

# INFORMATION PACK

FOR

# 58Ha FARM

## GRAZING, CATTLE & FARMLAND HOUSE / SHEDS / WORKSHOPS

PTN 2 OF FARM DOORNKRAAL 420, GAUTENG - JR



**ON SITE AUCTION – Friday, 22 November 2024 @ 11h00**  
Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

Refilwe is a township near the historical town of Cullinan, East of Pretoria in Gauteng.

## Project Tirane: R161 million Refilwe Manor housing project progressing well after delays by former administration

*These was the statement made by the Executive Mayor of Tshwane, **Solly Msimanga**, during an oversight visit and in loco inspection of Refilwe Housing Project under Project Tirane. He was joined by Tshwane MMC for Housing and Human Settlements, **Cllr Mandla Nkomo**, DA Shadow Minister of Human Settlements, **Solly Malatsi MP**, and DA Shadow Deputy Minister of Human Settlements, **Mbulelo Bara MP***

One piece of good news came up strongly when the Executive Mayor of Tshwane, **Solly Msimanga**, DA Shadow Minister of Human Settlements, **Solly Malatsi MP**, and Shadow Deputy Minister of Human Settlements, **Mbulelo Bara MP**, visited Refilwe Manor Extension 9 housing project in Region 5 today.

The development of Refilwe Manor, which had stalled since building started in 2013/14 financial year under the ANC management is now proceeding well under the DA-led administration.

The housing development project started in the 2013/2014 financial year with the construction of internal water and sewer reticulation to 769 residential stands. Other work carried out includes construction of a 10ml water reservoir to the value of R42 million and 2 sewer pump stations and upgrading of the existing Water Waste Treatment Works to be completed at R22 million.

Commented **Msimanga** “ *Our people have been waiting for far too long to know the dignity of owning a home and the Refilwe Manor extension is but one example of the long wait. We have personally come here today to see to it that the project gets underway smoothly and that recipients can begin to benefit from the overdue project under Project Tirane which I announced on 06 April 2017 at the State of The Capital Address.* ”

The current layout consists of 769 residential stands, a site for an early development centre, a school, community centre and a site for business and commercial purposes.

Work is currently underway for the construction of a water reservoir and two sewer pump stations. The reservoir and pump stations are expected to be completed by March 2018. The construction of top structures-to complete the housing development-is dependable on the allocation of funding by the Gauteng Department of Human Settlements.

DA-led municipalities are prioritising equitable and fair access to a range of housing solutions for qualifying beneficiaries.



## Property Information

Title Deed Information –

### PORTION 2 OF FARM DOORNKRAAL 420, GAUTENG - JR

Known As:

Title Deed: T46636/2017

Extent: 58.3571 Ha

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

This 58.8Ha farm is well positioned adjacent to Refilwe, Cullinan. Refilwe is a township near the historic town of Cullinan, east of Pretoria in Gauteng. The region's fertile soil and semi-arid climate make it suitable for growing crops such as maize, vegetables, and sunflowers.

The farm has ample arable farmland for vegetable crops.

The farm is ideal for small scale livestock farming, particularly cattle, poultry and goats. There are existing animal handling pens and a kraal on the farm.

There is an existing farm house on the farm, with sheds, workshops and storage.

