

INFORMATION PACK

FOR

PRIME EXPORT COMMERCIAL FARM

MACS, LEMONS & MANDARINS

78Ha WITH WATER RIGHTS

PTN 8 AND 5 OF THE FARM BOSCHFONTEIN 553-JT BARBERTON



ON SITE AUCTION – Tuesday, 3 March 2026 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 5 & PORTION 8 OF FARM BOSCHFONTEIN 553, MPUMALANGA – JT

Known As: PTN 5 OF FARM BOSCHFONTEIN 553 – JT, BARBERTON DISTRICT

Title Deed: T3735/2020

Extent: 25.6960 Ha

Known As: PTN 8 OF FARM BOSCHFONTEIN 553 – JT, BARBERTON DISTRICT

Title Deed: T1435/2019

Extent: 52.5825 Ha

Local Authority: MBOMBELA LOCAL MUNICIPALITY

Registration Division: JT

Province: MPUMALANGA

Zoning: The seller IS registered for VAT

VAT Status: AGRICULTURAL

Property Description

This farm is situated in the ideal climate for Production Farming near Barberton.

Macadamias, Lemons and Nartjie orchards are being farmed on Portion 8 & 5 of Farm Boschfontien. The Orchards are established with **predominantly mature trees**, with younger trees growing. The farms have functional infrastructure with sufficient water. The farm portions each have independent water rights, and there is an existing dam on Portion 8 and approval for a dam on Portion 5.

Macadamia and Citrus Crop Diversification - The diversified crops provide a 3-tier income stream over different production periods, assisting with cash flow.

This is a very strong long-term commercial opportunity both portions are **Global GAP & SIZA Registered and Audited**. The farms are being farmed to full capacity and are strictly farmed and managed on the **Laeveld Agrichem Agri Technovation Fertilization**.

High Demand & Export Opportunity – Macadamias & Citrus

Mpumalanga, including the Barberton/Hazyview region, is one of South Africa's prime macadamia-producing areas. Demand from international markets (China, Europe) remains robust. Global citrus demand is increasing particularly for lemons for health-conscious markets.

Farm Fast Facts:

- PTN 8 + PTN 5 = 78Ha Commercial Production Farm – Macadamia & Citrus – Local and Export Grade
- Global GAP & SIZA Registered and Audited.
- NAD1 Trees are Registered
- ANB-PM Agreement in Place
- Supply to Twypack and 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 Ferritization System – Laeveld Agrichem
- 3 Year running Award for best quality for lowest USK (Unsound Kernel)
- Water Rights



Property Information

The orchards are being farmed to maximise production in line with the Laeveld Agrochem program with the assistance of their management team.

LAEVELD AGRICHEM AGRI TECHNOVATION FERTILISATION SYSTEM and Tree Management Schedules for both portions are available on request.

Eureka Lemons (on Portion 8)

In 2024 the trees were managed so that **30% of the crop was harvested** during the months of **December to end January** to the local market, which is **3 months earlier** than the season at **higher prices**.

Approximately **75% of the 2025 harvest** was for the **local market (at higher prices)** due to the early entry into the market. The remainder of 25% was available for export, which will also be harvested prior to the start of 2PH harvesting timing. The Orchards are at their optimum and due for a successful harvest this year. The harvest is aimed at the 2PH harvest time. The 2026 harvest is estimated to be 450 – 480 tons.

There is an uptake agreement in place with Twypack.

Nadorcott Manderines (on Portion 8)

5Ha Orchards have been planted with NAD1 registered Nadorcott trees, which is a limited and popular variety, of which there are very few remaining. **NAD1 is known as the “Royal” cultivar** and refers to a specific registration associated with the Nadorcott cultivar; it is a controlled, limited distribution of this cultivar. There are 2 cultivars of trees with 2 different ages of trees.

The newer trees have been planted with new rights to complete the Orchards as planned. The orchards are at the point where production is improving. The expected production for the 2025 season is 125t.

Macadamia (on both Portions)

The variant on Portion 8 is Beaumont. The variants on Portion 5 are A4 and Beaumont.

The next season's expected harvest is 45t to 50t. The planned capacity within the next 3 years will be 65t – 75t. The trees are currently at 60% production, and the expected growth per annum will be at 10%, based on the minimum norm, in terms of the age of the maturing trees.

