

INFORMATION PACK

FOR

ESTABLISHED MACADAMIA FARM **GLOBAL G.A.P. & SIZA ACCREDITED** 8.56 Ha

ADDRESS:

PORTION 13 OF FARM BEERS RUST 53, WHITE RIVER, MPUMALANGA – JU



AUCTION DATE:

Wednesday, 5 November 2025

AUCTION VENUE:

On-Site Auction @ 11h00

Online Auction from 10h00 (www.bideasyonline.co.za)

CONTACT:

Pieter Nel 084 8800 165 / pieter@bideasy.co.za

VIEWING:

By Appointment Only

CONTENT

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TERMS AND CONDITIONS:

- **R50,000.00 REFUNDABLE ONLINE DEPOSIT AND FICA DOCUMENTS TO REGISTER.**
- **5% DEPOSIT PAYABLE ON THE FALL OF THE HAMMER.**
- **10% BUYERS COMMISSION PLUS VAT PAYABLE ON THE FALL OF THE HAMMER.**

BANKING DETAILS FOR REGISTRATION DEPOSIT:

BIDEASY AUCTIONS (PTY) LTD

BANK: FNB

ACCOUNT: 62364475270

BRANCH CODE: 250655

REF: F1366 (SURNAME/COMPANY NAME)

SEND PROOF OF PAYMENT TO: pieter@bideasy.co.za / 084 8800 165

Rules of Auction and Conditions of Sale published on www.bideasy.co.za

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2. PROPERTY SUMMARY

PHYSICAL ADDRESS	NUMBI GATE ROAD (R538), PORTION 13 OF FARM BEERS RUST 53, MPUMALANGA - JU
LEGAL DESCRIPTION	PORTION 13 OF FARM BEERS RUST 53, MPUMALANGA - JU
ZONING	AGRICULTURAL
TITLE DEED	T4685/1982
LOCAL AUTHORITY	MBOMBELA LOCAL MUNICIPALITY
EXTENT	8.5653Ha
DEPOSIT TO BE PAID	5% (FIVE PERCENT) ON THE FALL OF THE HAMMER
BUYERS COMMISSION	10% (TEN PERCENT) PLUS VAT ON THE FALL OF THE HAMMER
CONFIRMATION PERIOD	7 DAYS
COC	SELLER
OUTSTANDING RATES & TAXES	
OCCUPATION	ON REGISTRATION OF TRANSFER
VAT REGISTERED	SELLER IS REGISTERED FOR VAT
REFUNDABLE ONLINE REGISTRATION FEE	R50,000.00

3. PROPERTY DESCRIPTION

COMMERCIAL MACADAMIA PRODUCTION FARM

This **well-positioned 8.5653Ha commercial farm offers a unique blend of productive agricultural infrastructure and excellent tourism potential**. It lies within the recognized tourism corridor connecting Kruger Mpumalanga International Airport (KMIA) to the Kruger National Park and Sabi Sands.

This is an established and operational farm with mature trees and infrastructure. The farm has been in production and has an uptake agreement with **Golden Macadamias**. The farm is certified with **GLOBAL G.A.P. & SIZA** Standards and Specifications.

The market is benefiting from from stronger demand, better marketing, and more stable global demand. The expectation for **further price recovery and demand is positive**. The EURO / Dollar based export trading environment is an attractive opportunity for local growers.

This farm has been in production for well over **20 years**, with year-on-year increased growth and production.

The farm is set on fertile, **deep red Hutton soil**, ideal for macadamia and other subtropical crops.

There is a **perennial stream that fills a dam on the farm**. Irrigation is via a **75mm mainline** that feeds a **dragline system to the orchards**. The water is pumped with a 5.5kW pump. White River is also in a **high rainfall** area which supports macadamia farming.

The property has been **carefully managed** to promote long-term soil health. No herbicides and only minimal pesticides have been used, aligning the farm with **sustainable agricultural practices** and providing a strong foundation for continued productivity or diversification into alternative crops.

The farm is fenced, except at the watercourse, and benefits from an Eskom 100kVA power supply with phase monitoring.

This farm adjoins the **Premier Winkler Hotel** and is surrounded by several established guest houses, enhancing its mixed-use appeal. **Business rights have already been approved** but not yet exercised, leaving scope for future commercial or tourism-related development.

The sale excludes all vehicles, implements, tractors, machinery and equipment.

