

INFORMATION PACK

FOR

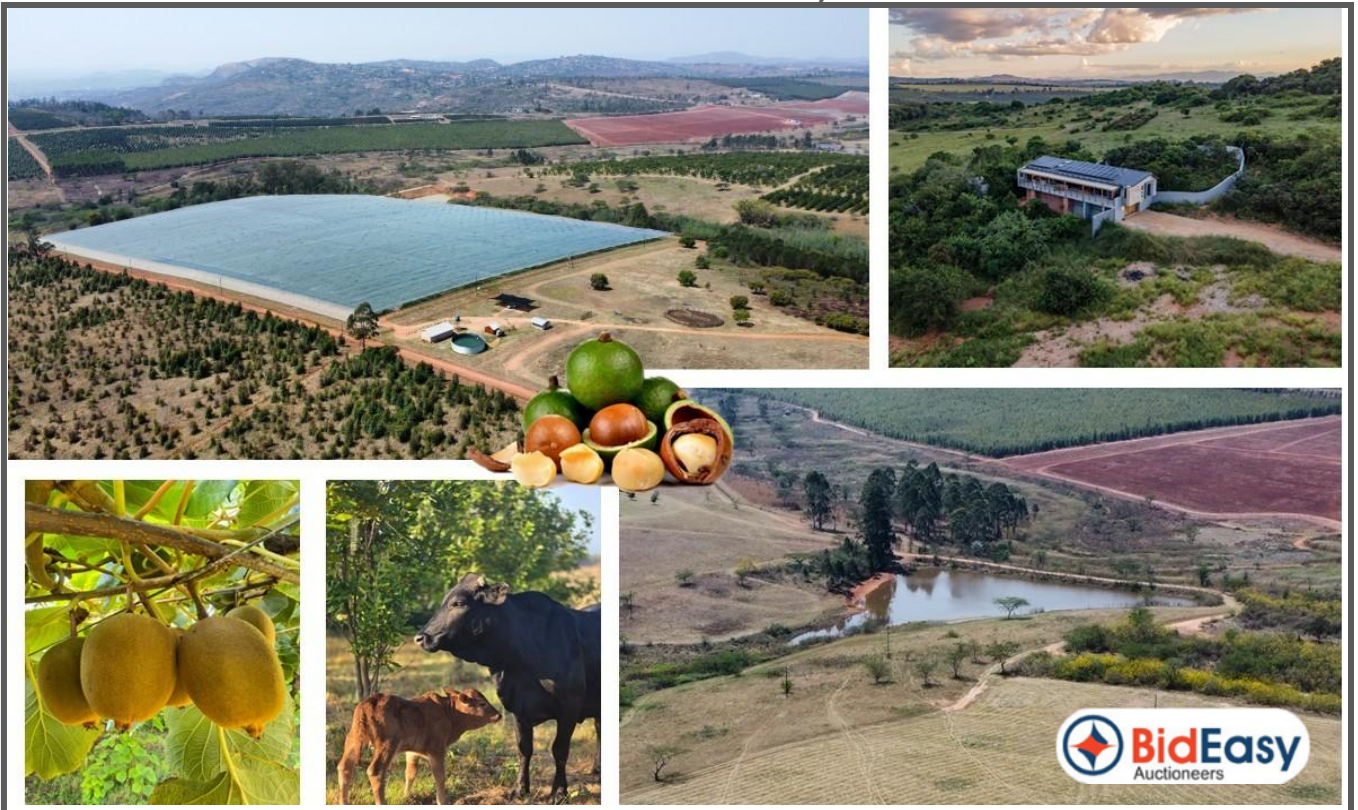
195.80Ha COMMERCIAL FARM

KIWI / MACS / CATTLE

61Ha IDLE ARABLE LAND FOR GROWTH

ADDRESS:

PORTION 0 OF FARM SPION KOPJE 56, MPUMALANGA - JU



AUCTION DATE:

