

# INFORMATION PACK

FOR

# 469 Ha **GRAZING FARM** LIVESTOCK & FARMING EQUIPMENT AMPLE WATER

PORTION 25 & 47 OF FARM KLIPRIVIER 73, MPUMALANGA – JT



**ON SITE AUCTION – Wednesday, 22 July 2026 @ 13h00**  
**Dehan 073 154 1745 | dehan@bideasy.co.za**

## Property Information

Title Deed Information –

### PORTION 25 OF FARM KLIPRIVIER 73, MPUMALANGA – JT

**Known As:** PTN 25 OF FARM KLIPRIVIER 73, MPUMALANGA – JT  
**Extent:** 188.0486 Ha

### PORTION 47 OF FARM KLIPRIVIER 73, MPUMALANGA - JT

**Known As:** PTN 47 OF FARM KLIPRIVIER 73, MPUMALANGA – JT  
**Extent:** 281.6490 Ha

**Total Extent:** 469.6976 Ha  
**Title Deed:** T41538/2002  
**Local Authority:** THABA CHWEU LOCAL MUNICIPALITY  
**Registration Division:** JT  
**Province:** MPUMALANGA  
**VAT Status:** The seller IS registered for VAT  
**Zoning:** AGRICULTURAL

## Property Information

469.6976 Ha **livestock and grazing farm** situated in the Kliprivier area near Roosenekal in Mpumalanga and offers a well-developed agricultural operation comprising extensive grazing land, established farming infrastructure, reliable water sources, residential improvements, and a range of agricultural equipment suitable for cattle and livestock farming.

The property is divided into 14 fenced grazing camps, each supplied with water, allowing for efficient rotational grazing and effective livestock management. Approximately 43 hectares have been developed as pasture fields, with an additional 7 hectares under cultivation, supporting fodder production and other agricultural activities. The farm benefits from multiple water sources, including a river, a perennial stream, a natural spring, and a borehole that supplies water for domestic use.

Improvements on the property include a spacious 4-bedroom main residence, storage facilities, workers' accommodation, and purpose-built handling facilities for both cattle and sheep, providing the infrastructure required for day-to-day farming operations.

The combination of productive grazing land, established improvements, reliable water availability, and existing farming infrastructure makes the property well-suited for continued livestock production or further agricultural development.

The sale also includes various movable farming assets, machinery, implements, and livestock, presenting an opportunity for a purchaser to acquire a farm with an established operational setup already in place.

### Agricultural Features

- The farm is divided into 14 grazing camps with water.
- Approximately 43 Ha of established grazing land.
- Estimated production of approximately 800 x 1.5m round bales.
- Additional cultivated land of approximately 7 Ha.
- Sheep camps with handling facilities.
- Cattle handling facilities and crush.

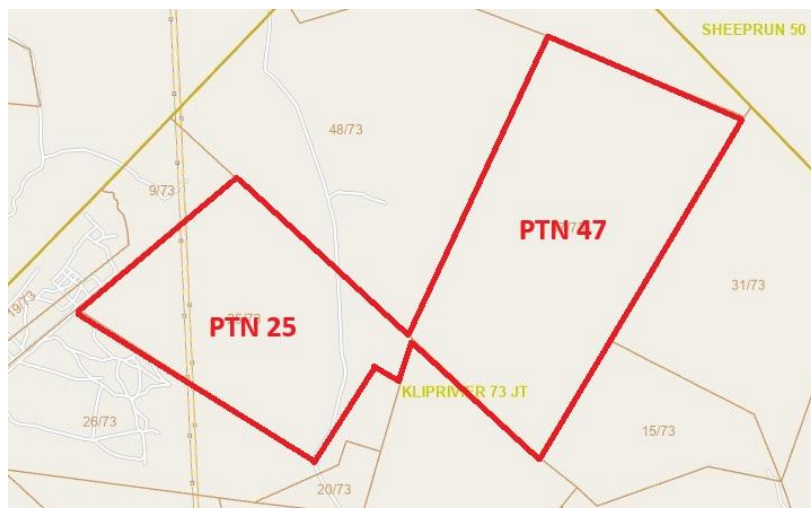
### Farming Infrastructure

- Store: ±343m<sup>2</sup>
- Additional outbuildings: ±81m<sup>2</sup>
- Sheep handling facilities
- Cattle handling facilities and crush

### Water Resources

- River flowing through Portion 25.
- Perennial stream flowing through Portion 47.
- Natural spring water source tested at approximately 800 litres per hour.
- Borehole approximately 21 meters deep supplying approximately 1,500 litres per hour to the homestead.

