

INFORMATION PACK

FOR

PRIME EXPORT COMMERCIAL FARM

21Ha MACS

WITH WATER RIGHTS, WHITE RIVER

PTN 94 OF FARM HEIDELBERG 249 – JT, BRONDAL, WHITE RIVER



ON SITE AUCTION – Tuesday, 3 March 2026 @ 14h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 94 OF FARM HEIDELBERG 249, MPUMALANGA - JT

Known As:	PTN 94 OF FARM HEIDELBERG 249 – JT, BRONDAL, WHITE RIVER
Title Deed:	T4445/2018
Extent:	21.0285Ha
Local Authority:	MBOMBELA LOCAL MUNICIPALITY
Registration Division:	JT
Province:	MPUMALANGA
Zoning:	The seller IS registered for VAT
VAT Status:	AGRICULTURAL

Property Description

**EXCEPTIONALLY WELL-MANAGED COMMERCIAL 21HA MACADAMIA PRODUCTION FARM
LOCATED 26KM FROM WHITE RIVER ON THE R37 BRONDAL ROAD.**

White River in Mpumalanga is one of South Africa's most productive and important agricultural regions and plays a key role in the export profile of South Africa, primarily in fruit and nuts. The main farming activity in the area is Citrus, Avocados, Macadamias, and Timber Forests, located in a fertile area that has good potential for high-value crops.

The climate is well suited to the production of Macadamias, Avocados, and other sub-tropical fruit with an average rainfall per annum between 800mm – 1100mm.



Farm Fast Facts:

- 21Ha Commercial Production Farm – Macadamia – Exported
- Global GAP & SIZA Registered and Audited.
- NAD1 Trees are Registered
- ANB-PM Agreement in Place
- Supply to Green Farm Nut Company
- Irrigation:
 - Bulk Lines are HDPE 12 C12 Lines
 - Micro Irrigation on all Orchards fitted with LDPE C3
 - 2 Pump system (back-up pump alternating)
- Agri Technovation Fertilization System – Laeveld Agrichem
- 3 Year running Award for best quality for lowest USK (Unsound Kernel)
- Water Rights

Property Information

This farm is situated in the ideal climate for Macadamia Nut Production Farming. The farm is productive and offers a turn-key opportunity. The improvements on the property include luxury 5-star accommodation.

The farm is certified with GLOBAL G.A.P. & SIZA Standards and Specifications. All the produce is for the EXPORT market.

There is ample water on the farm via the Sand River canal from the Sand River Irrigation Board (see the certificate included in the pack).

This grower has been awarded the Green Farms Laeveld Packhouse award for quality for the lowest Macadamia USK (Unsound Kernel) in the category within which they compete, for the past 3 years through careful management to increase the health of the orchard year on year. The farm is being farmed to the highest standards to ensure this.

A **minimum impact** method of farming has been employed and has advanced the regeneration of the soil, and has improved insect management and control thereof. Scout Spraying is preferred to traditional calendar spraying to minimise the impact on the health of the orchard, which has improved the quality and reduced USK. Laeveld Agrichem manages the Fertilisation and Insect control with the Agri Technovation Fertilization System.

The produce is all registered for export. 38 tons has been harvested in 2025, irrespective of the severe hail and weather conditions experienced in the area. The expected yield for 2026 is 43 tons. The farm has 14Ha of orchards and is at capacity.

Water rights – Allocation on Sand River and/or Sand River canal: 6 000 M3/ha/annum. Maximum direct abstraction rate: 1.0 l/s/ha, not exceeding the allocation of 60 000 M3/ha/annum. Water is channelled to the dam via the canal.



Water Filtration - The water is pumped from the dam through a filtration system to ensure the AZUD Luxor Filtration system directly to the orchards.



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

Orchards – Macadamia (Beaumont) - **3696**– all under irrigation

		Ha	Plant Date	Age
Block A	933	3,47	2008	17 years
Block B				
Block C				
Block D	475	1,6	2008	17 years
Block E	135	0,58	2014	11 years
Block F	860	4,19	2014	11 years
Block I				
Block H	654	3,02	2014	11 years
Block G	639	1,94	2014	11 years
Block J				

There is optimal spacing between the trees in the orchards to supply maximum sunlight exposure.



