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## INFORMATION PACK

FOR

# 21Ha FARM

## WITH 2 LUXURY HOMES

## IDEAL FOR SMALL-SCALE FARMING

PORTION 189 & 190 OF FARM WITFONTEIN 1 – JS, MARBLE HALL



**ON SITE AUCTION – Tuesday, 14 October 2025 @ 11h00**

**Pieter 084 8800 165 | [info@barwedi.co.za](mailto:info@barwedi.co.za)**



### Property Information - Title Deed Information

**PORTION 189 OF FARM WITFONTEIN 1, LIMPOPO - JS**

**Extent: 10.5321Ha**

**PORTION 190 OF FARM WITFONTEIN 1, LIMPOPO - JS**

**Extent: 10.5321Ha**

**Total Extent: 21.0642Ha**

**Known As: PORTION 189 & 190 OF FARM WITFONTEIN 1, MARBLE HALL**

**Title Deed: T5409/2025**

**Local Authority: GREATER MARBLE HALL LOCAL MUNICIPALITY**

**Registration Division: JS**

**Province: LIMPOPO**

**VAT Status: The seller is NOT Registered for VAT**

**Zoning: AGRICULTURAL**

### Property Information

This 21.0642 Ha farm is strategically located adjacent to Marble Hall, offering excellent access to major transportation routes and surrounding markets. This property offers the **perfect blend of modern rural living and productive farming potential.**

The property is well-suited for small-scale farming or cattle operations, benefiting from fertile soils, a semi-arid climate, and a reliable water supply from an on-site borehole.

Existing farming infrastructure includes a kraal with a concrete water trough, supporting immediate livestock activities.

### Residential Features

The farm includes two homes, providing flexible living arrangements:

- **Main Dwelling**: A modern, luxury residence with high-end finishes, featuring 4 bedrooms, 2.5 bathrooms, an open-plan kitchen flowing seamlessly into the dining area, and a separate lounge. The design prioritizes comfort, style, and contemporary living. **The property will be sold fully furnished.**



- **Second Dwelling:** Comprises two separate bedrooms, each with its own bathroom, offering privacy for guests, extended family, or farm staff.

Outdoor features include an entertainment area, an established garden with irrigation, and staff accommodation, combining lifestyle appeal with practical functionality for farm operations.

### Farming Potential

Marble Hall is renowned for its rich agricultural landscape, fertile soils, and dependable water supply from the Loskop irrigation system. The region’s established farming infrastructure, proximity to feedlots, abattoirs, and markets, and easy access to main transportation routes create an excellent environment for livestock farming or small-scale crop production.

### Investment Opportunity

This property presents a unique opportunity to combine comfortable rural living with a productive agricultural enterprise. With two homes, fertile land, supportive infrastructure, and a strategic location, the farm is ideal for establishing a small cattle operation, cultivating crops, or accommodating multiple tenants, making it both a lifestyle choice and a smart investment.

### Property Details:

<p><b>MAIN DWELLING</b></p> <ul style="list-style-type: none"> <li>• 4 Bedrooms</li> <li>• 2.5 Bathrooms</li> <li>• Kitchen</li> <li>• Dining Room</li> <li>• Lounge</li> <li>• Patio</li> <li>• Outside Entertainment Area</li> <li>• Established Garden</li> <li>• Irrigation System</li> </ul>	<p><b>SECOND DWELLING</b></p> <ul style="list-style-type: none"> <li>• 2 Bedrooms</li> <li>• 2 Bathrooms</li> <li>• 2 x Garages</li> <li>• Carport</li> <li>• Braai Area</li> </ul> <p><b>ADDITIONAL FEATURES</b></p> <ul style="list-style-type: none"> <li>• Water Storage Tanks</li> <li>• Concrete Water Trough</li> <li>• Borehole</li> <li>• Staff Rooms</li> <li>• Arable Land</li> <li>• Kraal</li> </ul>
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- 1 Main Dwelling
- 2 Second Dwelling
- 3 Entertainment Area
- 4 Staff Accommodation