The trees were initially planted 8m x 2.5m distance apart in order to produce quickly. This year, the middle trees are being cut back to boost production.

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



Water Rights

PORTION 8 – DAM

There is a dam on Portion 8 from which there are water usage rights and storing rights registered with the Nkomasi-Usuthu Water Management Board.

Irrigation - 68,640 m³ per annum from the Dam

Storing of Water - 64,000 m³ per annum



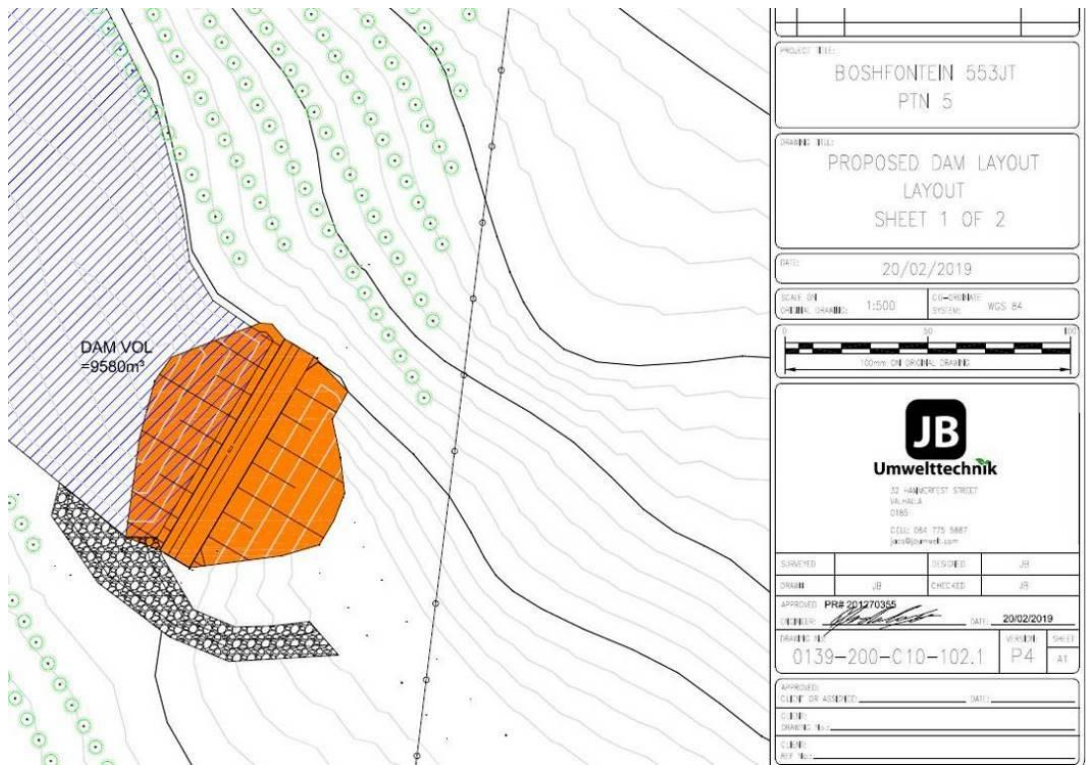
A tank of 549kℓ receives the water that is pumped from the natural dam. The water is then pumped through a filtration system and then fed by gravity feed to the orchards.



PORTION 5 –

This farm portion currently has 33,000 m³ registered water rights from the Suidkaap River Irrigation board.

In addition, a proposed 9,586m³ dam on Portion 5 has been approved.



