

INFORMATION PACK

FOR

21Ha FARM FAMILY HOME & FLAT LARGE WORKSHOP

PTN 60 OF FARM BOEKENHOUTSKLOOFDRIFT 286, MOLOTO ROAD



ON SITE AUCTION - Tuesday, 30 June 2026 @ 11h00
Pieter Beukes 082 5757 302 | pbeukes@bideasy.co.za

Property Information

Title Deed Information –

PORTION 60 OF FARM BOEKENHOUTSKLOOFDRIFT 286, GAUTENG - JR

Known As:	PORTION 60 OF FARM BOEKENHOUTSKLOOFDRIFT 286, MOLOTO ROAD
Title Deed:	T32433/2021
Extent:	21.4133Ha
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	AGRICULTURAL

Property Description

This 21.4133Ha farm is situated in a peaceful bushveld setting with convenient access to Pretoria, the Moloto Road, N4 Highway and surrounding main routes. The property enjoys a private rural atmosphere while remaining within easy reach of nearby schools, shops, medical facilities, and other essential amenities. The area has become increasingly sought after for lifestyle and agricultural properties due to its tranquil surroundings and convenient access to nearby towns and economic hubs.

The farm presents an excellent opportunity for lifestyle living, small-scale farming activities, or rental income generation. The property combines comfortable residential accommodation with established farming infrastructure, reliable water supply, and versatile outbuildings, making it well suited to a variety of agricultural and residential uses.

The natural bushveld environment further enhances the appeal of the property, offering open grazing areas, rocky outcrops, indigenous vegetation, fruit trees, and natural wildlife. Multiple sheds, workshop and storage facilities, staff accommodation, and secure fencing contribute to the practicality and functionality of the farm.

The main residence is positioned on an elevated ridge overlooking the surrounding bushveld landscape. The home offers 4 bedrooms and 2 full bathrooms, including a main en-suite bathroom. Spacious open-plan kitchen, dining, and living areas create comfortable family living and entertaining spaces, while the lounge with high ceilings adds warmth and character to the home. Additional improvements include a separate laundry, veranda, gas stove, and water filtration system.

A second dwelling provides ideal accommodation for extended family, guests, or rental income opportunities. The unit consists of 1 bedroom, 1 bathroom, an open-plan kitchen and lounge area, together with a built-in braai area.

Security features include a Hikvision alarm system, burglar bars, electric fencing surrounding the residential dwellings, and a fully fenced farm perimeter, enhancing security across the property.

Water supply is a key feature of the property. The farm is equipped with multiple boreholes, of which 2 are operational and produce an approximate combined yield of 3,000 liters per hour. Natural springs feed a dam situated on the property, while water storage tanks and Eskom 3-phase electricity further support the farming infrastructure and daily operations.

Rates & Taxes: ± R317.42 p/m

Farming infrastructure

- Main residence (±200m²)
- Second dwelling / flatlet (±100m²)
- Large workshop (±300m²)
- Additional shed / storeroom (±45m²)
- Staff accommodation
- Multiple boreholes (2 equipped)
- Natural springs feeding a dam
- Water storage tanks
- Eskom 3-phase electricity
- Electric fencing around main living area
- Fully fenced farm perimeter
- Open grazing areas, rocky outcrops, bushveld vegetation and natural fruit trees



Property Improvements:

Main House

- 4 Bedrooms
- 2 Full bathrooms
- Open-plan kitchen, dining, and living area
- Lounge
- Separate laundry
- Veranda

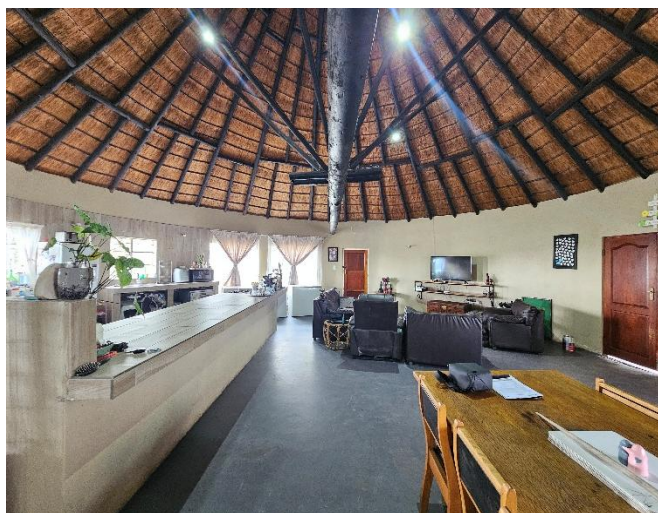
Second Dwelling

- 1 Bedroom
- 1 Bathroom
- Open-plan kitchen and lounge

Property Features

- Large workshop ($\pm 300\text{m}^2$)
- Additional shed / storeroom ($\pm 45\text{m}^2$)
- Boreholes (2 Equipped)
- Natural springs feeding a dam
- Water storage tanks
- 3-Phase Eskom electricity
- Electric fencing around main living area
- Fully fenced perimeter
- Staff accommodation

