

# INFORMATION PACK

FOR

# BRONKHORSTSPRUIT

## 8.5Ha PLOT

### WITH 2 HOMES + FLAT

## SMALL-SCALE FARMING POTENTIAL

PORTION 57 OF FARM VAALBANK 511, GAUTENG – JR



**ON SITE AUCTION – Tuesday, 5 May 2026 @ 11h00**  
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## Property Information

Title Deed Information –

### PORTION 57 OF FARM VAALBANK 511, GAUTENG – JR

Title Deed:	T95027/2021
Known As:	PORTION 57 OF FARM VAALBANK 511, GAUTENG – JR
Extent:	8.5653Ha
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller IS registered for VAT
Zoning:	AGRICULTURAL

## Property Information

This 8.5653 Ha property is ideally located between Bronkhorstspuit and Pretoria East, with easy access to the N4 and main routes. Situated near Rayton in a sought-after rural area, it offers **excellent accessibility, established farming infrastructure**, and a well-developed agricultural setting. The property includes **3 residences**, ideal for extended family living or rental income.

The property is highly adaptable and well-suited for **potential mixed farming and livestock operations**. Divided into multiple camps, it supports **efficient grazing and livestock management**, while existing infrastructure allows for potential use as a feedlot. The arable land, together with two **vegetable tunnels**, provides an opportunity for **crop cultivation and small-scale agricultural production**.

**Water availability is a key strength**, with 4 boreholes—one equipped and delivering a strong yield—supported by a cement dam and a 5,000-litre elevated water tank. This ensures a reliable water supply for both domestic use and farming activities, contributing to sustainable and efficient farm operations.

The main house offers 4 spacious bedrooms, 2 bathrooms, multiple living areas, a large kitchen, and a lapa with a swimming pool. A very spacious one-bedroom apartment forms part of the main residence and can be separated if required; it includes a lounge (currently utilised as an office), an additional living area, a kitchen, and a full bathroom. When incorporated into the main house, this effectively creates a 5-bedroom, 3-bathroom home.

A second house provides 2 bedrooms and a full bathroom, an open-plan living area, a beautiful modern kitchen, and its own garage, ensuring comfortable, independent accommodation.

**Livestock infrastructure is well established, including multiple camps, stables for horses, a chicken coop, and ample space for various farming activities**. Additional improvements, such as large storerooms, worker accommodation, and secure facilities, further enhance the operational efficiency and versatility of the farm.

Farming infrastructure is already established and includes:

- Main residence with 4 bedrooms and an integrated 1-bedroom flat
- Second 2-bedroom house
- Multiple **livestock camps** and feedlot potential
- Stables for horses and a **chicken coop**
- Large **storerooms** and **additional outbuildings**
- Worker accommodation (3 rooms)
- 4 **Boreholes** (one equipped with a strong water supply)
- Cement dam and 5,000L water tank
- 3-phase Eskom electricity
- **Vegetable tunnels** for small-scale cultivation
- Lapa with swimming pool and landscaped gardens
- Ample parking, garages, and carports

With its reliable water supply, extensive infrastructure, multiple dwellings, and prime location near major routes and urban centres, this property offers an excellent opportunity for mixed farming, livestock production, or a self-sustaining agricultural enterprise.

**Rates & Taxes:** ± R400.00 p/m

Main house:

- 4 Bedrooms
- 2 Bathrooms
- Lounge / Dining Room
- TV Room
- Kitchen
- Lapa with built-in braai
- Swimming pool
- 6 Car Garage
- Excellent security with an alarm system

One bedroom flat (part of the main house):

- 1 Bedroom
- Full Bathroom
- Kitchen
- Lounge with fireplace
- Office
- Double carport

House 2:

- 2 Bedrooms
- Full Bathroom
- Kitchen
- Lounge / Dining Room
- Separate Toilet
- Lock-up Garage

Property:

- 3 Phase Eskom power
- Large storeroom (±362 m<sup>2</sup>)
- Second storeroom (±152 m<sup>2</sup>)
- 3 Workers' accommodation
- Chicken coop
- Stables for horses
- Property divided into 7 camps
- 4 x Boreholes (one equipped)
- Two small vegetable tunnels
- 5000L raised water tank
- Cement dam