Fencing – 21Ha (fully fenced with electrified fencing & alarm)

Farm Infrastructure: COMPLIANT WITH GLOBAL G.A.P. / SIZA SPECIFICATION

- 1x holding pump dam
- Staff units can accommodate x8 staff (kitchen and bathrooms)
- Workshop (lockable – enclosed)
- 2x tractors (1x Solis Cab sput and 1x Fiat slash trekker)
- 2 x trailers
- Brush cutters and chainsaws (all basic tools, compressors, hydraulic jacks...)
- 1x PTO mist sprayer
- 1 x tank sprayer with 100m lines

Dehusking Plant:

- Drying bins with a capacity of 32 tons
- 1x single lane dehusking machine and sorting table (Voss manufactured in 2015)
- All trees under spray irrigation
- Entire farm electric fence with alarm (not working conditions currently)
- 2 x entrances with electric gates (only one in use)
-

Main house – 400m²

- | | |
|--------------------------------|--|
| - Security cameras | - Separate lounge |
| - 4 Bedrooms (2 en-suite) | - 3 x garages |
| - 3 Bathrooms & 1 Guest Toilet | - Large garden |
| - Open Plan Kitchen | - Swimming pool |
| - Scullery & Laundry | - Large veranda (enclosed with concertina glass doors) |
| - Entertainment room | - Fully Furnished and Fitted |
| - Separate study | |

Cottage 1 with Tenant (Month to Month)

- 170m²
- 2 X bedroom both ensuite
- Lounge, kitchen, scullery and dining room
- Double garage with electric doors
- Large veranda

Cottage 2

- 200m² Thatch house
- 2 x bedroom (1 x en suite)
- 1 x bathroom
- Kitchen, dinning & lounge
- Large veranda
- 1xHa garden within electric fence