**Important:** The mineral rights relating to Portion 25 are excluded from the sale and will not transfer with the property.



## INCLUDED IN THE SALE

### IMPLEMENTS AND EQUIPMENT

- 2 Diesel Tanks
- CLAAS 66 Round Baler
- Fertilizer Spreader
- Squirt Unit
- Scale
- Vibroflex Tiller
- 4-Wheel Trailer
- Massey Ferguson 375 Tractor with Fork
- Massey Ferguson 290 Tractor
- Hammer Mill
- 6 Lid Eggies
- Disc Harrow
- 7-Tooth Ripper
- Single-Tooth Ripper
- Land Roller
- 3-Shear Plough
- 4-Wheel Hay Rake
- 5-Wheel Cutter
- 6-Wheel Cutter
- Loading Dock
- Fire-Fighting Equipment
- Additional 2-Wheel Trailer

### LIVESTOCK

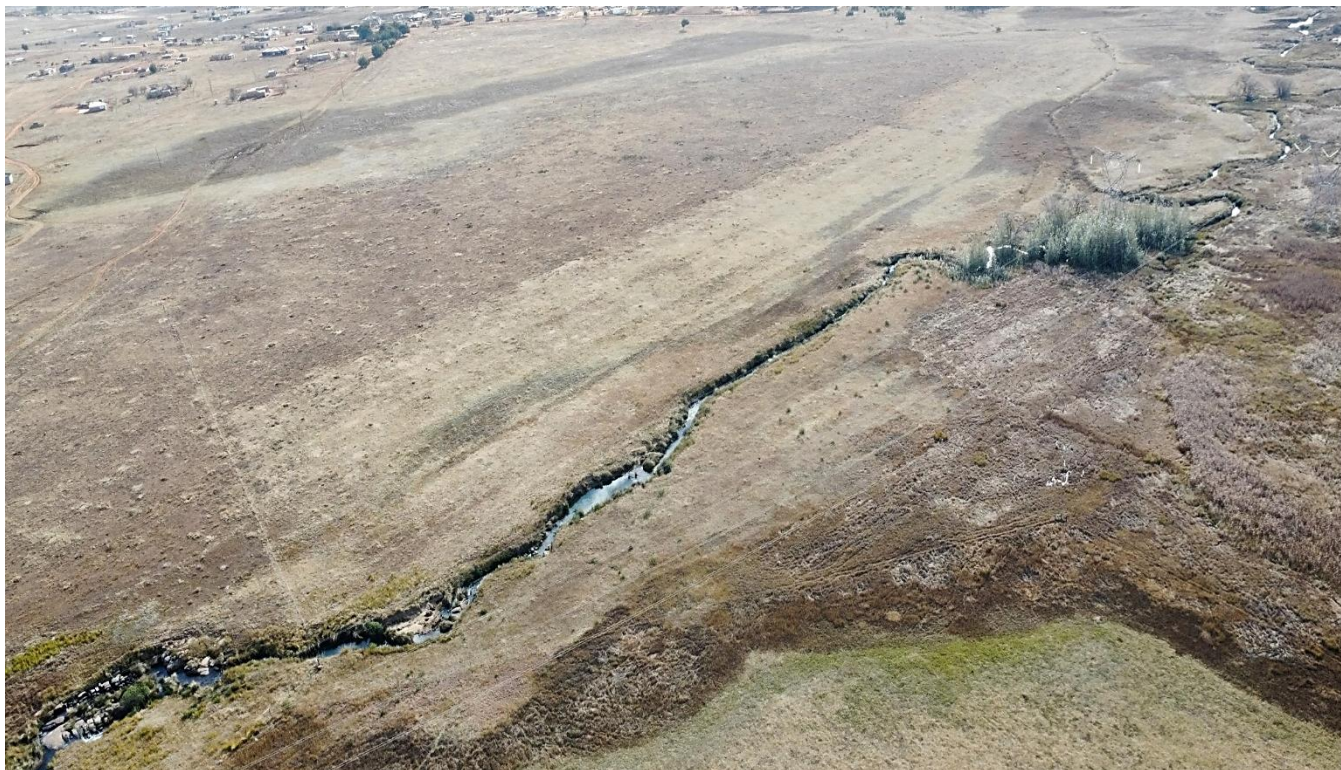
- 55 Cows (reported as potentially pregnant)
- 3 Bonsmara Bulls