Wednesday, 5 November 2025

AUCTION VENUE:

On-site Auction @ 11h00 (Ptn 13 of Farm Beers Rust 53, Mpumalanga – JU)

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

CONTACT:

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

VIEWING:

By Appointment Only

CONTENT

1. DISCLAIMER
2. PROPERTY SUMMARY
3. PROPERTY DESCRIPTION
4. AERIAL PHOTO
5. PROPERTY IMAGES
6. GIS AERIAL
7. MAP
8. WATER USE CERTIFICATE
9. COPY OF SG DIAGRAMS
10. COPY OF TITLE DEED

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: F1367 (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

1. DISCLAIMER

Whilst all reasonable care has been taken to obtain accurate information, neither BidEasy Auctions, nor any of its subsidiaries or associated companies, nor the Seller/s guarantee the correctness of the information herein and none of the aforementioned will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of BidEasy Auctions nor any of its subsidiaries or associated companies or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

The Rules of Auction and Conditions of Sale/ Deed of Sale contain the FICA registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.

2. PROPERTY SUMMARY

PHYSICAL ADDRESS	NUMBI GATE ROAD (R538), PORTION 0 OF FARM SPION KOPJE 56, MPUMALANGA - JU
LEGAL DESCRIPTION	PORTION 0 OF FARM SPION KOPJE 56, MPUMALANGA - JU
ZONING	AGRICULTURAL
TITLE DEED	T880/2011
LOCAL AUTHORITY	MBOMBELA LOCAL MUNICIPALITY
EXTENT	195.8032Ha
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

This exceptional **195.8032 Ha commercial farm** presents a rare opportunity to acquire a versatile and **diversified agricultural enterprise** with outstanding potential for future expansion. Ideally located near **White River, and close to suppliers and trading partners**, the property combines established income-generating crops, grazing land with a modern, contemporary homestead set in a scenic location.

The farm has **specialized kiwi fruit orchards and productive macadamia plantations** supported by deep, fertile **Red Hutton Soils**. With **strong water security, premium crops already in place, and ample room for expansion**, this property represents a prime investment opportunity in one of South Africa's most sought-after agricultural regions.

****UPSIDE**** - The upside of this farm is that there is **61Ha idle arable land which is approximately half the arable land on this farm**. This is an enormous benefit in reducing startup costs to expand and prepare land for planting. This land is ideal for cash crops and / or Orchards. There is also a stretch of this idle land that has been flattened and is suitable for tunnels.

The **Water Rights** are for the use of **132 933m³** per annum from the 5 boreholes. These boreholes effectively produce combined yields exceeding 26,000ℓ per hour. There is further permissible storage right of **35 000m³** per annum in 2 large watercourse dams.

There are up to 180 **cattle** grazing on the farm, which increases the micro biodiversity on the farm and bush control.

The property is GlobalGap and Siza accredited. In line with this certification there is a commitment to **social and environmental upliftment and responsibility** both to the land and the community. A local community school has been established on a portion of the farm that does not support farming activity and is conserved.