Orchards – PORTION 8

Orchard /Block	Irrigation design	Plant. date	Current crop	Cultivar	Rootstock	Number of trees	Spacing		Area (ha)
							m	x	
A	Micro	Feb-16	Macadamia	Beaumont	Beaumont	165	8	4	0,53
B	Micro	Feb-16	Macadamia	Beaumont	Beaumont	288	8	4	0,92
C	Micro	Feb-16	Macadamia	Beaumont	Beaumont	255	8	4	0,82
D	Micro	Feb-16	Macadamia	Beaumont	Beaumont	272	8	4	0,87
E	Micro	Feb-16	Macadamia	Beaumont	Beaumont	254	8	4	0,81
F	Micro	Feb-16	Macadamia	Beaumont	Beaumont	276	8	4	0,88
G	Micro	Jan-20	Macadamia	Beaumont	Beaumont	183	8	4	0,59
H	Micro	Jan-20	Macadamia	Beaumont	Beaumont	166	8	4	0,53
I	Micro	Oct-19	Macadamia	Beaumont	Beaumont	503	8	4	1,61
J	Micro	Nov-19	Macadamia	Beaumont	Beaumont	387	8	4	1,24
K	Micro	Dec-19	Macadamia	Beaumont	Beaumont	295	8	4	0,94
L	Micro	Jan-20	Macadamia	Beaumont	Beaumont	260	8	4	0,83
M	Micro	May-16	Lemon	Eureka	Colonol	440	6	2,5	0,66
N	Micro	Jan-20	Macadamia	Beaumont	Beaumont	123	8	4	0,39
O	Micro	Jan-20	Macadamia	Beaumont	Beaumont	250	8	4	0,80
P	Micro	Jan-20	Macadamia	Beaumont	Beaumont	304	8	4	0,97
Q	Micro	Jan-20	Macadamia	Beaumont	Beaumont	322	8	4	1,03
R	Micro	May-16	Lemon	Eureka	Colonol	445	6	2,5	0,67
S	Micro	May-16	Lemon	Eureka	Colonol	426	6	2,5	0,64
T	Micro	May-16	Lemon	Eureka	Colonol	470	6	2,5	0,71
U	Micro	May-16	Lemon	Eureka	Colonol	878	6	2,5	1,32
V	Micro	May-16	Lemon	Eureka	Colonol	729	6	2,5	1,09
W	Micro	May-16	Lemon	Eureka	Colonol	1 105	6	2,5	1,66
X1	Micro	May-25	Mandarins	Nadorcott 1	C35	985	6	2,5	1,48
X2	Micro	May-16	Mandarins	Nadorcott 1	Rough Lemon	1 614	6	2,5	2,42
X3	Micro	May-25	Mandarins	Nadorcott 1	C35	1 140	6	2,5	1,71
AA	Micro	Jan-20	Macadamia	Beaumont	Beaumont	400	8	4	1,28
AB	Micro	Jan-20	Macadamia	Beaumont	Beaumont	223	8	4	0,71
AC	Micro	Jan-20	Macadamia	Beaumont	Beaumont	288	8	4	0,92
AD	Micro	Jan-20	Macadamia	Beaumont	Beaumont	404	8	4	1,29
AE	Micro	Jan-20	Macadamia	Beaumont	Beaumont	445	8	4	1,42
						14 295			31.75