### LOOSE ASSETS

- Workbench
- Cupboards with Shelving
- Steel Shelving
- Steel Table
- Drip Trays
- Cattle Dipping Equipment
- Feed Rings
- Paving Stones
- Tractor and Trailer Spare Tires
- Gate
- Bathtubs / Troughs
- Cabinets
- Table & Chairs
- Steel Frame for Pickup Vehicle
- Storage Structure (Unassembled)
- Bale Twine
- Lister Engine
- Small Trailer
- Lawnmower Parts
- Baler Parts
- Pump Stations
- Conveyor Belt
- V-Belts
- Water Fittings
- 2 x 210L Steel Drums for Diesel
- Iron Poles
- Approximately 4,000 Bricks

## Aerial Photos

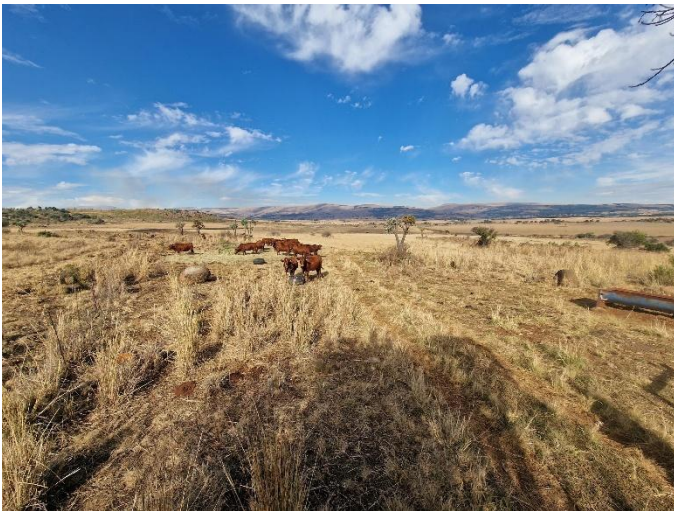




Photos - Store



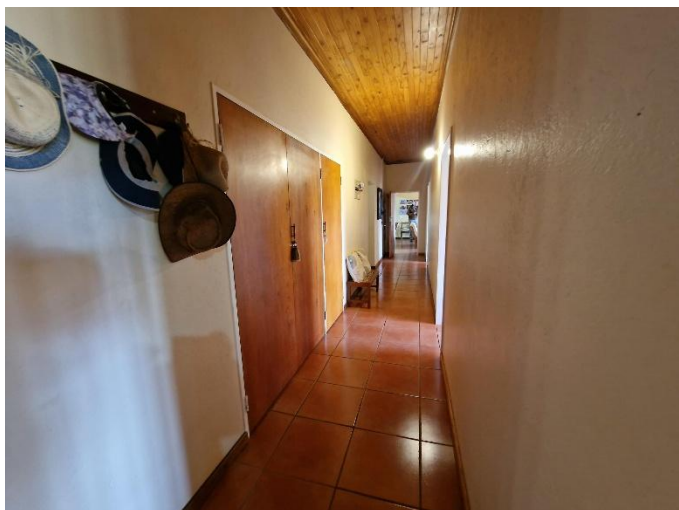
Photos - Farmland





Photos – House





# SG Diagram – Portion 25

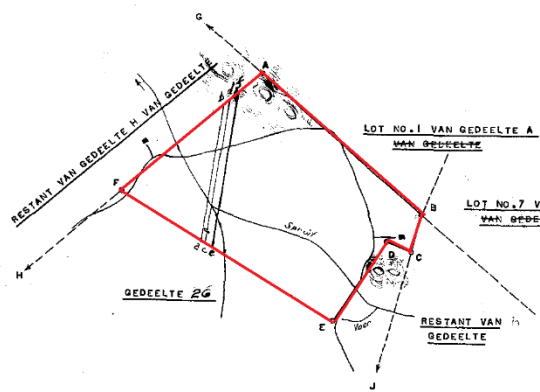
L.G. No. A.1779/43

Goedgekeur

*[Signature]*  
Landmeter-Generaal.  
15 JUN 1913

BESKRIVING VAN BAKENS		SVE		RIGTINGSHOEKE		KOÖRDINATE	
A	C	D	E	F	H	Konstante	LO 31°
18" x 1/4" YSTERPENNE ONDER KLIPSTAPELS.		ABV	4907.6	311.52.10	A	+ 300000.0	+ 8800000.0
18" x 1/4" YSTERPEN OP NOORD-OOSTELIKE HOEK VAN INGEPLANTE KLIP.		BCV	897.2	15.58.10	B	+ 2311.3	+ 59119.3
18" x 1/4" YSTERPEN OP NOORD-OOSTELIKE HOEK VAN INGEPLANTE KLIP.		CDV	583.1	115.29.50	C	+ 1343.2	+ 58394.8