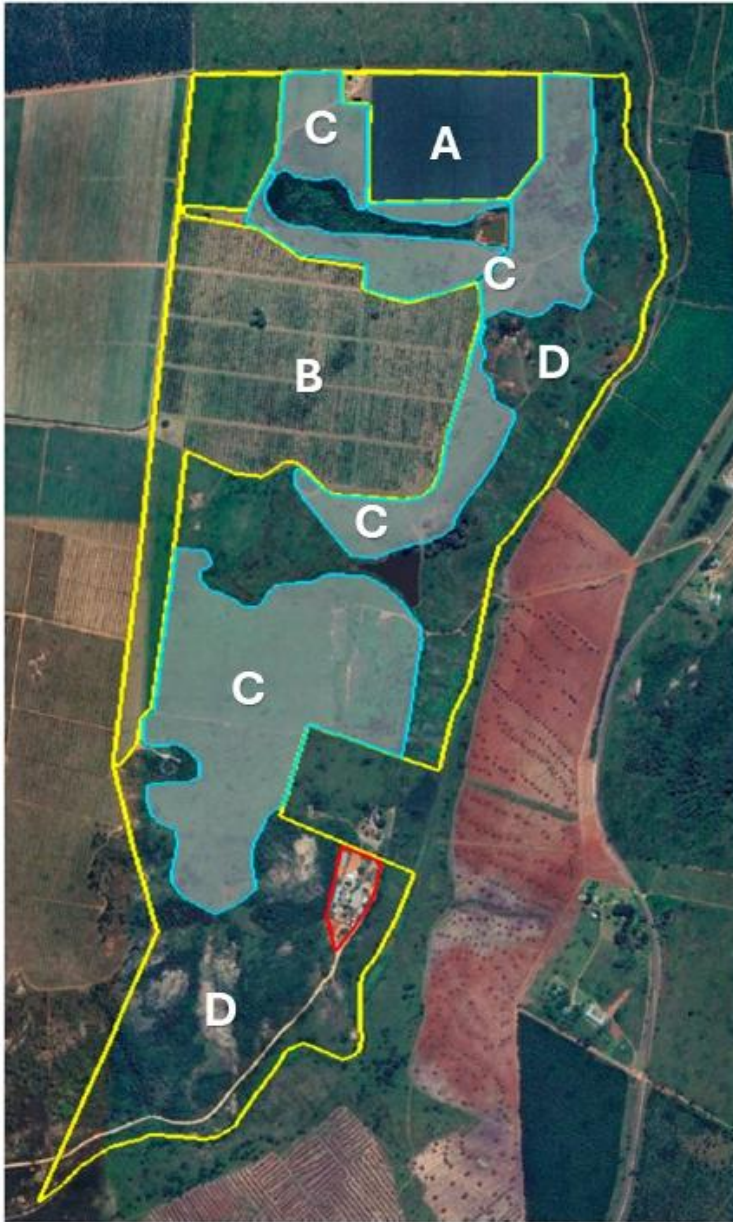
The market is benefiting from stronger demand, better marketing, and more stable global demand. The expectation for **further price recovery and demand is positive**. The EURO / Dollar based export trading environment is an attractive opportunity for local growers.

There is a Modern family home built on the property with magnificent views over the farm.

The **79Ha conserved portion** of the farm has granite koppies, old-growth bush, and riverine systems, managed with neighbouring grasslands to enhance biodiversity and sustainability. This is where the community school is situated.

The farm is fully fenced, with the kiwi orchard additionally protected by an electric fence. Two water drop tank points support firefighting and operational needs. Power is supplied by Eskom via a 50kVA connection, ensuring reliable electricity for farm operations.

SITE PLAN



A	Kiwi Fruit Orchards
B	Macadamia Orchards
C	61Ha Idle Arable Land
D	Grazing and Conservancy

Crops

12Ha - Kiwi Fruit

43Ha - Macadamia

61Ha – Arable Idle Land available for expansion.

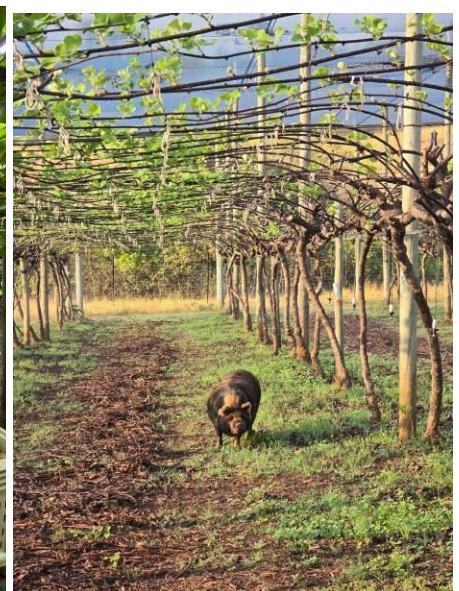
– Kiwi Fruit

The kiwi fruit orchards are protected and fully hail-netted and equipped with **modern irrigation, overhead cooling, filtration, and soil moisture monitoring systems**. Both the Z487 and Soreli varieties are early-maturing cultivars supplying the European market at premium pricing. Strict grower club rules and plant breeders' rights protect market stability, while trial rows of gold and red kiwi varieties are also under evaluation.