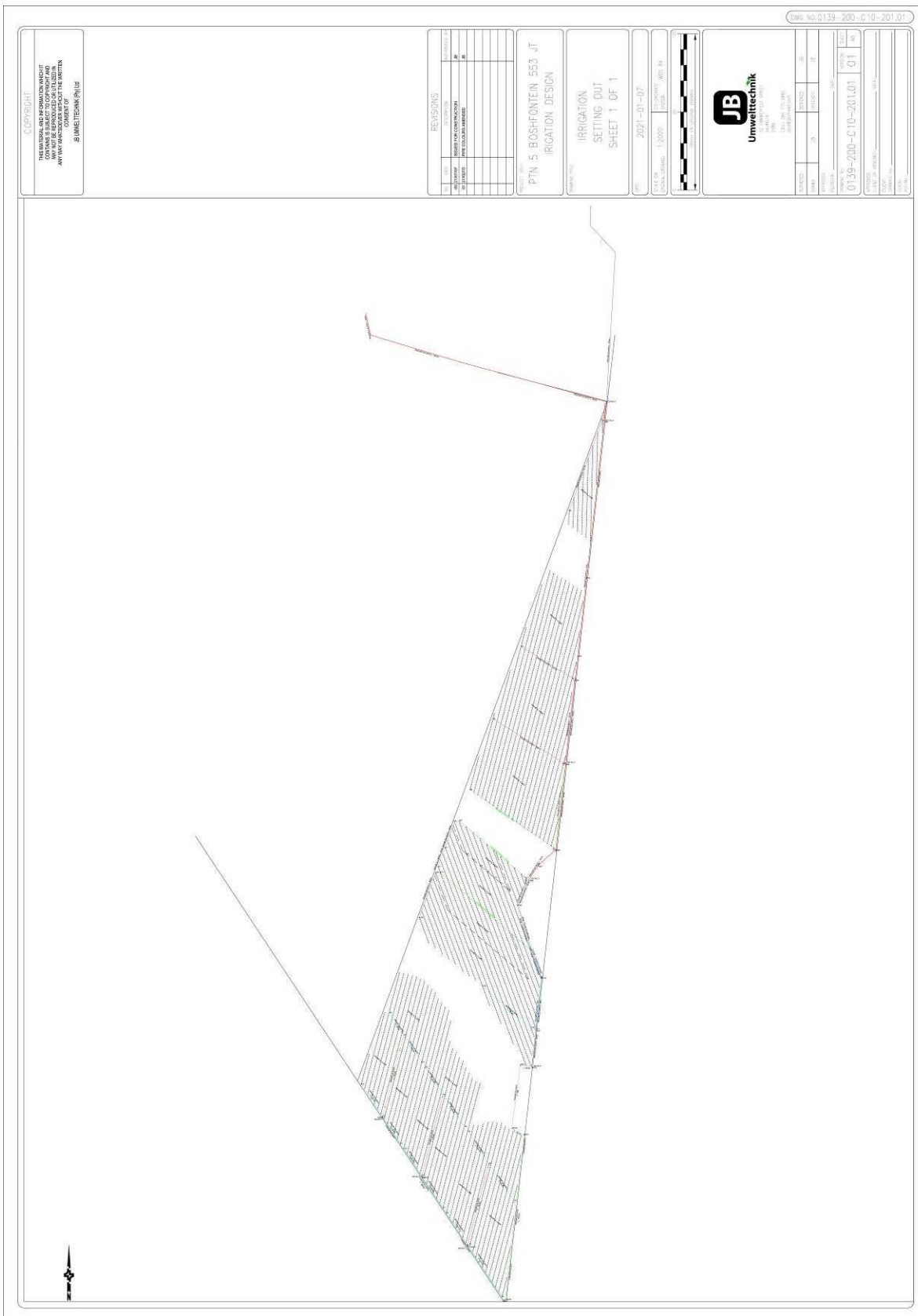
Orchards – PORTION 5

Orchard /Block	Irrigation design	Plant. date	Current crop	Cultivar	Rootstock	Number of trees	Spacing		Area (ha)
							m	x	
A	Micro	Sep-20	Macadamia	A4	A4	412	8	2,5	0,82
B	Micro	Sep-20	Macadamia	A4	A4	372	8	2,5	2,74
C	Micro	Sep-20	Macadamia	Beaumont	Beaumont	1 153	8	2,5	2,31
D	Micro	Sep-20	Macadamia	Beaumont	Beaumont	1 943	8	2,5	3,89
E	Micro	Sep-20	Macadamia	A4	A4	2 587	8	2,5	5,17
F	Micro	Sep-20	Macadamia	Beaumont	Beaumont	768	8	2,5	1,54
						8 235			16.47

Portion 8



Portion 5



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REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD BY
1		ISSUED FOR CONSTRUCTION		
2		FOR CONSULTATION		

PROJECT TITLE
PTN 5 BOSHOFTEIN 553 JT
 IRRIGATION DESIGN

PROJECT NO.
 IRRIGATION
 SETTING OUT
 SHEET 1 OF 1

DATE: 2021-01-07
 SCALE: 1:2000
 DRAWING NO: 02-04



NO.	DATE	DESCRIPTION	BY	CHKD BY
1		ISSUED FOR CONSTRUCTION		
2		FOR CONSULTATION		

0139-200-C10-2011.01 01

Draw No: 0139-200-C10-2011.01

Water Filtration - The water is pumped 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.

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

Improvements:

- Warehouse – 500 m²
- Lovely Entertainment area (big lapa that can easily be renovated into a beautiful farmhouse)
- Staff Quarters and ablutions.