18" x 1/4" YSTERPEN OP NOORD-OOSTELIKE HOEK VAN INGEPLANTE KLIP.		DEV	2189.3	34.28.30	D	- 1096.3	+ 59257.4
18" x 1/4" YSTERPEN OP NOORD-OOSTELIKE HOEK VAN INGEPLANTE KLIP.		EFV	5690.3	121.43.20	E	- 570.0	+ 59006.4
18" x 1/4" YSTERPEN OP NOORD-OOSTELIKE HOEK VAN INGEPLANTE KLIP.		FAV	4185.4	229.49.40	F	+ 669.2	+ 60811.2
18" x 1/4" YSTERPEN OP NOORD-OOSTELIKE HOEK VAN INGEPLANTE KLIP.		AR	1730.0	131.52.10	G	+ 5509.4	+ 57819.3
18" x 1/4" YSTERPEN OP NOORD-OOSTELIKE HOEK VAN INGEPLANTE KLIP.		FH	3446.2	49.49.40	H	+ 3599.6	+ 53964.6
18" x 1/4" YSTERPEN OP NOORD-OOSTELIKE HOEK VAN INGEPLANTE KLIP.		CJ	1472.4	15.58.10	I	+ 8142.7	+ 60042.6
18" x 1/4" YSTERPEN OP NOORD-OOSTELIKE HOEK VAN INGEPLANTE KLIP.					J	- 691.2	+ 60673.0

V  
N

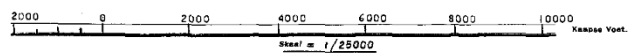


Vir Berekening Afrekening en Einde van die Rekening



Tans geregistreer onder :  
Now registered under :  
No. 73  
REGISTRASIE AFDELING JT  
REGISTRATION DIVISION JT

\* Noue gedeelte 25  
(n gedeelte van Gedeelte 9)



Die figuur ABCDEF  
stel voor 219.5465 Morges grond synde  
\* DEEDELTE 26 (IN DEEDELTE VAN DEEDELTE H VAN DEEDELTE) VAN DIE PLAAS KLIPRIVIER NO. 108  
geleë in die DISTRIK BELFAST PROVINISIE TRANSVAAL  
Gemeet in APRIL, 1943 deur my Jukadie  
Landmeter.