The Orchards

- Beersrust planted 1975
- Cultivar = mixed cultivar
- 1000 trees on a 6.5-hectare block
- Spacing average = 9m X 7.5m

Water Rights

There are water rights for **49946m³ per annum from the White River**, in addition to the storage of **3000m³**, a fully equipped borehole with pump, controller, and gravity tank, as well as a water drop tank point for firefighting and spray rig operations.

Infrastructure and Improvements

The property offers extensive infrastructure for both farming and residential purposes.

Buildings include:

- The homestead and cottage, which are set within a mature garden with established trees, provide a tranquil living environment.
- A **nut processing facility which is fitted with a 145m² cold room** capable of operating at 12°C, supporting post-harvest macadamia handling.
- Storerooms and covered storage facilities for tractors and implements.
- Workshops.
- Staff changing rooms and ablutions.

Macadamia Production

The current operation focuses on macadamia production with an uptake agreement in place with Golden Macadamias. Nuts are de-husked and cured on the farm before being delivered to Golden Macadamias for further processing and distribution.

A purchaser would need to join Golden Macadamias as a shareholder/supplier or alternatively use one of the several processors in the area offering similar services.

The region also provides excellent support infrastructure, including dehusking, processing, and marketing, as well as experienced macadamia consultants and advisors.

Surrounding Agricultural and Lifestyle Activities

The broader region is highly diversified, with surrounding farms producing macadamias, avocados, citrus, granadillas, blueberries, sheep, cattle, cash crops, seasonal vegetables, cut flowers, and tunnel crops such as peppers.

In addition to agriculture, the area supports a thriving tourism and lifestyle industry with guest houses, art studios, wellness retreats, and a variety of outdoor recreational activities such as mountain biking, paddling, hiking, trail running, and birding.

Exclusions

The sale excludes all vehicles, implements, tractors, machinery and equipment.

FARM HIGHLIGHTS

- Prime location in the municipal tourism corridor linking KMIA Airport, Kruger Park, and Sabi Sands.
- Fertile, deep red Hutton soils are ideal for macadamias and other subtropical crops.
- Approved business rights (not yet exercised) for future commercial/tourism development.
- Reliable water security with a borehole, dam, irrigation system, and registered water rights.
- Strong infrastructure, including a house, a cottage, a nut processing warehouse, a cold room, workshops, and storage.
- Eskom 100kVA power supply with phase monitoring.
- Sustainable farming practices with a long-term focus on soil health.
- Situated next to Premier Winkler Hotel and nearby guest houses, enhancing tourism potential.