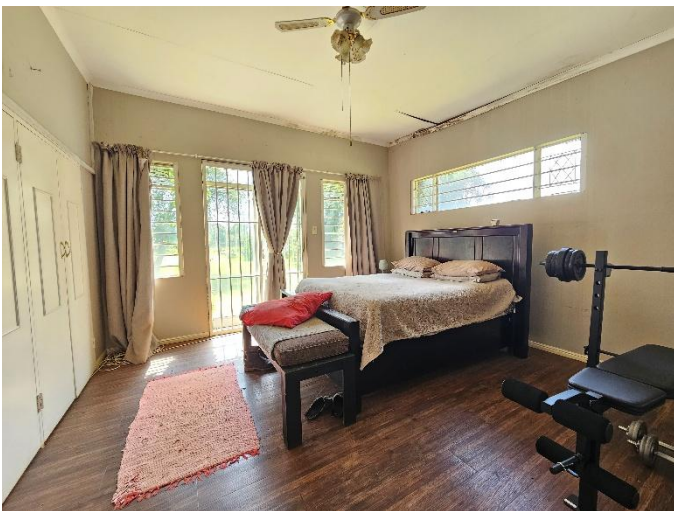
CSG Aerial

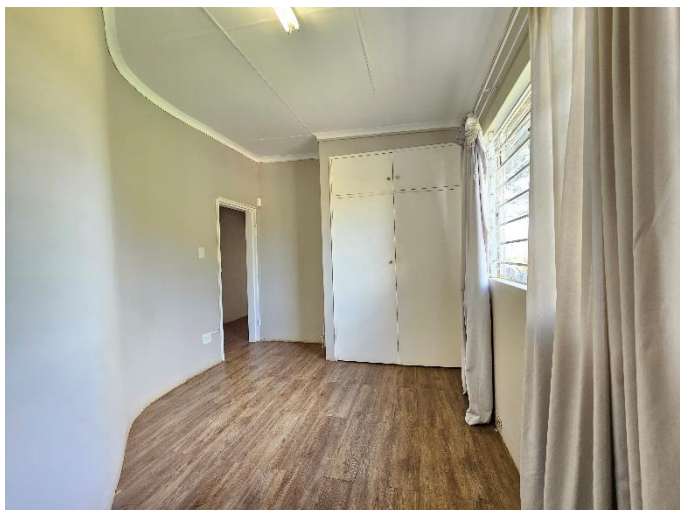


**\*\*The red lines indicated on the image are for illustrative purposes only and may not accurately represent the exact property boundaries\*\***



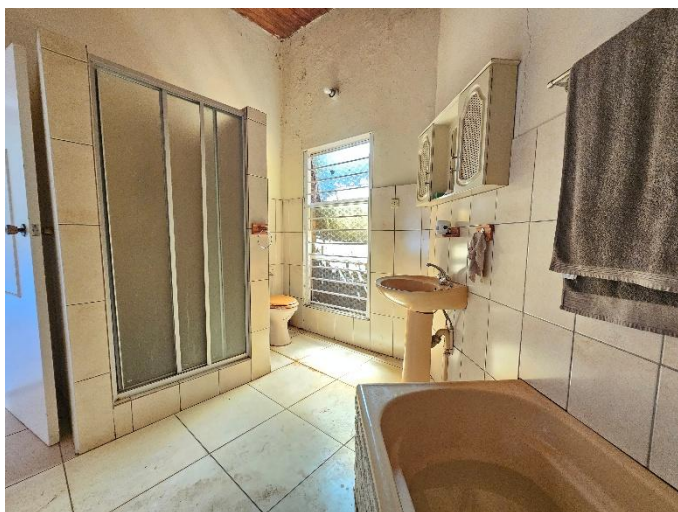
Photos – Main House





Photos – One Bedroom Flat (part of the main house):