Photos - Main House



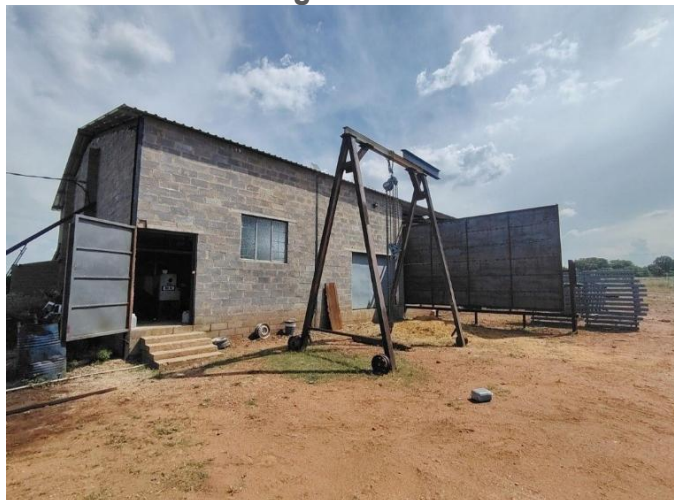


Photos – Second Dwelling





Photos – Outbuildings





Aerial Photos



SG Diagram

20

SUBDIVISIONAL DIAGRAM

SIDES	Cape Feet		ANGLES OF DIRECTION	CO-ORDINATES	
				Y	System In 29 X
			Constant	+100000.0	+8900000.0
AB	1974.7	231.29.40	A	+ 53481.7	+ 73787.2
BC	850.0	339.45.40	B	+ 51936.4	+ 72557.8
CD	1916.6	27.57.00	C	+ 51642.4	+ 73355.3
DA	1573.5	143.16.19	D	+ 52548.7	+ 75048.4
Boekeloof			Δ	+ 52750.19	+ 57297.22
Boekenhout			Δ	+ 44876.00	+ 77342.31

S.G. No. A
1393/69

Approved



for Surveyor General.

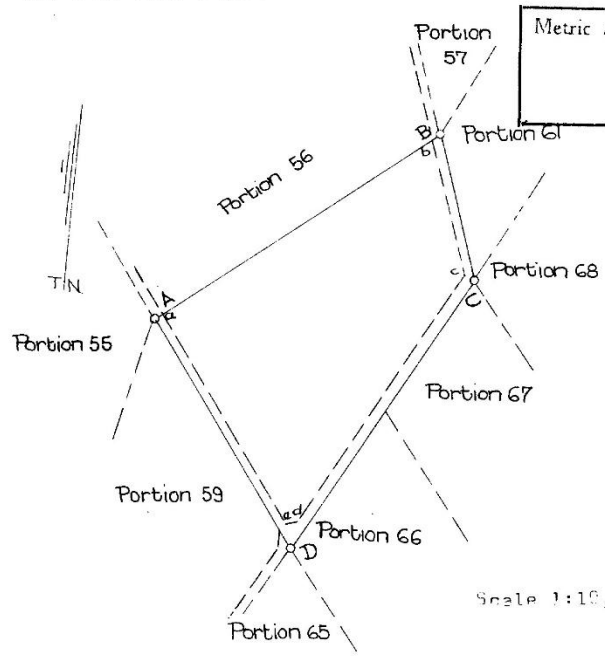
BEACON DESCRIPTION

A B C D 3" x 3' peg and cairn

*1577m

L 4 -8- 1969

The figure ABCDAedeb represents a servitude right of way *50 Cape feet wide vide Diagram S.G. No. 1416/69