○



4. AERIAL PHOTOS



5. PROPERTY IMAGES









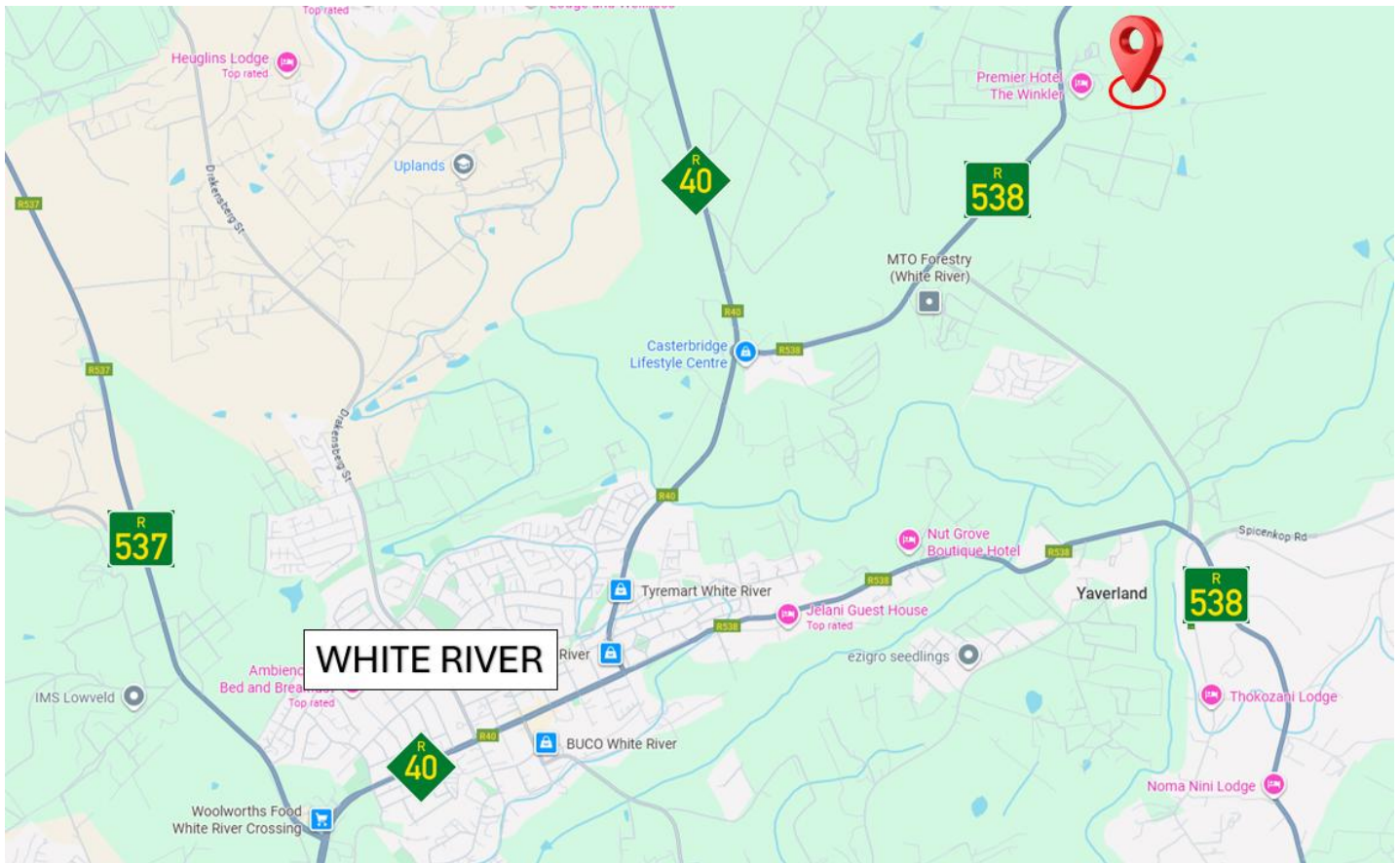
6. GIS AERIAL



7. MAP



GPS Coordinates 25°17'19.3"S 31°03'33.3"E
-25.288697, 31.059246



8. WATER USE CERTIFICATE

Suite 801, 8th Floor
The MAXSA Building
13 Streak Street
Mbombela

Private Bag X11214
Mbombela
1200

Tel 013 753 9000
Fax 013 753 2786



Enquiries: Verification Office
Reference: 53JU/13 - 27/2/1/X22H/021
E-mail: verification@iucma.co.za
Tel: 013 753 9000

By Email - peter@andantefarm.co.za

JENINA
Andante Farm
Numbi Road
White River
1240

LAWFUL WATER USE CERTIFICATE

CONFIRMATION OF THE EXTENT AND LAWFULNESS OF WATER USE(S) IN TERMS OF SECTION 35(4) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998) IN THE FORMER INKOMATI WATER MANAGEMENT AREA, WITHIN THE INKOMATI-USUTHU WATER MANAGEMENT AREA: BEERS RUST 53, JU, PORTION 13, SIZE 8,5653 ha

You are hereby informed that the extent and lawfulness of the water use(s) on the above mentioned property have been determined by me, as the delegate of the Minister: Water & Sanitation, in terms of Section 35(4) of the National Water Act, 1998 (Act 36 of 1998) [“the Act”] as follows:

Type of water use	Extent and lawfulness of water use(s)	
	Volume (m ³ /annum)	Source (ha)
Taking of water for irrigation purposes	49946	White River
Taking of water for non-irrigation purposes		
Storing of water	3000	
Stream Flow Reduction Activity (Afforestation)		(0)

In terms of Section 35(4) of the Act this determination is also the extent of the existing lawful water use as contemplated in Section 32(1) for this property, which may be continued with under Section 34(1) subject to any existing conditions or obligations attaching to the use until a license replaces it.

No water use in excess of the “determined water use(s)” as set out herein may be used on this property.

In terms of Section 148(1)(e) of the Act you may appeal against any decision on the verification of these water use(s) to the Water Tribunal within thirty (30) days from the date of this letter. The Water Tribunal can be contacted as follows:

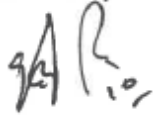
The Registrar of the Water Tribunal: Mr Robert Mabe
Water Tribunal
Private Bag X316
Pretoria
0001

Tel: 012 336 7034
E-Mail: maber@dws.gov.za

A copy of the appeal must be submitted to this office.