Photos – Aerial



Photos

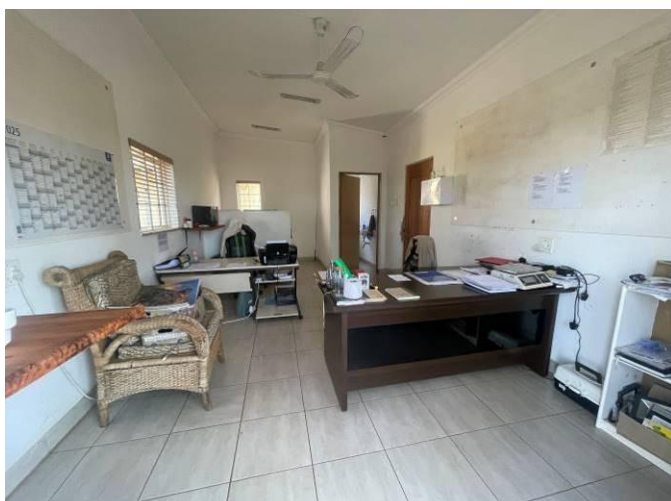




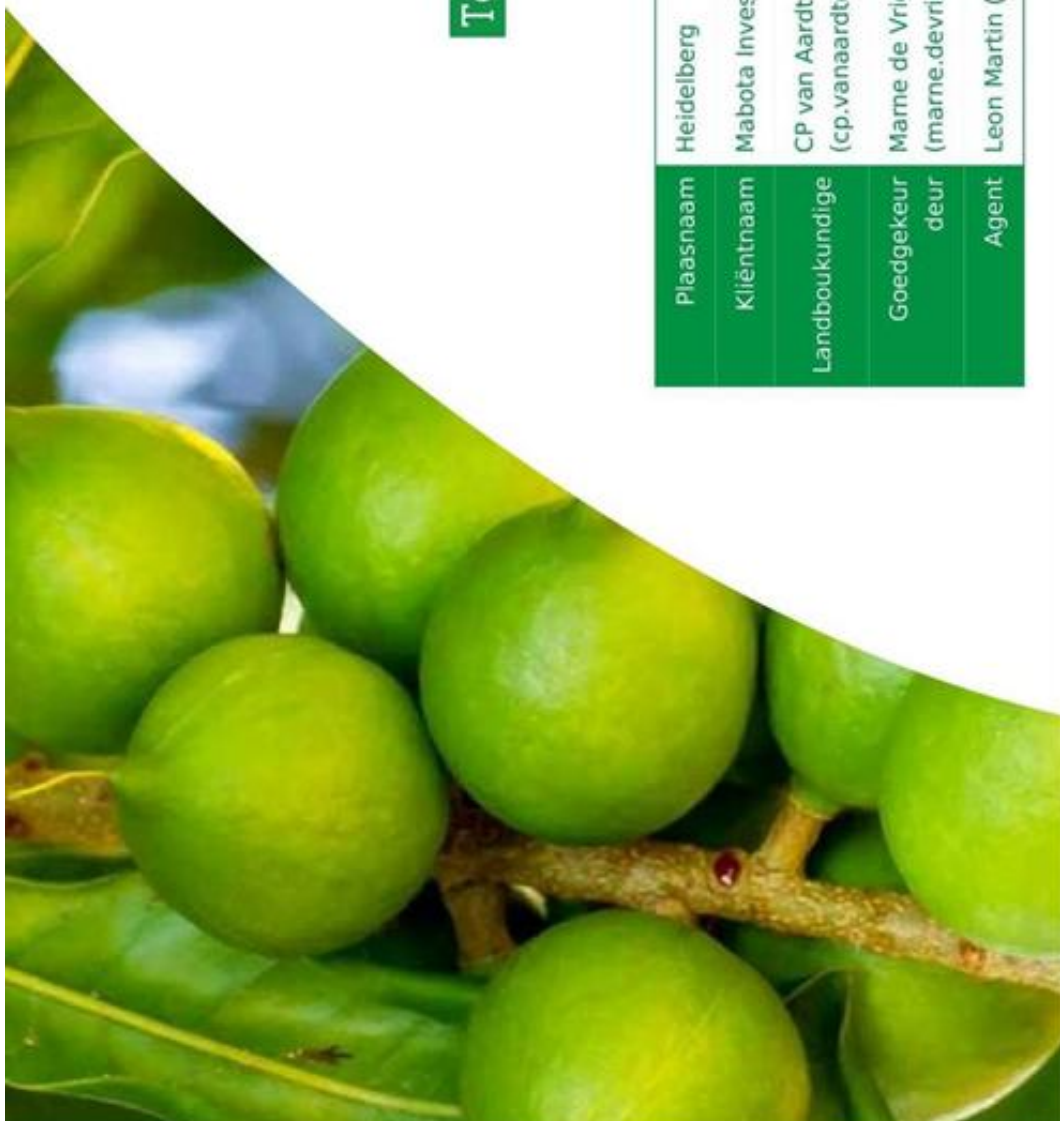








Laeveld Agrichem Agri Technovation Feritisation System



Bemestingsvoorstel

2025 / 2026

Plaasnaam	Heidelberg
Kliëntnaam	Mabota Investments
Landboukundige	CP van Aardt (cp.vanaardt@agritechnovation.co.za)
Goedgekeur deur	Mame de Vries (mame.devries@agritechnovation.co.za)
Agent	Leon Martin (0714007578)

Agri Business Park, 5 Louw Street, Wellington Industrial Area, 7654
+27 21 300 0543 | info@agritechnovation.co.za | www.agritechnovation.co.za



F+1
Heidelberg
 MACADAMIAS
 BEAUMONT

4.19 Ha 860 Totale bome

Geplant in: **2014**
 Mispunt: **ton/ha**
 Ry spaaiering: **8000 mm**
 Boom spaiering: **4000 mm**

Ouderstok: **11**
 Boom ouderdom: **Mikro**
 Besproeiing: **ton/ha**
 Vorige produksie: **ton/ha**

Bome per Ha: **205**



Fenologies	Maand	g / boom										kg/ha										g/ha				
		1:0:1 (33)	Kaliumsulfaat korrel (K2SO4)	MAGNESIUM NITRATE (MgNO3)	Kalsium Nitraat CaNo3	Flamma	Nuts-To-Grow	Copper Phloem	Iron Phloem	Zinc Phloem	Pollinator	Magnesium Phloem	Flower Power	P Phloem	*N	*P	*K	*Ca	*Mg	*S	*Fe	*Zn	B	*Mn	*Cu	
RYPWording	MAART																									
OES	APRIL	200		300															6.22							
OES	MEI																									
BALONSTADIUM	JUNIE																									
BLOM	JULIE	350																								
BLOM	AUGUSTUS			400																						
SELDELING	SEPTEMBER																									
SELDELING	OKTOBER	250																								
VRUGVERGROTING	NOVEMBER																									
VRUGVERGROTING	DESEMBER																									
RYPWording	JANUARIE																									
RYPWording	FEBRUARIE																									
Totaal kg/ha		164.2	194.99	143.68	71.84	10.5	10	44	41.9	20.11	19.78	48.94	35.2	26.82	43.58	24.3	235.2	4.52	445.43	57.37	60.8	141.36	1.24	7.06	4.05	
Totaal kg per land		688	817	602	301	44	419	2011	1978	4894	352	2682	4358	243	2352	452	44543	5737	608	14136	124	706	405	1.56	0.37	

Die voorstelsel vervat in hierdie verslag word in goeie trou deur Agri Technovation verskaf aan die kliënt, wie verantwoordelik is om daarmee te handel soos hy goedvind en op sy risiko. Agri Technovation gee geen aanspreeklikheid vir enige skade of verlies van enige aard nie.