There is an uptake agreement in place with Halls.

- **Varieties:** Z487 (2.9ha) & Soreli (7.1ha) – early maturing, premium EU market.
- **Strict grower club licenses** ensure a stable supply & avoid oversaturation.
- Trial rows with 175 vines of gold & red varieties.
- Comprehensive equipment included: tractor, spray rig, mulcher, pollen applicators, and harvesting trailer.
- Packing & export via **Halls packhouse** (Nelspruit).

Included equipment comprises a **Goldoni tractor, Agrico spray rig, flail mower, pollen applicators, and harvesting trailer**. Harvested fruit is delivered to **Halls packhouse in Nelspruit** for export.



– Macadamia

The **macadamia operation** comprises a well-balanced mix of mature and younger orchards. The established trees include:

- 28.7Ha of 816/741 cultivars (11 years old),
- 3.2Ha of A4 variety (11 years old)
- 6.5Ha of 849 (three years old)
- 4.9Ha of A4 (three years old).
- ±14,000 trees in total.

Nuts de-husked & cured on neighbouring farm, processed through **Golden Macadamias**. There is strong regional support: processors, consultants, nurseries.

Cultivar / Variety	Age of Trees	Area (Ha)
816/741	11 years	28.7 Ha
A4	11 years	3.2 Ha
849	3 years	6.5 Ha
A4	3 years	4.9 Ha
Total Area (Ha)		43.3 Ha

A total of nearly 14,000 trees are in production. Nuts are currently de-husked and dried on a neighbouring farm before being processed and marketed through Golden Macadamias, with alternative processors also available.

Regional support networks of consultants, nurseries, and processing facilities enhance operational efficiency.



- Grazing

Approximately 180 Cattle graze on the farm in the areas demarcated on the site plan and in the conserved area of the farm. There is a cattle kraal on the farm.

30 Pigs are left to roam in the Kiwi Orchard.



Water and Electricity

The farm benefits from extensive water rights and reliable sources. Five boreholes supply water, powered by a combination of solar, Eskom, and diesel systems, with combined yields exceeding 26,000 liters per hour, plus one unequipped borehole. Storage is provided by two large watercourse dams and a 400m³ steel reservoir.



Water Filtration

The water is pumped through a water filtration system directly to the orchards.



The filtration system provides improved irrigation reliability, better crop uniformity, lower clogging risk, and long-term operational savings.

Improvements

A newly built home is set in a picturesque location on the farm, featuring:

- 2 bedrooms and 2 bathrooms
- Spacious workshop and studio
- Double garage
- Borehole water supply

The home is **fully off-grid**, powered by **solar and generator systems**, and secure with **perimeter walls, electric fencing, cameras, and an integrated monitoring system**.



The farm's infrastructure is well-established to support both operational and staff needs. Facilities include:

- Ablution block
- Pump house and storage building
- Office facilities
- In-field staff toilets

The property is currently GlobalGap and Siza accredited, meeting stringent supply chain requirements for Waitrose and Lidl, highlighting its readiness for premium crop production and commercial farming operations.

Livestock and Integrated Farming

The farm currently supports around 180 Boran cattle, although the carrying capacity is approximately 80 head year-round. Cattle are valuable for grazing management, bush control, and natural soil aeration, thereby reducing mechanical mowing costs. A purpose-built cattle kraal is on the farm.