The Inkomati-Usuthu Catchment Management Agency will amend your registration certificate to reflect the above details. A new registration certificate will then be issued to you. If an appeal is lodged, the certificate may be amended again depending on the outcome of the appeal.

Yours faithfully



Dr. Thomas Gyedu-Ababio
CHIEF EXECUTIVE OFFICER
Date: 12/6/2019

9. COPY OF SG DIAGRAM

ONDERVERDEELINGSKAART
Art. 24 (b), Wet No. 9, van 1927

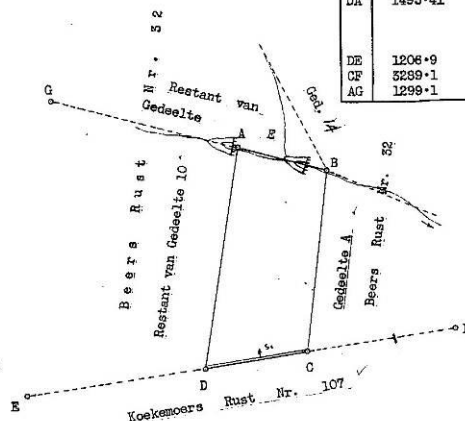
G. KANTOOR NORT

L.G. Nr. A. 6381/50

Goedgekeur

Landmeter-generaal.
15 DEC 1950

SYE Kaapse Voet.	RIGTINGS- HOEKE	Y Stelsel	KO-ORDINATE	
			Lo	X
AB 606.08	284.38.30	Konst. 0.0	+685000.0	0
BC 1225.73	6.08.20	A - 18801.0	+ 35026.7	
CD 897.17	81.19.50	B - 19587.4	+ 35179.9	
DA 1495.41	189.00.00	C - 19256.5	+ 36298.6	
	Konneksies	D - 18567.1	+ 36505.7	
DE 1206.9	81.19.50	E - 17375.9	+ 36685.6	
CF 5239.1	261.19.50	F - 22507.8	+ 35902.8	
AG 1299.1	104.38.30	G - 17544.1	+ 34698.5	



- Beskrywing van Bakens -

A D ... 18" x 1/2" Ysterpen onder klipstapel.

B C E G ... 1/2" Ysterpen onder klipstapel.

F Ysterpaal in klipstapel.

Vir Serwitute
Aftrekkings en
Endossemments
Sien Anderkant

Tans geregistreer onder :
Now registered under :
No. 53
REGISTRARIE AFDELING
REGISTRATION DIVISION

500 0 1000 2000 5000 Kaapse Voet.
Skaal, 1 : 7500

Die figuur A B C D stel voor 'n Serwitute van die plaas
10-0000 Morges grond, synde Gedeelte 10 (in gedeelte van Gedeelte 10)
geteë in die DISTRIK Nelspruit Gemeet in September 1950 deur my L.G. Burger
BEERS RUST NR. 107 PROVINSIE TRANSVAAL Landmeter.

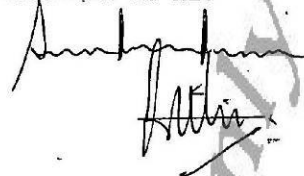
Hierdie kaart is gehëg aan Akte van
Nr. gedatoer
ten gunste van
Registrateur van Aktes.
Die oorspronklike kaart is Nr. A 7054/47
geheg aan Akte van Transport
Nr. 9074/1949
L.G. Lëer Nr. 1155/6/13761/50
Meetstukke Nr. 1845/50
Kompilasië Nr. JU-3-A
Suiderbreedte 27° 12' 34" Oosterlengte

Die figuur 51 stel voor 'n Serwitute van
'n Weg 30 Kaapse v. t. v. t. v. t.
Kaart L.G. Nr. A 6381/50
Serwitute Nr. 1142/44
15-9-66
Wanepan
Landmeter-generaal.

10. COPY OF TITLE DEED

DOCUMENT NO. CASTLEDEX
D0003750572

PREPARED BY ME:



CONVEYANCER

REKENAAR: DATA/ASLEWIND/COMPUTER: DATA CAPTURE		
D/MEKEL/EXTENDED	DATUM/DATE	OPERATEUR/OPERATOR
	21/11/2011	21/11/2011
DATUM/EXTENDED		

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 8

T 4685 /1982

DEED OF TRANSFER NO

BE IT HEREBY MADE KNOWN :

THAT BENITO HITLER NIEMANN

appeared before me, the Registrar of Deeds at PRETORIA,
Transvaal, he the said Appearer being duly authorised
thereto by a Power of Attorney granted to him by

RUDOLF GERHARDUS PETRUS OPPERMAN

(born on the 23rd February 1929)

WHITE GROUP,

dated /.....