### Aerial View





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## Photos

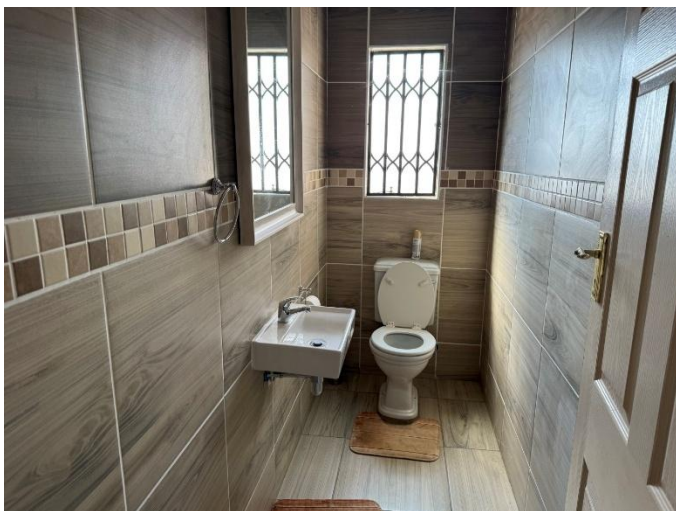




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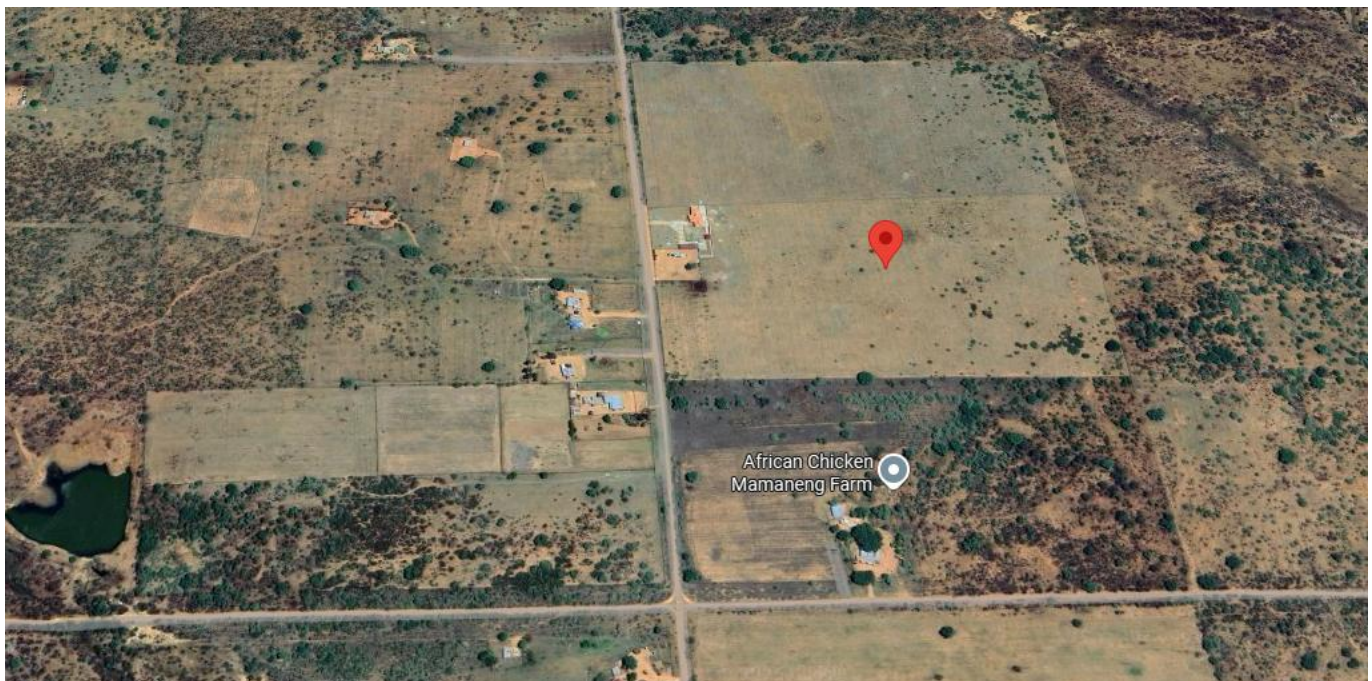
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## Map



**GPS Co-Ordinates 25°02'25.1"S 29°02'23.1"E  
-25.040306, 29.039750**





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### 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, payable on the fall of the hammer.

45 Days for Guarantees.

21 Days Confirmation Period.

**For more information or to pre-register, please contact:**

**Pieter Nel**

**084 8800 165**

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