www.agritechnovation.co.za



Opsomming

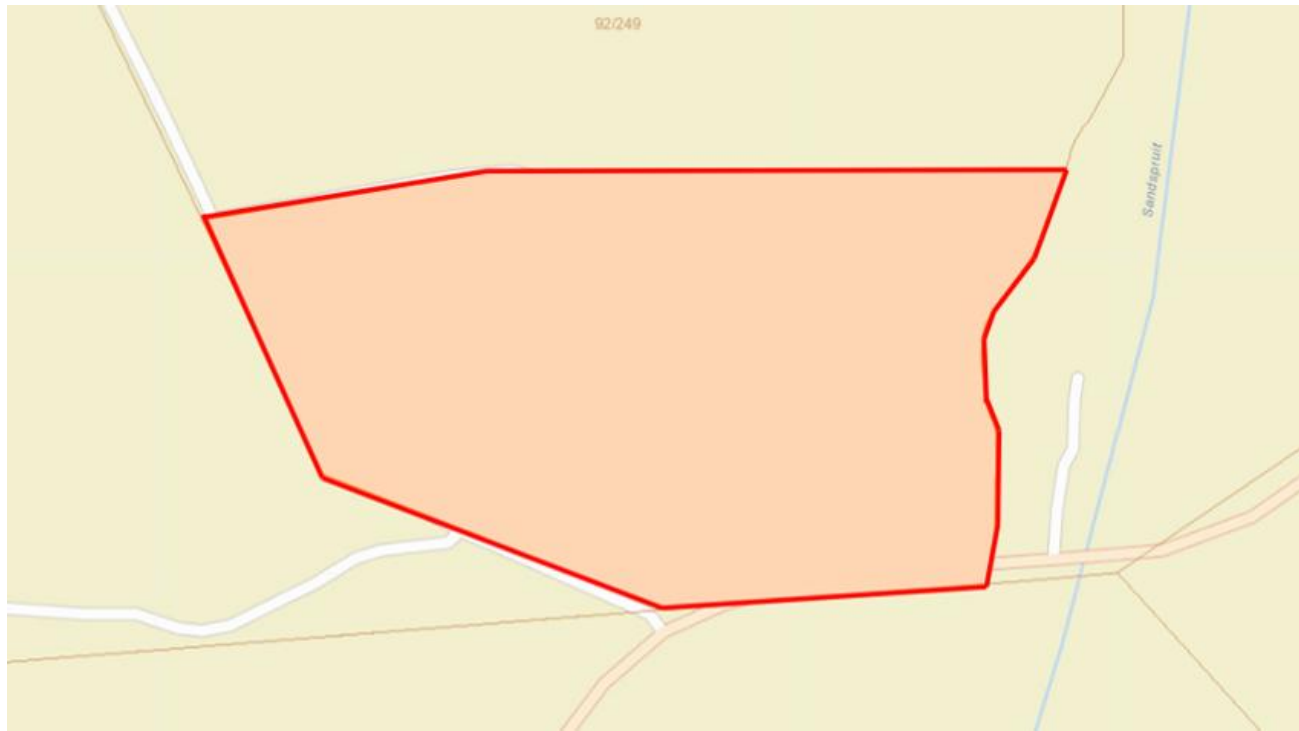
14.8 Ha



Fenologies	Maand	Kg	kg/ha										g/ha											
			N	P	K	Ca	Mg	S	Fe	Zn	B	Mn	Cu											
RYPWORDING	MAART																							
OES	APRIL	684	83	46																				
OES	MEI																							
BALLONSTADIU	JUNE																							
BLOM	JULIE	1051	75	71	3	72																		
BLOM	AUGUSTUS																							
SELDELING	SEPTEMBER																							
SELDELING	OKTOBER	792																						
VRUGVEGROTING	NOVEMBER	1397																						
VRUGVEGROTING	DESEMBER	948																						
RYPWORDING	JANUARIE	453																						
RYPWORDING	FEBRUARIE																							
Totaal		2525	2796	2082	1018	149	149	60	60	119	119	75	119	75	338	7	631	79	86	198	1775	10109	5603	2230

Die voorstelle vervat in hierdie verslag word in goeie trou deur Agri Technovation verskaf aan die Klant, wie verantwoordelik is om daarmee te handel soos hy voorvind en op sy risiko. Agri Technovation gee geen waarborg, hoëste uitdrukke of geïmpliceerde aansien daarvan nie en sal nie aanspreeklik wees teenoor die Klant of enige iemand anders vir direkte-, spesiale-, indirekte- of gevolgskade van enige aard nie.

CSG



Map



GPS Co-Ordinates 25°19'35.4"S 30°55'47.5"E
-25.326498, 30.929867

Water Rights Certificate

SAND RIVER IRRIGATION BOARD SANDRIVIER BESPROEINGSRAAD

Your Ref.:
U Verw.:

Our Ref.:
Ons Verw.:

OBU-gebou / building
Airstraat 28 Air Street
Posbus / P O Box 382
MALELANE 1320
Tel. (013) 790-0591
Faks/Fax. (013) 790-1233
Fax to mail: 086 502 5491
E-pos/E-mail: ronelle.putter@lantic.net

08/12/2016

TO WHOM IT MAY CONCERN

This serves to certify that, according to information available in the Boards' office, the under mentioned property/ies is/are listed on the Sand River canal for agricultural water use entitlements as indicated below:

	Listing / ha	Volume Cubic meters
HEIDELBERG 249 JT		
Portion 94	10.00	60 000

Allocation on Sand River and/or Sand River canal: 6 000 M³/ha/annum

Maximum direct abstraction rate: 1.0 l/s/ha, not exceeding the allocation of 60 000 M³/ha/annum

Signed

N O Farrell

N C O'FARRELL (MRS)


ASSISTANT SECRETARY to MRS R M PUTTER

Page 2

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; to bring any application, in terms of Section 4(1)(b) on my / our / the Entities behalf, in order to rectify any error/s in respect of my / our / the Entities name, status, identification or registration number/s, the property description, conditions contained in the Deed/s or any other error/s depicted in any Deeds registered in the Deeds Office/s pertaining to me / us / the Entity; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at WHITE RIVER on 15 February 2018 in the presence of the undersigned witnesses.

AS WITNESSES :

1.  _____


IAIN MICHAEL RONALD GARRATT

 _____

dated 17th May 1954, and the Remaining Extent of Portion 51 as held under Deed of Transfer T12003/1954, dated 17th May 1954.

- (d) PORTION 29 (a portion whereof is hereby transferred) is subject to a right of aqueduct along the existing canal in favour of PORTION 24 as held under Deed of Transfer T29690/1952, dated 6th December 1952, PORTION 25 as held under Deed of Transfer T11578/1953, dated 28th May 1953, PORTION 31 (a portion of portion 26) as held under Deed of Transfer T26290/1952, dated 29th October 1952, Portion 32 (a portion of portion 26) PORTION 43 (a portion of portion 26) and the Remaining Extent of PORTION 26 (a portion of Portion 10) as held under Deed of Transfer T29690/1952, dated 6th December 1952.
- (e) Portion 29 (a portion whereof is hereby transferred) is subject to a right of aqueduct along the existing canal in favour of PORTION 27 (a portion of portion 10) as held under Deed of Transfer T12008/1954, and the Remaining Extent of Portion 10, measuring 69,1011 hectares, as held under Deed of Transfer T29655/1946, dated 26th September 1946.
- (f) The transferee and his successors in title shall be obliged to maintain in good order and repair at all times, and to clean such portion or portions of the said canal as may be decided by a majority of the owners of the said PORTION 10 (or subdivisions thereof) which are entitled to the use and enjoyment of water from the said canal, and all the said owners shall have a right of access along the said canal for the purposes of construction, inspection, maintenance and repairs, subject to a reasonable notice, provided that the portion to be maintained and cleaned by the transferee shall be in proportion to the amount of irrigable land owned by him.
- (g) PORTION 29 (a portion whereof is hereby transferred) together with PORTIONS 24, 25, 26, 27 and 29 held under Certificate of Registered Title T9996/1951, PORTION 30 held under Deed of Transfer T24246/1953 and the remaining extent of PORTION 10, measuring 69,1011 hectares, held under Deed of Transfer T29655/1946, are subject to the sole trading rights in favour of PORTION 23 (a portion of Portion 10) as held under Deed of Transfer T9997/1951, dated 25th April 1951, except in respect of Sawmill and Timber Merchants businesses and that connected with the produce produced by the owners of the said portions, and the remaining extent aforesaid on their own property as appears more fully from Deed of Transfer T9997/1951, dated 25th April 1951.
- (h) The owners of the said PORTIONS 24, 25, 26, 27, 28, 29 and the original remaining extent of PORTION 10 (or subdivision thereof) shall be jointly responsible for the maintenance and repair of all the existing roads connecting up the different subdivisional portions to the nearest public road which the said owners are entitled to use, and each owner shall contribute his share of the expenses of such maintenance and repair as and when so decided by the majority of such owners who shall have the right to carry out such maintenance and repair, either by themselves or through their nominees and in such manner as such majority may deem fit, provided that the transferee shall only be responsible for his proportionate share of the maintenance and repair of such roads as are actually used by him.