-2-

dated the 7th day of DECEMBER 1981 and signed at WHITE RIVER,
which Power of Attorney has this day been exhibited to me.

AND the said Appearer declared that his Principal, the said
RUDOLF GERHARDUS PETRUS OPPERMAN, had truly and lawfully sold,
and that he in his capacity aforesaid did, by these presents,
cede and transfer in full and free property to and on behalf
of

GENINA (PROPRIETARY) LIMITED

(NO 80/11429)

WHITE GROUP,

its successors in title or assigns :

PORTION 13 (a portion of Portion 10) of the farm
BEERS RUST 53, Registration Division JU, Transvaal,

MEASURING 8,5653 (EIGHT comma FIVE SIX FIVE THREE)
hectares;

EXTENDING as Deed of Transfer No 16254/1951, with
diagram annexed thereto, made in favour of WALLACE
STILE DUNSFORD on the 3rd July 1951, and two
subsequent deeds, the last of which Deed of Transfer
No T 25140/1965, made in favour of the said RUDOLF
GERHARDUS PETRUS OPPERMAN on the 8th July 1965, will
more fully point out.

1 PORTION /

- 3 -

- 1 PORTION D of the farm BEERS RUST 53, Registration Division JU, Transvaal (a portion whereof is hereby transferred) is :

SPECIALLY SUBJECT to the reservation in favour of the State of all rights to minerals, mineral products, mineral oils, metals and precious stones on or under the property.

- 2 SUBJECT to the conditions imposed by the Controlling Authority in terms of Section 11(6) of Act No 21 of 1940:

(a) Not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land except with the approval of the Controlling Authority as defined in Act 21 of 1940.

(b) The land shall be used for residential and agricultural purposes only, and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act 21 of 1940.

(c) No building or any structure whatsoever shall be erected within a distance of 94,46 metres from the centre line of the public road, without the written approval of the Controlling Authority as defined in Act 21 of 1940.

3. SPECIALLY /.....

- 4 -

3 SPECIALLY SUBJECT and ENTITLED to the following further conditions :

- (1) The Transferee and his successors in title shall be entitled to the sole and exclusive use of such portion of the dam and the water therein, situated on the remaining extent of Portion E of the farm BEERS RUST 53, Registration Division JU, Transvaal, measuring as such 13,9662 hectares, as held by JACOBUS JOHANNES SWANEPOEL under Deed of Transfer No 9075/1949, dated 13th April 1949, which dam is situate on the northern boundary of the property hereby transferred and on the said remaining extent of Portion E together with all watercourses on the said Remaining Extent of Portion E, presently feeding such dam, and the said JACOBUS JOHANNES SWANEPOEL and his successors in title as owners of the Remaining Extent of Portion E of the farm Beers Rust 53, Registration Division JU, Transvaal, are divested of all their right, title and interest thereto. The Transferee and his successors in title, shall have free access to and egress from the said portion of the dam situate on the aforesaid remaining extent of Portion E in perpetuity, for purposes of maintaining and repairing the said

dam /.....

- 5 -

dam, and the said JACOBUS JOHANNES SWANEPOEL and his successors in title shall not be obliged to maintain or repair such portion of the said dam in any way.

(ii) The Transferee and his successors in title shall be entitled to a servitude of right of way, 6,30 metres wide, in perpetuity, over the Remaining Extent of Portion 10, called Esperance (a portion of Portion D) of the farm BEERS RUST 53, Registration Division JU, Transvaal, measuring as such 21,1620 hectares, as held by the said JACOBUS JOHANNES SWANEPOEL under Deed of Transfer No 9074/49, dated the 14th April 1949, which right of way shall run along the Southern Boundary of the said Remaining Extent of Portion 10 from the Beacon marked D on diagram SG No A 7054/47 (framed by Surveyor W von Willich in July 1947., attached to the said Deed of Transfer), to the property hereby transferred.

4 By Notarial Deed of Servitude No 1169/1966-S, dated 19th April 1966 and registered on the 9th September 1966, the property hereby transferred is subject to a servitude of Right of Way, 6,30 metres wide, in perpetuity, along the Southern Boundary in favour of Portion 19 of the said farm BEERS RUST 53, Registration Division JU, Transvaal, held by virtue of Deed of Transfer No 29886/1955

and /.....