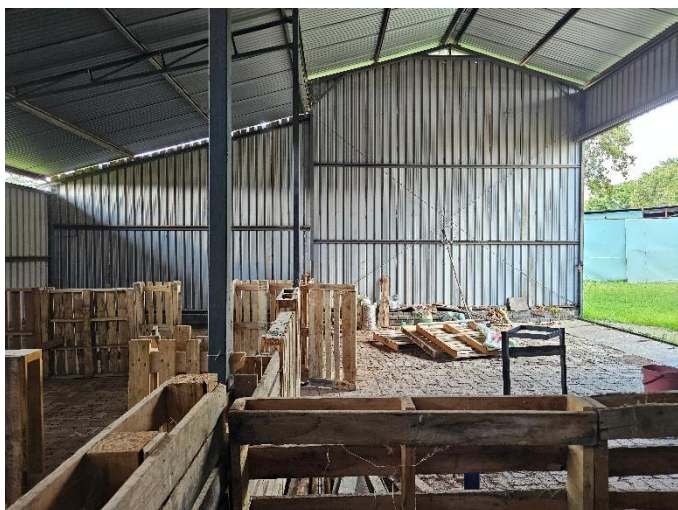


**Photos – Second House**





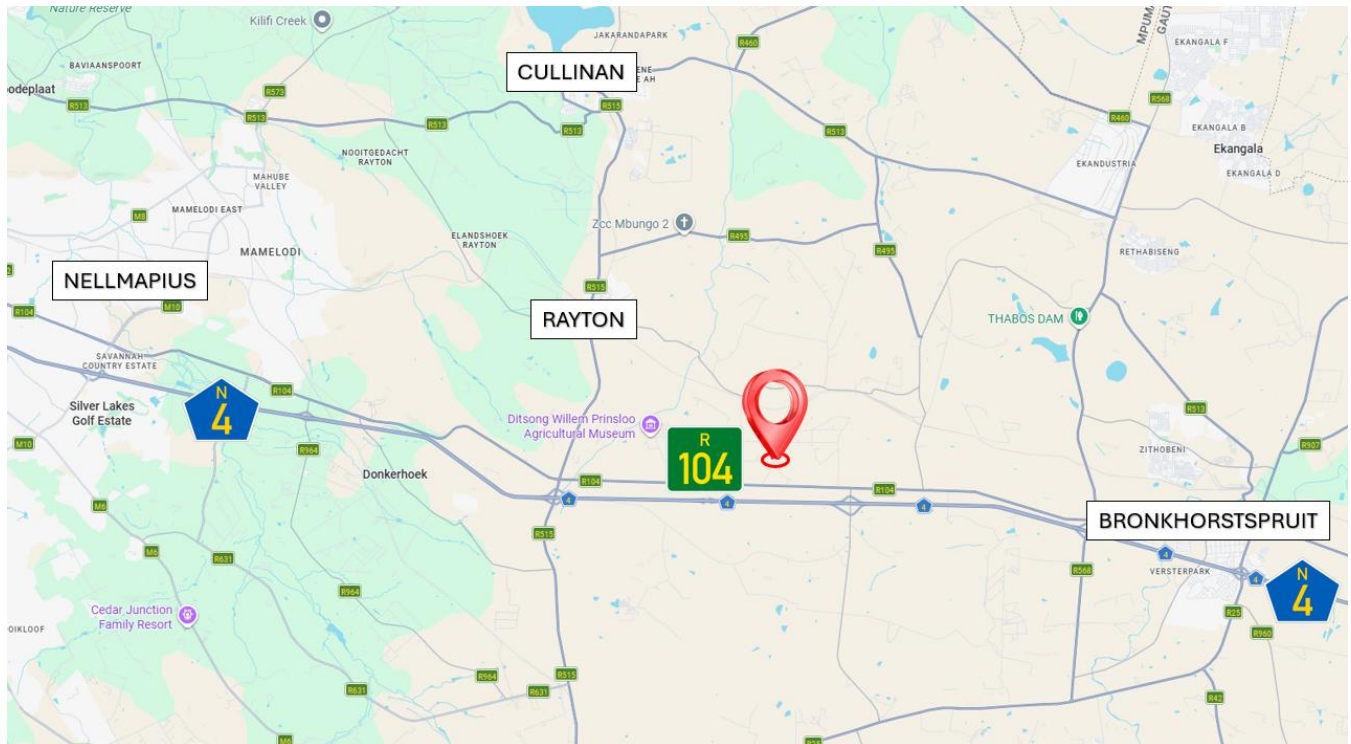
Photos – Outbuildings & Camps





Map





GPS Co-Ordinates 25°47'07.4"S 28°35'24.5"E  
-25.785398, 28.590144

## 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 Beukes**

082 5757 302 / [pbeukes@bideasy.co.za](mailto:pbeukes@bideasy.co.za)

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