- (i) Portion 29 (a portion whereof is hereby transferred) is subject to a right of way along a convenient route in favour of PORTION 53 (a portion of portion 28) as held under Deed of Transfer T12006/1954, dated the 17th May 1954, to the nearest Public Road and the right to construct and repair such road and to use soil and stone on the property hereby transferred for such purpose.
- (j) Portion 29 (a portion whereof is hereby transferred) is subject to the right in favour of PORTION 53 (a portion of portion 28) held under Deed of Transfer T12006/1954, dated the 17th May 1954, to draw water by way of pumping sufficient for domestic purposes in quantities not more than 4,54 kilolitres in every twenty four (24) hours as will more fully appear from a reference to Notarial Deed of Servitude, K2559/1974S registered this day.
- (k) By Notarial Deed 1240/1957 S, dated 27th August 1957, and registered on the 10th December 1957, Portion 29 (a portion whereof is hereby transferred) is subject to a servitude of abutment, aqueduct, drainage and storage in favour of SAND RIVER IRRIGATION BOARD as will more fully appear from reference to the said Notarial Deed.
- (l) Portion 65 (a portion of Portion 29) of the said farm held under Transfer T6510/1960 shall be entitled to the sole rights of the use of water from the existing borehole on the Remaining Extent of Portion 29 measuring 317,6957 hectares (of which the property hereby transferred forms a portion) situated near the Western boundary of the said Portion 65, and right of acqueductus from the said borehole along and by means of piping along a route to be of the said Portion 65 and with the rights to deepen and clean the borehole and to erect pumping machinery and piping over the borehole but subject to any rights of way or roads presently in existence .

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

WHEREFORE the Appearer, renouncing all rights and title which the said

IAIN MICHAEL RONALD GARRATT, Married as aforesaid

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

MABOTA INVESTMENTS PROPRIETARY LIMITED
Registration Number: 2000/002249/07

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 to be the sum of R10 520 000,00 (TEN MILLION

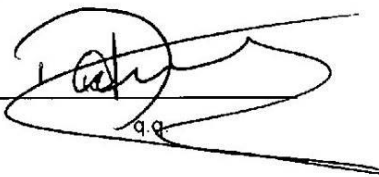
GhostConvey 16.3.

FIVE HUNDRED AND TWENTY THOUSAND RAND) plus agents commission to the amount of R655 000.00 (Six Hundred and Fifty Five Thousand Rand) and that transfer duty was paid on the amount of R11 175 500,00 (ELEVEN MILLION ONE HUNDRED AND SEVENTY FIVE THOUSAND FIVE HUNDRED RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., 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

26 MAR 2018


q.q.

In my presence



REGISTRAR OF DEEDS MPUMALANGA

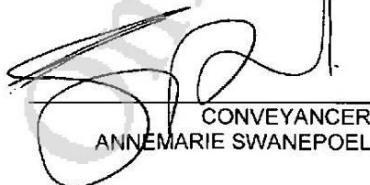
For Information Only

GhostConvey 16.3



Annemarie Swanepoel Attorneys
1st Floor, Corner House
611 Rissel and Nel Street
Nelspruit
1200

Prepared by me


CONVEYANCER
ANNEMARIE SWANEPOEL

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

IAIN MICHAEL RONALD GARRATT
Identity Number 7302165238083
Married out of community of property

do hereby nominate, constitute and appoint ANNEMARIE SWANEPOEL and/or CATHERINA ALETTA NEETHLING and/or JAN CHRISTIAAN KRIEK and/or PETRUS ALBERTUS WESSELS with power of substitution to be the true and lawful Attorney/s and Agent/s of the Transferor to appear before the REGISTRAR OF DEEDS MPUMALANGA, at NELSPRUIT and there to declare that I did on 15 February 2018 sell to:

MABOTA INVESTMENTS PROPRIETARY LIMITED
REGISTRATION NUMBER: 2000/Q02249/07

for the sum of R10 520 000,00 (Ten Million Five Hundred and Twenty Thousand Rand) plus agents commission to the amount of R655 000,00 (Six Hundred and Fifty Five Thousand Rand)

the following property, namely -

PORTION 94 (A PORTION OF PORTION 29) OF FARM HEIDELBERG
249
REGISTRATION DIVISION JT, PROVINCE OF MPUMALANGA

MEASURING 21,0285 (TWENTY ONE COMMA ZERO TWO EIGHT FIVE)
Hectares

HELD BY Deed of Transfer Number T35394/2005



GhostConvey 16.3.1.2 

ANNEMARIE SWANEPOEL
 Prk...
23 SARS

yd
Transfer Duty Declaration


TDREP

Reference Details

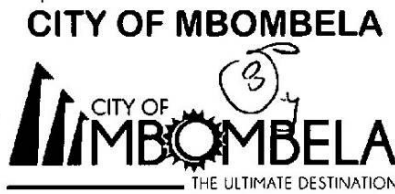
Transfer Duty Reference Number: TDE0295DF5