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and Certificate of Consolidated Title No
32329/1954, as will more fully appear from reference
to the said Notarial Deed.

AND FURTHER SUBJECT to all such conditions as are men-
tioned or referred to in the aforesaid deeds.

WHEREFORE the Appearer renouncing all the right and
title the said

RUDOLF GERHARDUS PETRUS OPPERMAN

heretofore had to the premises did, in consequence, also
acknowledge him to be entirely dispossessed of, and dis-
entitled to, the same; and that, by virtue of these
presents, the said

JENINA (PROPRIETARY) LIMITED,

its successors in title or assigns, now is and hence-
forth shall be entitled thereto, conformably to local
custom, the State, however, reserving its rights, and
finally acknowledging the date of sale to be the 23rd
October 1981 and the purchase price to amount to the
sum of R130 000,00 (ONE HUNDRED AND THIRTY THOUSAND
RAND).

IN WITNESS WHEREOF I, the said Registrar of Deeds,
together with the Appearer, have subscribed to these
presents, and have caused the seal of office to be
affixed thereto.

THUS.../.....

- 7 -

THUS DONE AND EXECUTED at the Office of the Registrar
of Deeds at PRETORIA, Transvaal, on 1982-02-15

q.q.

In my presence:


REGISTRAR OF DEEDS

Registered in the Register of JU FARMS, kept at PRETORIA,
Book 1A, Folio 53/13/1,
on the above date.

BLADSY/PAGE 8
ENDOSSEMENT OP
ENDORSEMENT ON T 4685/82
EIENDOM/PROPERTY
PORT 13 (PORT OF PORT 10)
OF THE FARM 53 JU.

4563 19 82

B.

VERBIND
MORTGAGED

vir 10233,00 (met preferensie)
for R. (with preference)

vir 'n verder bedrag nie te boegende
for an additional amount not exceeding

R. 1700,00

Aktekantoor
Deeds Office
Pretoria **1982-02-15** Registrateur
Registrar

BC 7939/93

BC 7939/93

**GEKANSELLEER
CANCELLED**

REGISTRATEUR/REGISTRAR

01 02/93

ENDOSSEMENT Kragtens ARTIKEL 27 (7) VAN WET 69 VAN 1984	ENDORSEMENT BY VIRTUE OF SECTION 27 (7) OF ACT 69 OF 1984
DIINFEGEMELDE MAATSKAPPY IS OMSKEP IN 'N BE- SLOTE KORPORASIE EN STAAN NOU BEKEND AS <u>Jenina CC</u>	WITHINMENTIONED COMPANY HAS BEEN CONVERTED INTO A CLOSE CORPORATION AND IS NOW KNOWN AS
BC 15356 99 <u>16 03 99</u>	NO <u>CLC91/04990/23</u> REGISTRATEUR/REGISTRAR

WIR ENDOSSEMENTE KYK BLADSY
FOR ENDOSSEMENTS SEE PAGE 9

BLADSY/PAGE 9

T. 4685/82

VERBIND MORTGAGED	
VIR FOR R 400 000,00.	
B	13801/99
16 03 99	REGISTRATEUR/REGISTRAR

VERBIND MORTGAGED	
VIR FOR R 5 500 000,00	
B	000002848/2013
2013-05-15	REGISTRATEUR/REGISTRAR

NR VERBODEN INDOOSCHAFENDE SET
NR VERBODEN INDOOSCHAFENDE SET

ANNEXED TO 4685/1982
PAGE

ENDORSEMENT IN TERMS OF SECTION 3(1)(v) OF ACT 47 OF 1937	
THE WITHIN CLOSE CORPORATION HAS BEEN CONVERTED, IN TERMS OF THE PROVISIONS OF THE COMPANIES ACT, 2008(ACT 71 OF 2008) INTO A COMPANY AND IS NOW KNOWN AS	
JENINA PROPRIETARY LIMITED	
REGISTRATION NUMBER: 2019/555944/07	
BC	000003490 / 2023
	25 OCT 2023
DATE	 REGISTRAR OF DEEDS

VERBIND	MORTGAGED
VIR	
FOR R14 500 000,00	
B	000005030 / 2023
25 OCT 2023	 REGISTRAR



BidEasy
Auctioneers

Pieter Nel

084 8800 165 / pieter@bideasy.co.za