Equipment included in the sale by negotiation:

- 2 John Deere Tractors
- Euger Attachment
- Slasher



Aerials





Photos





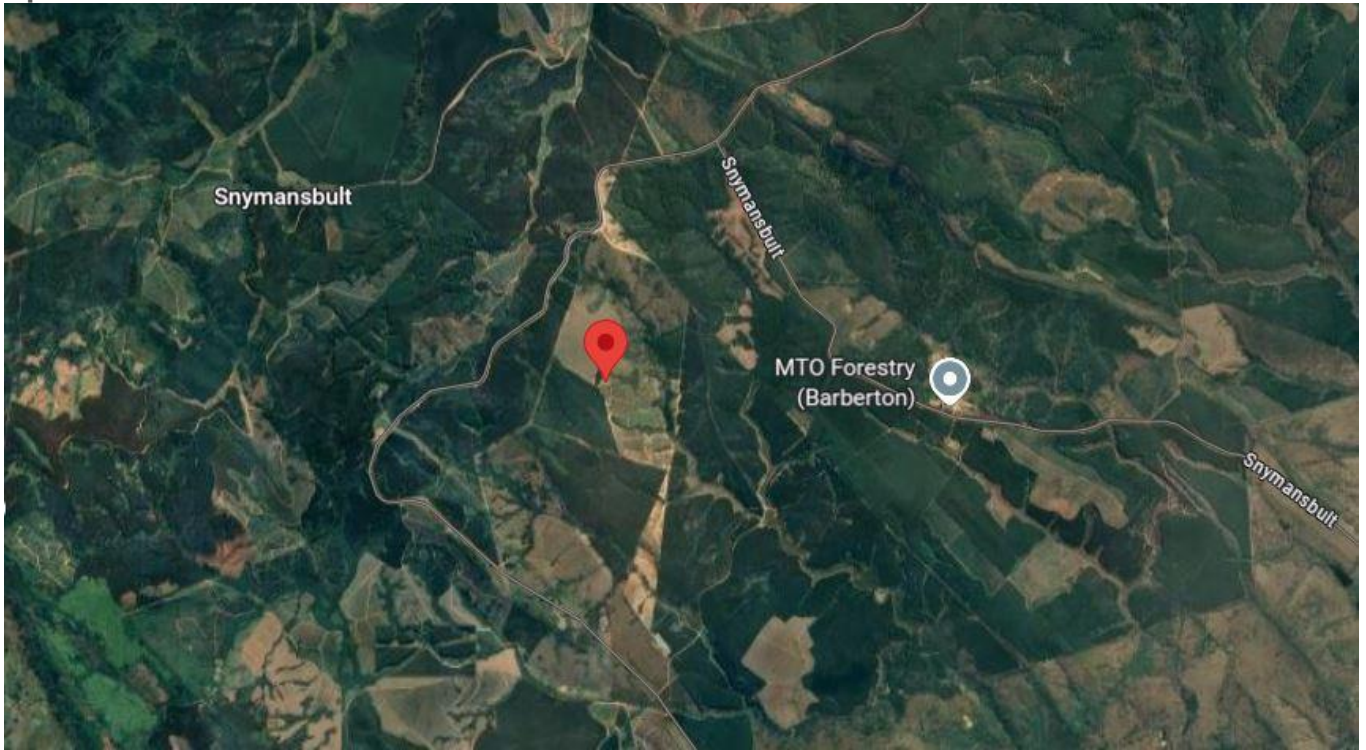




Aerial



Map



GPS Co-Ordinates 25°40'58.9"S 30°49'54.8"E
-25.683015, 30.831887

Water Rights 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



INKOMATI-USUTHU
CATCHMENT MANAGEMENT AGENCY

Enquiries: Verification Office
Reference: 553JT/8 - 27/2/1/X23D/006
E-mail: verification@iucma.co.za
Tel: 013 753 9000

By Email - p@pmagroup.co.za

MABOTA INV PTY LTD
PO BOX 72798
LYNWOOD RIDGE
PRETORIA
0040

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: BOSCHFONTEIN 553, JT, PORTION 8, SIZE 52.5825 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	68640	Dam
Taking of water for non-irrigation purposes		
Storing of water	64000	
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.