Metric Area = 21,4133 Ha.
for Surveyor General
L 7 -12- 1971

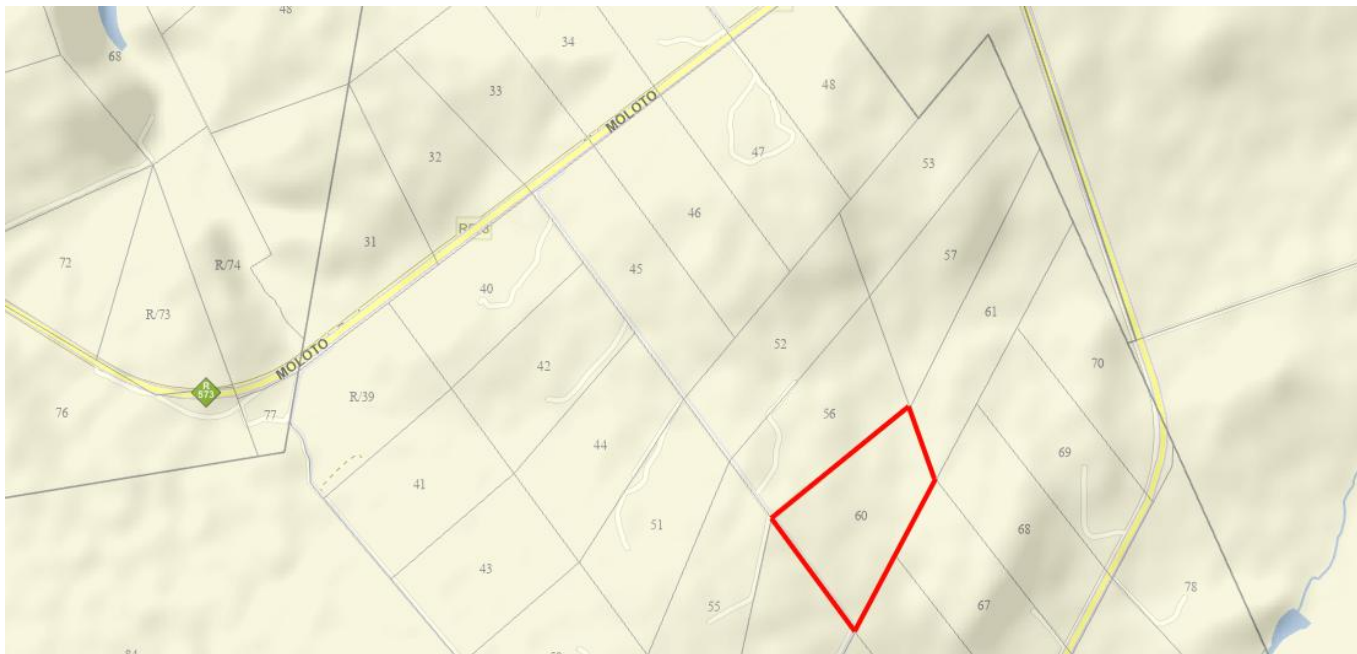
Scale 1:10,000

The figure A B C D A represents 25,0000 Morgen of land being Portion 60 of the farm BOEKELOFHOUTSKLOOFDRIFT 286 - DR