In addition, about **30 Kolbroek pigs** are kept within the kiwi orchard, serving a dual role in **orchard sanitation and integrated pest management** by consuming fallen fruit and controlling fruit fly populations.

Environmental and Social Aspects

The property has been managed for decades with a focus on **soil health, drought resilience, and biodiversity**. The **79Ha conservancy**, alongside neighbouring grasslands, creates a balanced ecological footprint and supports local conservation initiatives.

The farm is also home to **Lwaneng Primary School**, a no-fee government farm school, contributing to community upliftment and rural education.

Surrounding Region and Opportunities

The region is known for its **agricultural diversity**, including:

- Avocados, citrus, granadillas, blueberries, and cut flowers
- Seasonal vegetables and tunnel crops such as peppers
- Sheep and cattle farming

The area also offers growing **tourism and lifestyle opportunities**, including art studios, wellness retreats, mountain biking, paddling, trail running, hiking, and birding. These features create potential for **agribusiness diversification, agritourism, and value-added enterprises**.

Exclusions

Please note that **existing beehives and cattle** currently on the farm are excluded from the sale.

4. AERIAL PHOTO





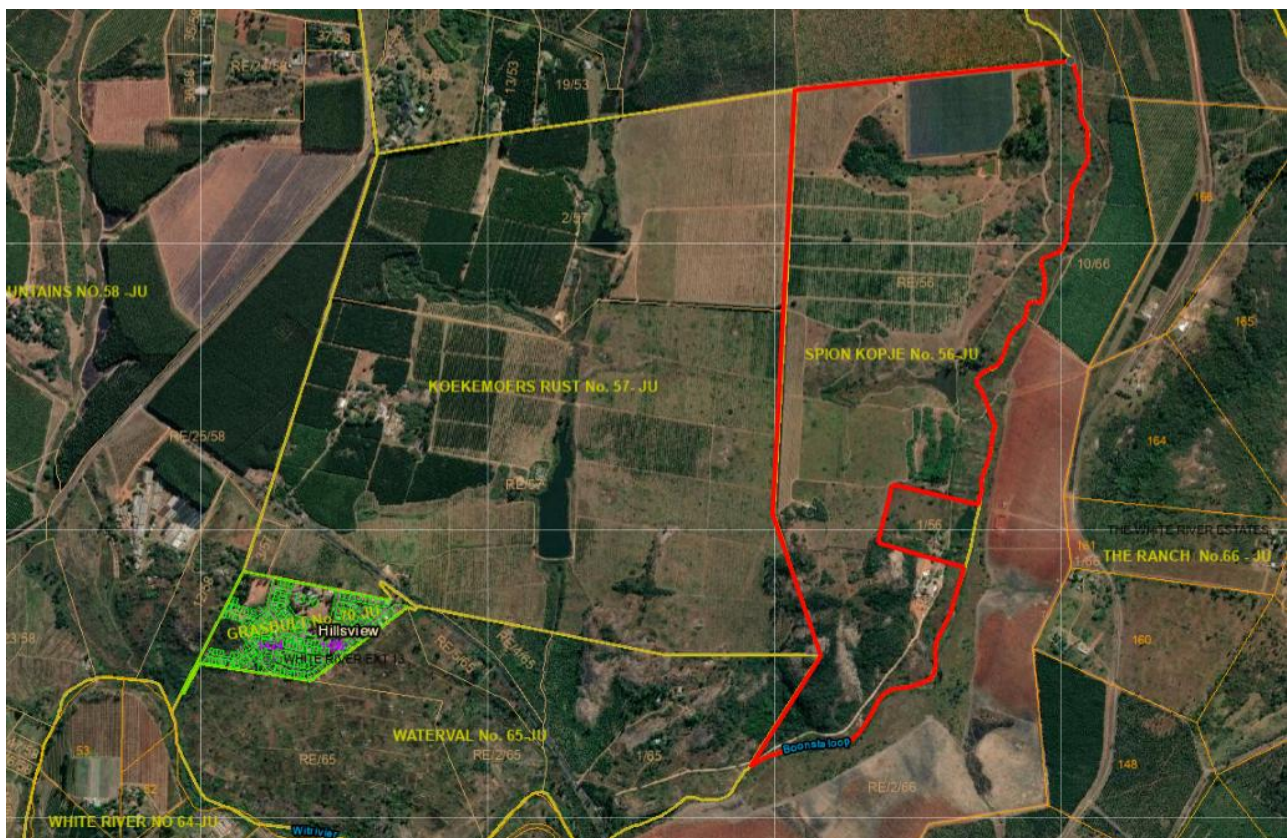
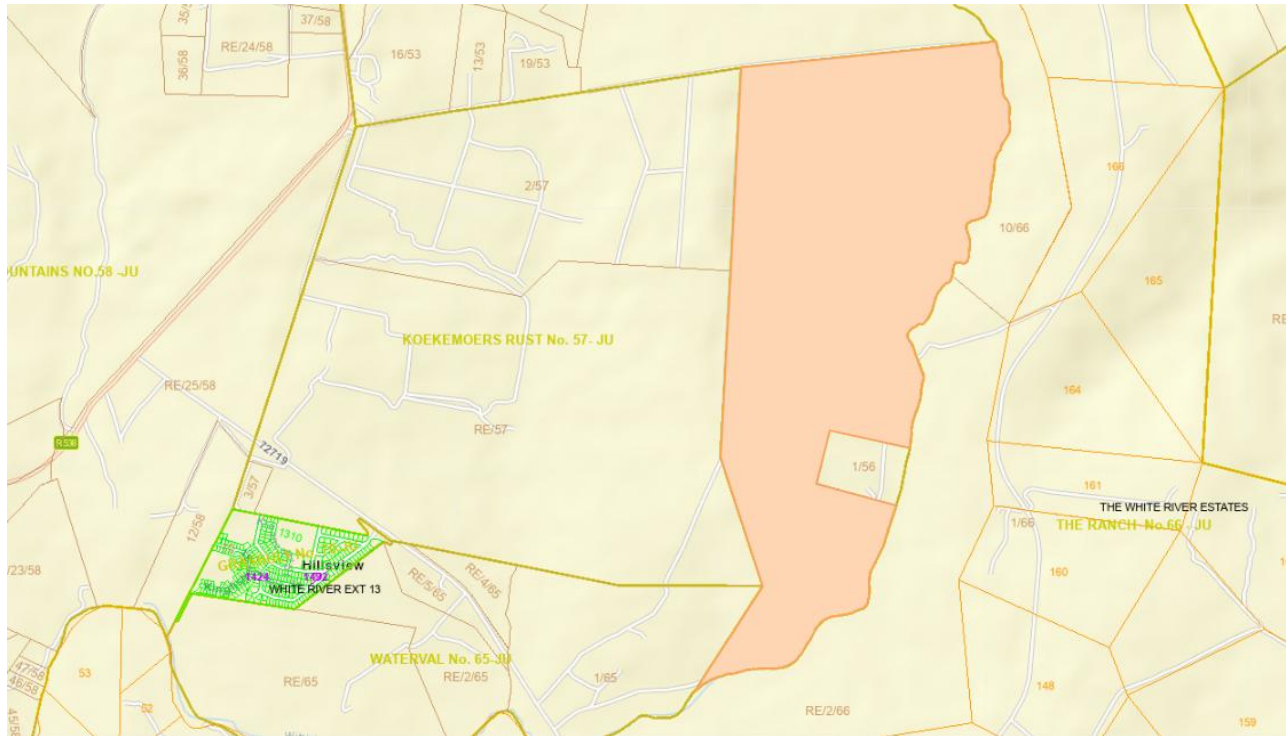