Ms TP Nyakane-Maluka (Chairperson) | Mr MS Mthembu (Deputy Chairperson) | Mr M Gangazhe | Dr TM Kelly | Adv MB Shabangu
 Ms LM Sikhakhane | Mr PA Tshabangu | Ms SD Wiggins | Ms LC Zulu | Dr TK Gyedu-Ababio (Ex-Officio)



SUIDKAAPRIVIER BESPROEINGSRAAD
SUIDKAAP RIVER IRRIGATION BOARD

Judge street 12
Posbus / P O Box 451
BARBERTON 1300

Tel. (013) 712 4200
E-Mail: water@roseinnes.co.za

INLYSTINGSERTIFIKAAT

DATUM: 22 JUNE 2020
GEREGISTREERDE EIENAAR: MABOTA INV PTY LTD

Hierdie sertifikaat gee slegs u inlysting in terme van die ou Waterwet.

BESKRYWING VAN EIENDOM	GROTE VAN EIENDOM	INLYSTING
Boschfontein JT 553 PORTION 5	25.696 hektaar	5 ha x 6600m ³ = 33 000m ³
TOTALE INLYSTING		5 ha x 6600m ³ = 33 000m ³

Ontrekkings punt informasie: **GPS:** GEEN
Motor: GEEN
Pomp: GEEN

Die uwe



Maré Le Roux
Senior Water Control Officer
Kaa River Valley Major Irrigation Board

Copy of SG Diagram

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

L.G. Nr. A. 3868/54

Goedgekeur

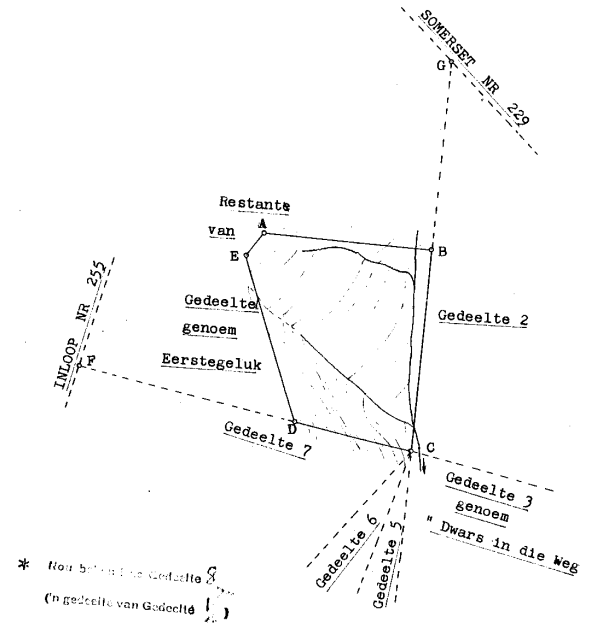
P. J. van der Merwe

Landmeter-generaal, 10-8-1954

Beskrywing van Bakens

A B D E... 18" X 1/2" Ysterpenne onder klipstapels
 C..... 1/2" Pyp onder klipstapel
 F..... 1/2" Ysterpen onder klipstapel
 G..... 1/2" Pyp onder klipstapel

SYE Kaapse Voet.	RIGTINGS- HOEKE	Y KO-ORDINATE	
		Stelsel	Lo 31 ^o
	Konstante	± 0.0	+8950000.0
AB	2247.8	A + 53469.2	+ 74357.2
BC	2722.9	B + 51232.4	+ 74579.2
CD	1592.7	C + 51534.4	+ 77285.3
DE	2315.6	D + 53075.0	+ 76881.3
EA	393.6	E + 53722.8	+ 74658.2
	Konneksie		
DF	2990.3	F + 55967.6	+ 76122.7
BG	2508.5	G + 50954.2	+ 72086.2



Tans geregistreer onder :
 Now registered under :
 No. 553
 REGISTRASIE AFDELING
 REGISTRATION DIVISION JT

Die figuur A B C D E A stel voor
 61.3900 Morge grond, synde Gedeelte 8 (n gedeelte van Gedeelte 1 genoem Eerstegeluk) van die plas