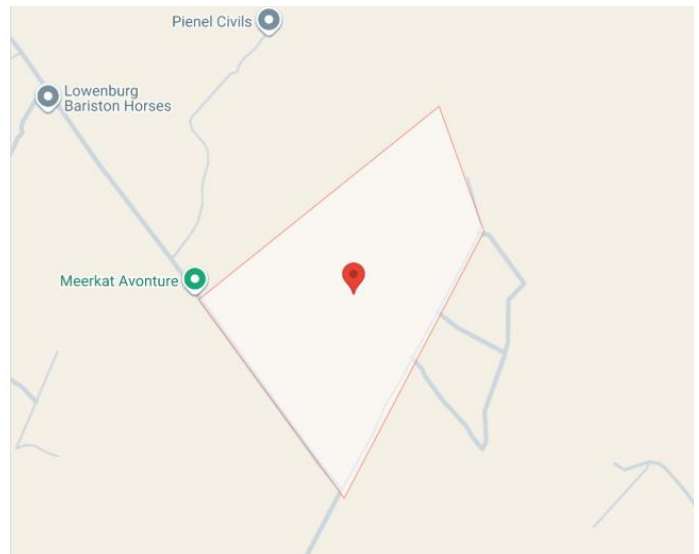
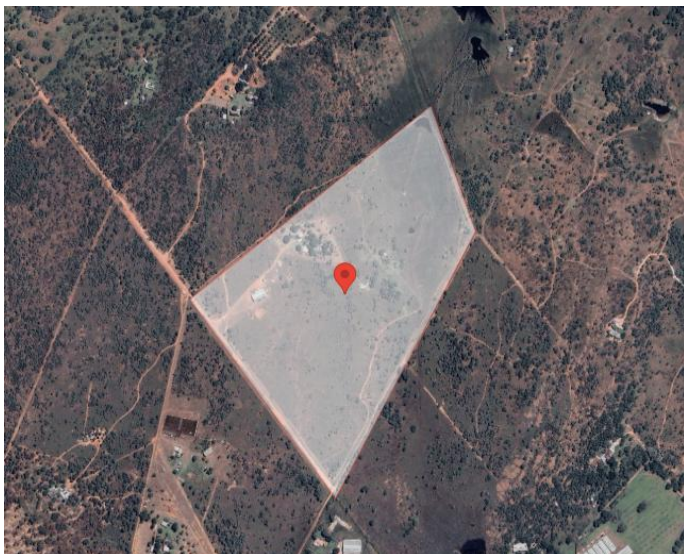
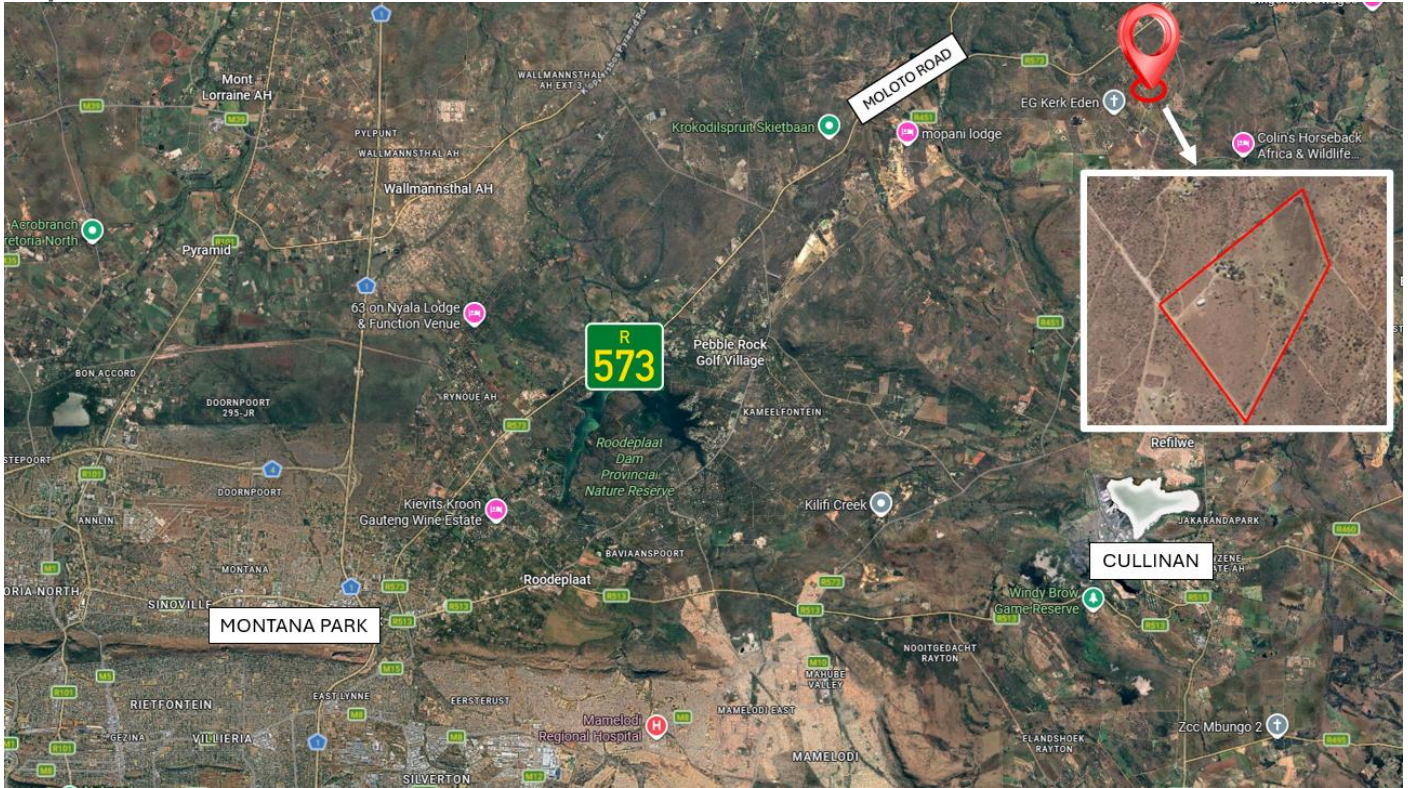
Province of Transvaal Surveyed in November 1968 - February 1969 by me P.J. Gubbels Land Surveyor.

This diagram is annexed to	The original diagram is	File
	No. A 150/31	
No.	750/1894	Comp. JR-6A-6
d.d.	Transfer dated 9/7/1862	
i.f.o.	Grant DB 153 Folio 31	
Registrar of Deeds		WET/ACT NO. 21/1940 GEEK VOORWAARDES 700 CONDITIONS

GIS



Map



GPS Co-Ordinates 25°32'16.6"S 28°31'19.4"E
 -25.537956, 28.522066

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:

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