-A-1 (Sheet 1)
Lat. South Long. East

JR-5AD JRSA-19.

Map



GPS Co-Ordinates 25°35'57.4"S 28°11'13.6"E
 -25.599281, 28.187112





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:

Pieter Nel

084 8800 165

pieter@bideasy.co.za

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