TE Details	
Details of Seller / Transferor / Time Share Company	
Surname / Registered Name ID Number Company / CC / Trust Reg No. Marital Notes if applicable	GARRATT 7302165238083 South Africa
Full Name Date of Birth (CCYYMMDD) Marital Status Spouse Initials	IAIN MICHAEL RONALD 1973-02-16 M.O.C OF PROPERTY
Details of Purchaser / Transferee	
Full Name Company / CC / Trust Reg No.	MABOTA INVESTMENTS PROPRIETARY LIMITED 200000224907
Surname / Registered Name Marital Notes if applicable	MABOTA INVESTMENTS PROPRIETARY LIMITED
Details of the Property	
Date of Transaction / Acquisition (CCYYMMDD)	2018-02-15
Total Fair Value R	10520000.00
Total Consideration R	11175500.00
Calculation of Duty and Penalty / Interest	
Transfer Duty Payable on Natural Person R	11175500.00
Property Description	
1 PORTION 94 (A PORTION OF PORTION 29) OF FARM HEIDELBERG 249 REGISTRATION DIVISION JT, PROVINCE OF MPUMALANGA MEASURING 21,0285 (TWENTY ONE COMMA ZERO TWO EIGHT FIVE) Hectares	

Receipt	
Receipt Details	
Transfer Duty Reference Number	TDE0295DF5
Receipt Amount	R 1066815.00
Receipt No.	1200547691

Declaration by Conveyancer / Attorney	
<p>I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.</p>	 Please ensure you sign over the 2 lines of "X"s above
Date (CCYYMMDD)	20180315
For enquiries go to: www.sars.gov.za or call 0800 90 SARS (7277)	

ANNEMARIE SWANEPOEL
Prokureurs / Attorneys
23
Civic Centre
1 Nel Street
Nelspruit
TEL: 013 - 752 4908
1201
South Africa



P O Box 45
Nelspruit
1200
South Africa
Tel: +27 (0) 13 759-2120
Fax: +27 (0) 13 759-9132

CERT-NO: U 29223
SCHEDULE

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, 2000 (ACT NO. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT NO. 32 OF 2000)

ISSUED BY

CITY OF MBOMBELA LOCAL MUNICIPALITY

In terms of section 118 of the Local Government Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to MBOMBELA LOCAL MUNICIPALITY in connection with the under mentioned property situated within that municipality for municipal fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY

Erven Portion Extension Sectional Title EXCLUSIVE USE AREA Zoning Suburb/Town Registered owner

00000249
00094
000

: AGRICULTURE
: HEIDELBERG 249 JT
: GARRATT IMR

MBOMBELA

This certificate is valid until 2018/05/31

Given under my hand at Nelspruit on 15.03.2018


CHIEF FINANCIAL OFFICER
CITY OF MBOMBELA LOCAL MUNICIPALITY

CITY OF MBOMBELA
LOCAL MUNICIPALITY

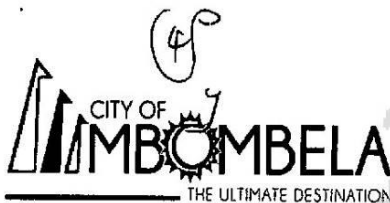
15 MAR 2018

CIVIC CENTRE BUILDING
1 NEL STREET, NELSPRUIT, 1201



16909

ANNEMARIE SWANEPOEL
Prokureurs / Attorneys
Civic Centre
111ef Street
Nelspruit
1200
South Africa
TEL: 013-752 4908



P O Box 45
Nelspruit
1200
South Africa
Tel: +27 (0) 13 759 9111
Fax: +27 (0) 13 759 2070

CITY PLANNING AND DEVELOPMENT

Your Ref : AA8 HEIDELBERG 249-JT (SB/18/00431) ANNEMARIE SWANEPOEL
Enquiries : Thembelihle Ntimane ☎ (013) 759-2111

The Registrar of Deeds
Private Bag X11239
NELSPRUIT
1200

Sir/Madam

CERTIFICATE IN TERMS OF

Section 70 of the Mbombela By-law on Spatial Planning and Land Use Management

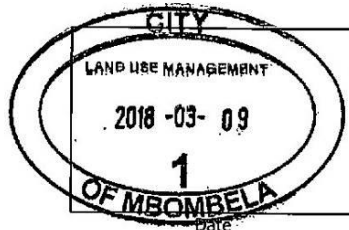
It is hereby certified, in terms of the requirements of Section 70(2) of the Mbombela By-law on Spatial Planning and Land Use Management, that the applicant has complied with the requirements as laid down in terms of Section 70(1) of the Mbombela By-law on Spatial Planning and Land Use Management for the property as mentioned below:

PORTION 94 (A PORTION OF PORTION 29) OF THE FARM HEIDELBERG 249-JT.
REGISTRATION DIVISION J.T., PROVINCE MPUMALANGA

For the transfer from:
JAIN MICHAEL RONALD GARRATT.

This certificate is valid for 120 days from the date of signing.