5. PROPERTY IMAGES

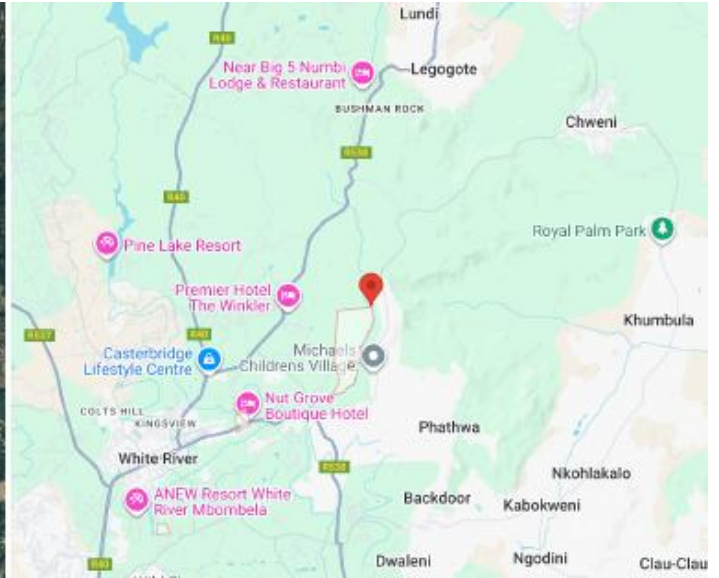
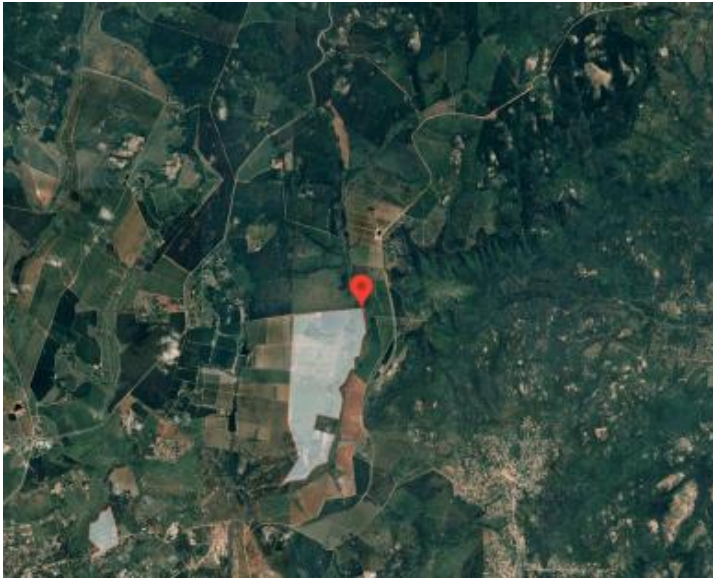




6. GIS AERIAL



7. MAP



GPS Coordinates 25°17'17.1"S 31°04'50.5"E
-25.288083, 31.080687



8. WATER USE CERTIFICATE

		
Suite 801, 8 th 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: 56JU/0 E-mail: verification@iucma.co.za
By Email P SPANGENBERG PO BOX 4660 WHITE RIVER 1240		
LAWFUL WATER USE CERTIFICATE		
FORMER INKOMATI WATER MANAGEMENT AREA, WITHIN THE INKOMATI-USUTHU WATER MANAGEMENT AREA		
SPION KOPJE 56, JU, PORTION 0, SIZE 195.8032 ha: 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)		
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 (m³/annum)	Source (SFRA ha)
Taking of water for irrigation purposes	132933	Borehole
Taking of water for non-irrigation purposes	3000	
Storing of water	35000	
Stream Flow Reduction Activity (Afforestation)	8,349	(11)
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 licence 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 30 (thirty) days from the date of this letter. The Water Tribunal can be contacted as follows:		
M TP Nyakane-Maluka (Chairperson) Mr MS Mthembu (Deputy Chairperson) Dr JB Molwantwa Dr PE Molokwane Ms SD Wiggins Mr PA Shabangu Mr PJ Venter Mr JM Mathebula Dr TK Gyedu-Ababio (Ex-Officio)		