BOSCHFONTEIN NR 284

geleë in die DISTRIK **Barberton**

PROVINSIE **TRANSVAAL**

Gemeen in Mei en Junie 1954 deur my

P. J. van der Merwe
 Landmeter.

Hierdie kaart is geheg aan Akte van Nr. 7080/55 gedateer ten gunste van	Die oorspronklike kaart is Nr. A. 400/45 geheg aan Transportakie Nr. 17188/1946	L.G. L&er Nr. 11444/1/8304/54 Meetstukke Nr. 1164/54 Kompilasio Nr. JT-6-D Suiderbreedte Oosterlengte
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Vorm 448/Transvaal R. L. Eason & Kie, Bpk. Johannesburg-042099.6.50
 Gedruk en uitgegee met magtiging L-2, Transvaal.

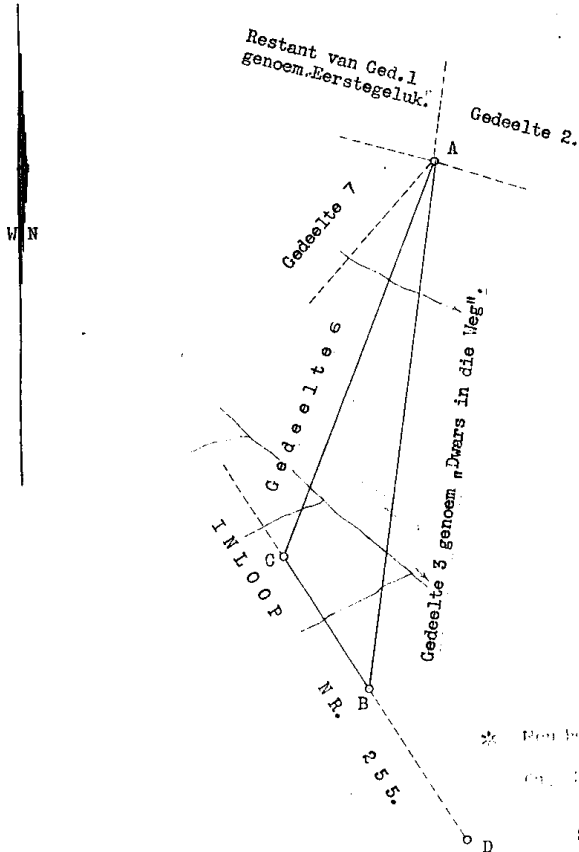
L.G. KANTOOR KOPIE

L.G. Nr. A. 7289/53

Goedgekeur

W. van der Merwe
Landmeter-generaal.
1953

SYE Kaapse Voet.		RIGTINGS- HOEKE	Y stelsel	KO-ORDINATE Lo 51°	X
AB	5228.8	Constante 6.21.44	A	+ 51534.7	+ 77285.4
BC	1544.2	146.25.10	B	+ 52114.1	+ 82482.0
CA	4164.6	200.08.00	C	+ 52968.2	+ 81195.5
BD	3075.2	Konstante 326.25.10	D	+ 50413.2	+ 85044.0



- Beskrywing van bakens -

- A B ... 1/2" Ysterpen onder klipstapel.
- C ... 18" x 1/2" Ysterpen onder klipstapel.
- D ... 3tak yster onder klipstapel.

Transvaal registered under :
Now registered under :
No. 553
REGISTRASIE AFDIELING
REGISTRATION DIVISION

* Een bekend as Gedeelte 5
en is tevens van Gedeelte 1

Skaal 1: 15,000.

Die figuur A B C

30.0000

Morge grond synde Gedeelte 5 (in gedeelte van Gedeelte 1 genoem Eerstegeluk)

stel voor

van die plaas

BOSCHFONTEIN N.R. 284.

geleë in die DISTRIK Barberton

PROVINSIE TRANSVAAL

Gemeet in Oktober en November 1951 en
September 1953. deur my

L. van Buren
Landmeter.

Hierdie kaart is geheg aan Akte van

Nr. _____ gdateer _____

ten gunste van _____

Die oorspronklike kaart is Nr. A400/45.

geheg aan Transportakte

Nr. 17100/1946

L.G. Lëer Nr. 11444/11528/53

Meetstukke Nr. 225053

Kompilase Nr. JT-6-D

Registrateur van Aktes.

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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