MBOMBELA LOCAL MUNICIPALITY



PRCD DEEDS REGISTRATION SYSTEM - MPUMALANGA
PREPARED BY : DRS11866 - NGOONGWANE CHRIS

DATE : 20180316 TIME : 11:13:10.6 PAGE : 1

TRACK NUMBER : 118618448848

BLACK-BOOKING ENQUIRY ON NAME - GARRATT, IAIN MICHAEL RONALD
ID NUMBER - 7302165238883
BIRTH DATE - 19730216
MARITAL STATUS - MARRIED OUT
Maiden Name -
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTIONS

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



PROD DEEDS REGISTRATION SYSTEM - MPUMALANGA
 PREPARED BY : DRS11866 - NGONGWANE CHRIS

DATE : 29/11/2016 TIME : 11:12:38.7 PAGE : 1

TRACK NUMBER 118918446848

PROPERTY DETAILS: PRINT FOR PORTION 94
 OF PORTION 29
 FARM NO 249
 REG DIV JT

PROVINCE MPUMALANGA
 PREV DESCRIPTION PT129
 DIAGRAM DEED NO T69518/997
 EXTENT Z1:0285 H
 CLEARANCE MCHIBELA LOCAL MUNICIPALITY
 FARM NAME HEIDELBERG

NO INTERDICTION

DOCUMENTS

E34868/2006
 E38918/2005
 INFO FROM PRETORIA DEEDS REGIS

HOLDER & SHARE

STANDARD BANK OF SOUTH AFRICA LTD
 STANDARD BANK OF SOUTH AFRICA LTD

AMOUNT

R200000.00
 R420000.00

O/P/A

SCAN/MICRO REF
 28060908132132
 280609081125205

MYDD

0309
 0324
 0630

OWNER DETAILS

FULL NAME & SHARE

GARRATT IAIN MICHAEL RONALD

PURCH DATE

29/04/2020

AMOUNT/REASON

REG0000.00

O/P/A IDENTITY

7382165238083

TITLE DEED

T35394/2005

MYDD

0324

MICROFILM REF

28060908132144

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

IKHE: IXARRA IKHE

Copy of SG Diagram

SUBDIVISIONAL DIAGRAM

GROBLER, NICOL AND VAN STADEN, NELSPRUIT

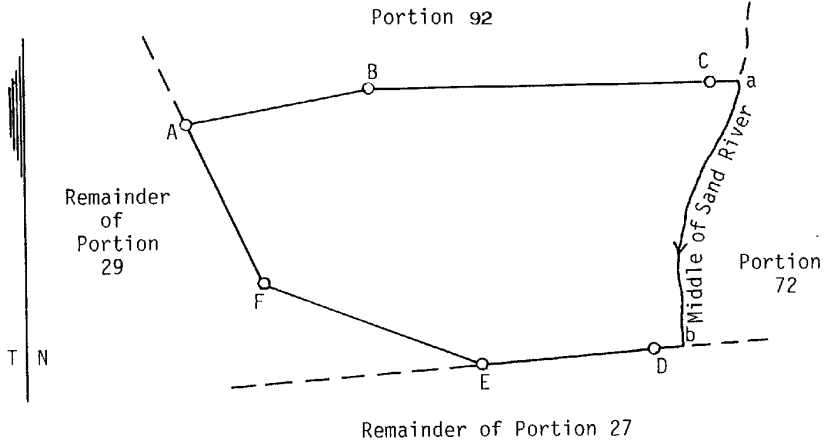
SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
		Y	X	
		System: L.O. 31°		11316/1996
	Constants:	+ 0,00	+ 2 750 000,00	Approved <i>J. O. Swerts</i> 1997-01-15 for SURVEYOR- GENERAL
AB	249,00	A + 7 055,88	+ 51 917,14	
BC	460,95	B + 6 810,33	+ 51 875,82	
CD	367,31	C + 6 349,40	+ 51 871,43	
DE	235,00	D + 6 427,01	+ 52 230,45	
EF	312,59	E + 6 661,26	+ 52 249,25	
FA	242,74	F + 6 953,00	+ 52 137,00	
Ca	269.27.20			
Db	265.24.44			
(93)	Nel 6	Δ + 9 959,89	+ 51 325,48	
(103)	Dingwell	Δ + 839,57	+ 55 745,38	

DESCRIPTION OF BEACONS

A, B,C, D, E, F - Iron standard and cairn

WEST ACT No. 70/1970
25334

EXAMINATION FEES PAID
J. O. Swerts
for SURVEYOR-GENERAL



Scale 1 : 7 500

The figure ABa middle of Sand River b EFA
represents 21,0285 Hectares of land being
Portion 94 (a portion of Portion 29) of the farm
HEIDELBERG No. 249 - JT

Province : Mpumalanga

Surveyed in September 1996

by me *N. J. Grobler*
N. J. Grobler (PLS 0236)
Professional Land Surveyor

This diagram is annexed to	The original diagram is	File /12
No.	No. A1709/1949	S.R. 5143/1996
d.d.	Transfer T9996/1951	G.P.
i.f.o.	Grant	Comp. JTNU - 23
Registrar of Deeds		

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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