Hierdie kaart is geheg aan Akte van No. <u>41019/48</u> gedateer <u>1948</u> ten gunste van <u>[Name]</u> Registrateur van Aktes.	Die oorspronklike kaart is No. <u>11373/99</u> geheg aan <u>AKTE VAN TRANSPORT</u> No. <u>8808/1904</u> gedateer <u>[Date]</u> ten gunste van <u>[Name]</u>	L.G. L&R No. <u>3045345/43</u> Meestatuik No. <u>[Number]</u> Kompliasie No. <u>38/23</u> Suider Breedte <u>25° 13'</u> Ooster Lengte <u>30° 4'</u> <u>Graadvel No 21 Machadodorp M.25.</u>
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Published by authority—Groot & Sherry, P.O. Box 2106, Johannesburg—22/10/40

### SG Diagram – Portion 47

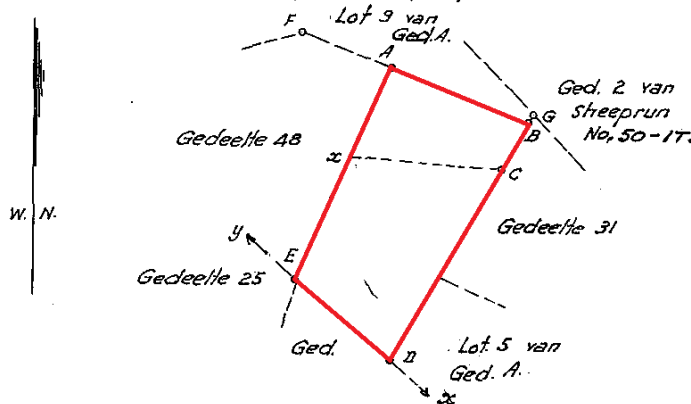
#### KAART VIR GEKONSOLIDEERDE TITEL

Kant	SYE		RIGTING HOEKE	KOORDINATE		Amp. Ben.
	Meter	Voet		Stelsel	Lo. 31°	
			Konstant	+ 7000.00	+ 275000.00	
AB	1359.04	A	92.45.12	+ 23184.78	+ 37185.88	
BC	480.24	B	80.43.06	+ 21920.83	+ 37685.31	
CD	2041.35	C	180.00.02	+ 22167.04	+ 38097.63	
DE	1123.03	D	79.00.20			
EA	2101.78	E	107.31.20			
AF	864.37	BAF	180.00.00	+ 23988.67	+ 36068.24	
BG	78.01	CBS	180.00.00	+ 21880.84	+ 37618.33	
Dz	4837.92	Chieflains Plain		+ 28186.43	+ 31389.42	
EY	2067.09	Die Berg		+ 15676.89	+ 39211.71	

L.G. No. A  
6407/70  
Goedgekeur  
*[Handwritten Signature]*  
Landmeter-  
Generaal.  
12 11-1970

#### Beskrywing van Bakens.

- A. F. = 12 mm. Gat in rots en klipstapel.
- B. = 300 mm. Ysterpaal in klipstapel.
- C. = Geen bakens
- G. = 12 mm. Ysterpen in klipstapel.



- (1) Figuur A. B. C. z. wat voorstel Gedeelte 46 (n gedeelte van Lot 8) van die plaas Kliprivier 73-JT. Kaart L.G.No.A. 6406/70. Transportakte No. ~~16~~ Gedeelte 16
- (2) Figuur z. C. D. E. wat voorstel ~~Lot 8~~ van Gedeelte A van die plaas Kliprivier 73-JT. Kaart L.G.No. A. 3178/12. Transportakte No. 2775/1913.

Skaal. 1:5000.

Die figuur A. B. C. D. E.

stel voor 281.6490 Hektaar grond synde

Gedeelte 47 van die plaas Kliprivier 73-JT.

en bestaan uit (1) en (2) soos hierbo beskryf:-

Provinsie Transvaal  
Opgeneem in Julie 1970.  
Saamgestel

deur my *[Handwritten Signature]*  
R van Heerden  
Landmeter.