Postal Address:

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

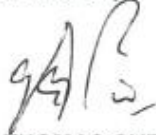
Tel: 012 336 7034

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: 3/8/2016

9. COPY OF TITLE DEED

12

Ernst Wolfaardt
30 ALIE VAN BERGEN STREET
LE PASSAGE BUILDING
WHITE RIVER
1240
Docex 9, Witrivier

SEELREG STAMP DUTY R. <u>700.00</u> Fees R. <u>650.00</u>

Prepared by me,

Wolfaardt
CONVEYANCER
WOLFAARDT P.E.,

VERBIND MORTGAGED	
VIR FOR R. <u>5500 800.00</u>	
B 000002848 / 2013	<i>[Signature]</i>
2013-05-13	REGISTRAR/REGISTRAR

W.O.P.

T 000000880 / 2011

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT PHILIPPUS ERNST WOLFAARDT and/or JOHANNES ARNOLDUS GREYLING and/or

appeared before me, REGISTRAR OF DEEDS MPUMALANGA at Nelspruit, he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

PAHARPUR NATURAL RESOURCES (PROPRIETARY) LIMITED
Registration Number 2009/021051/07

dated 10 NOVEMBER 2010
and signed at WHITE RIVER
Ernst Wolfaardt

LegalSuite (Version 4.2990)
DeedOfTransferConvention
al.doc

AND the said Appearer declared that his/her principal the said **PAHARPUR NATURAL RESOURCES (PTY) LTD** had on **26 August 2010** truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

JENINA CC
Registration Number 1991/004990/23

its successors in title or assigns in full and free property:

THE REMAINING EXTENT OF THE FARM SPION KOPJE NO 56,
REGISTRATION DIVISION J.U.,
PROVINCE OF MPUMALANGA
IN EXTENT: 195,8032 (ONE HUNDRED AND NINETY FIVE COMMA EIGHT ZERO
THREE TWO) Hectares

FIRST TRANSFERRED by Crown Grant Number 424/1924 and held by Deed of
Transfer T13443/2010.

SUBJECT to the following condition:

- A. Onderhewig aan die voorsienings van Artikel 21 en 22 van die Nedersettings Ordonnansie Nommer 45 van 1902 (Transvaal) welke laatste Artikel onder andere bevat 'n voorbehoud van alle regte op Minerale, Minerale produkte op of onder die gronde ten gunste van die Staat en welke voorbehoud gemaak is ten opsigte van die plaas Spioen Kopje Nommer 56, geleë in die Registrasie Afdeling J.U., distrik Nelspruit, Groot 204,3685 hektaar en aan die bepalings van Artikel 28 van Wet Nommer 37 van 1907 (Transvaal).

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed.

WHEREFORE the Appearer, renouncing all the right and title which the said **PAHARPUR NATURAL RESOURCES (PTY) LTD** heretofore had to the premises, did, in consequence also acknowledge him, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **JENINA CC**, its successors in title or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R1 280 000.00 (ONE MILLION TWO HUNDRED AND EIGHTY THOUSAND RAND)**.

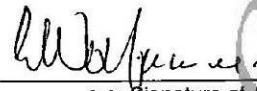
Ernst Wolfaardt

LegalSuite (Version 4.2990)
DeedOfTransferConvention
al.doc

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.

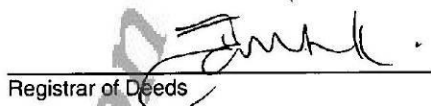
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS
MPUMALANGA at Nelspruit on

2011-07-28



q.q. Signature of Appearer

In my presence:


Registrar of Deeds

Ernst Wolfaardt

LegalSuite (Version 4.2990)
DeedOfTransferConventional.doc

ANNEXED TO T 880/2011
PAGE 4

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 000008490 / 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