## Improvements

- Farm House
- Sheds
- Workshops
- Outbuildings



Photos









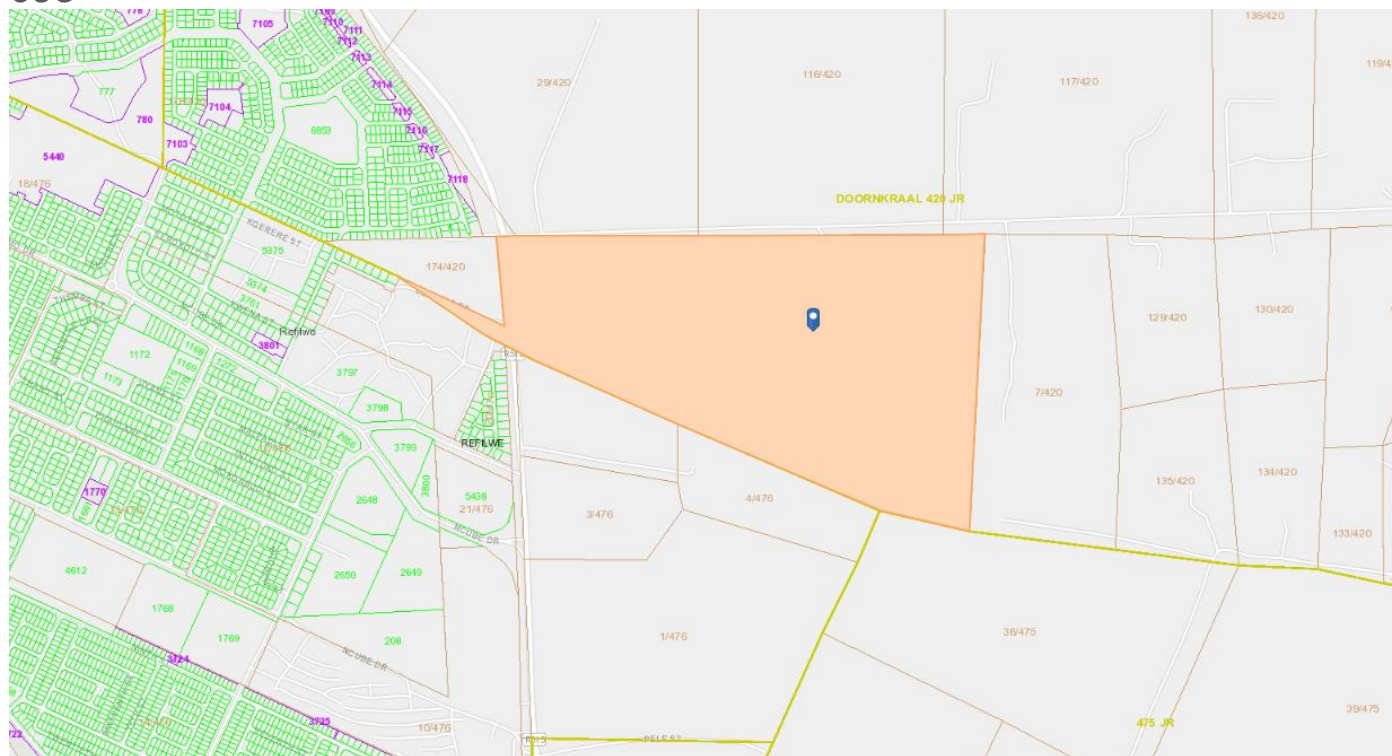




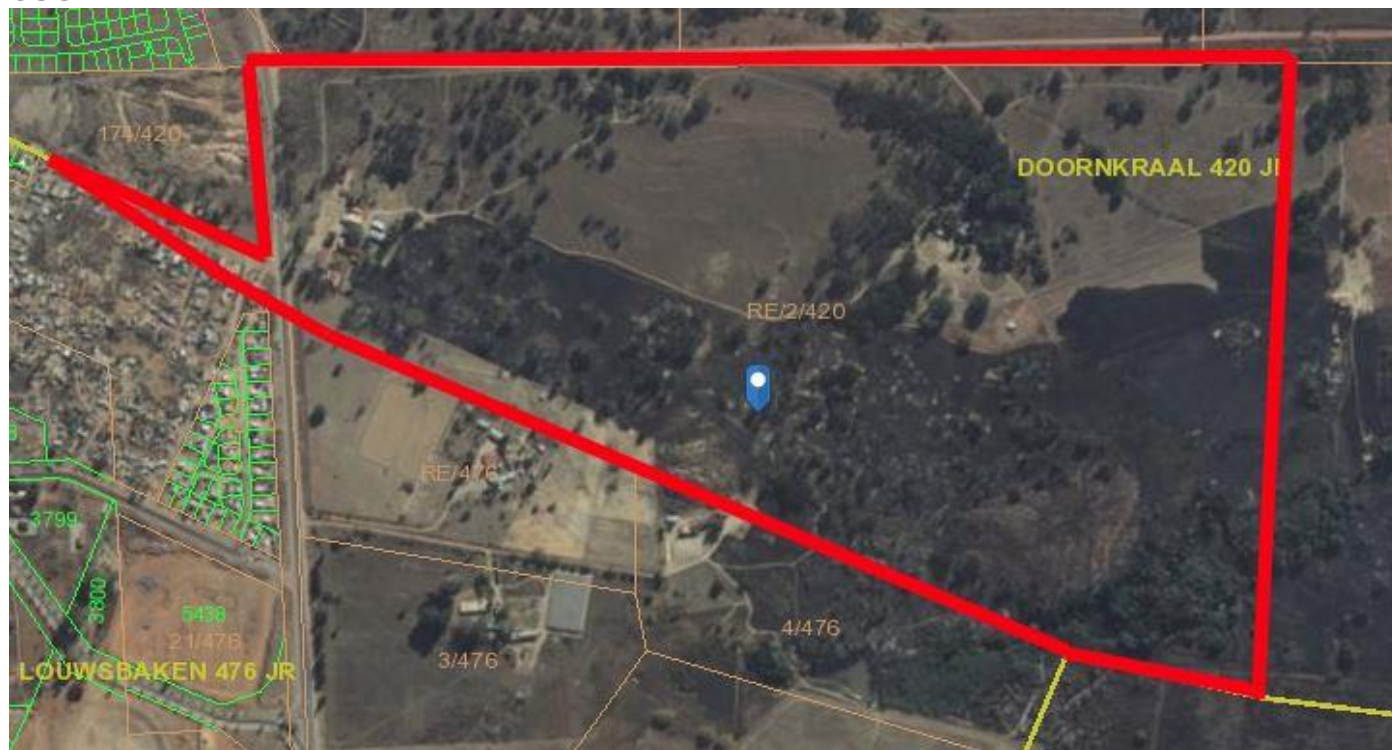




### CSG

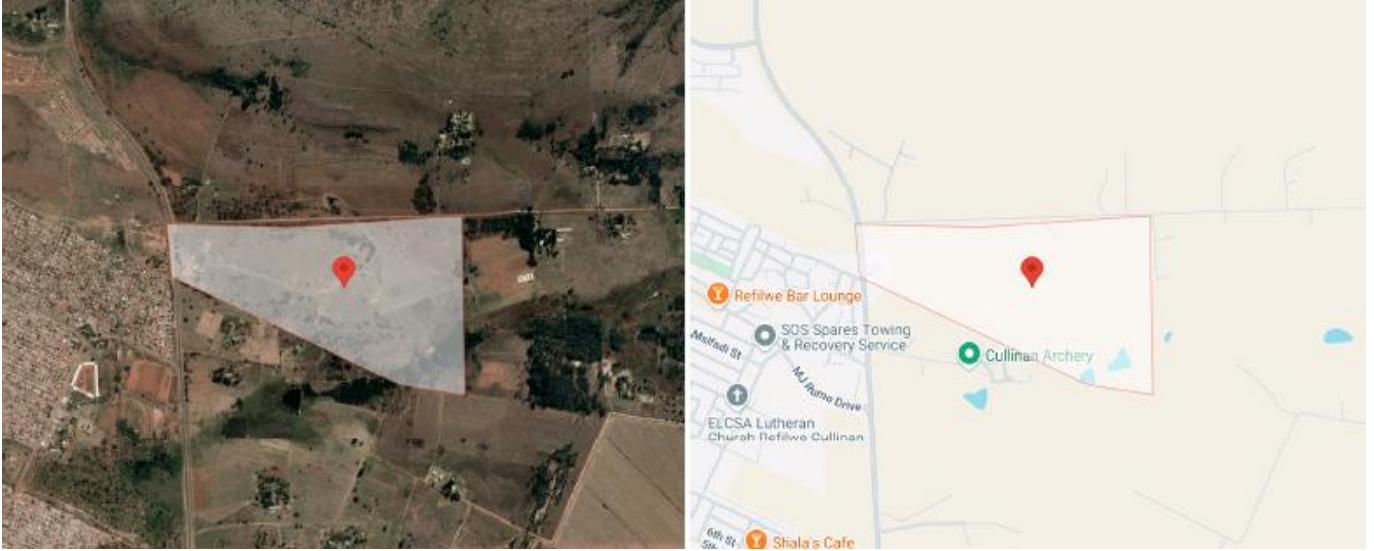


### CSG AERIAL





Map



GPS Co-Ordinates 25°38'14.1"S 28°32'41.6"E  
-25.637254, 28.544878





## 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**

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