Hierdie kaart hoort by

No. 2275/74  
d.d.  
t.g.v.

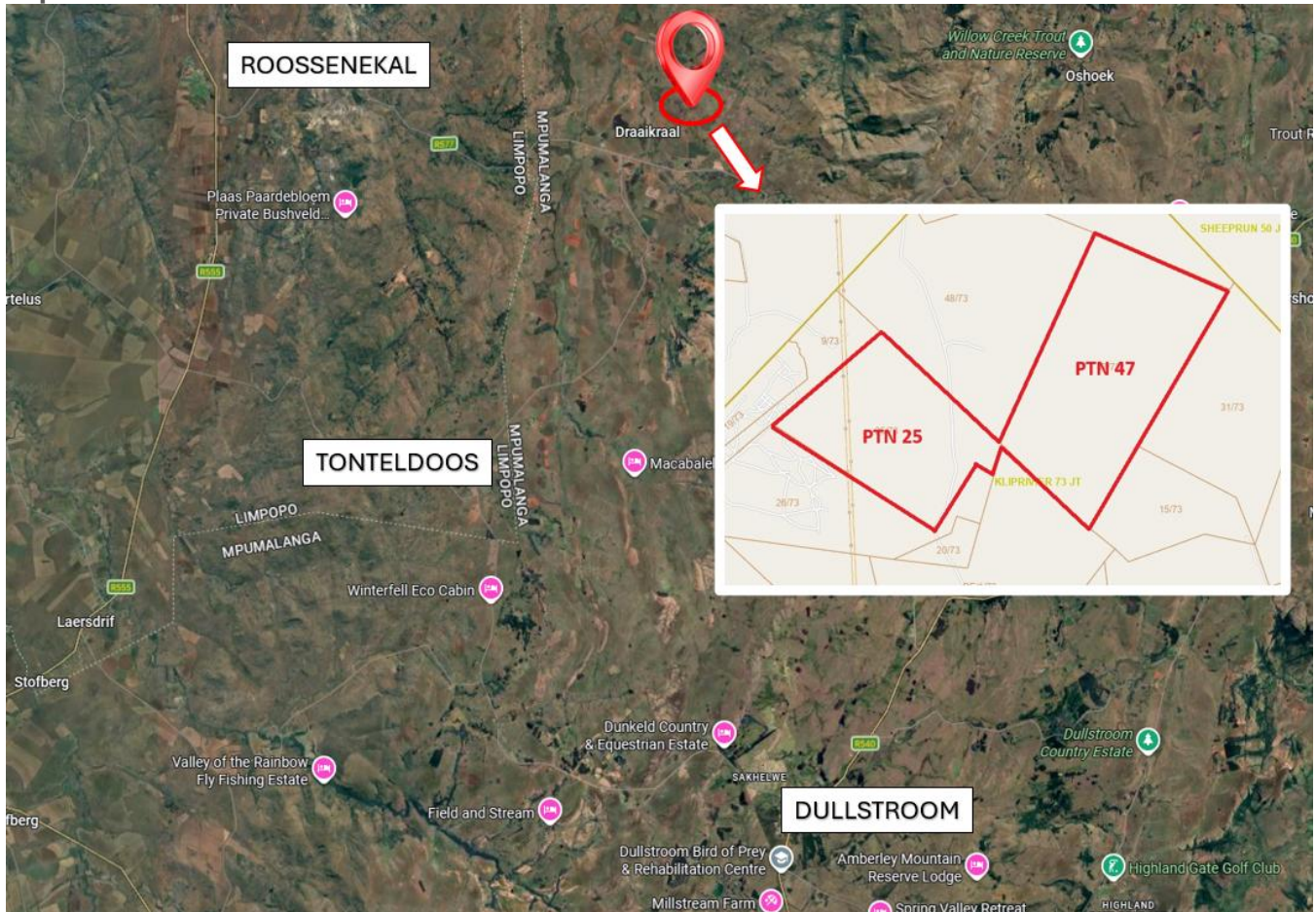
Registrateur van Aktes.

Die oorspronklike kaarte is

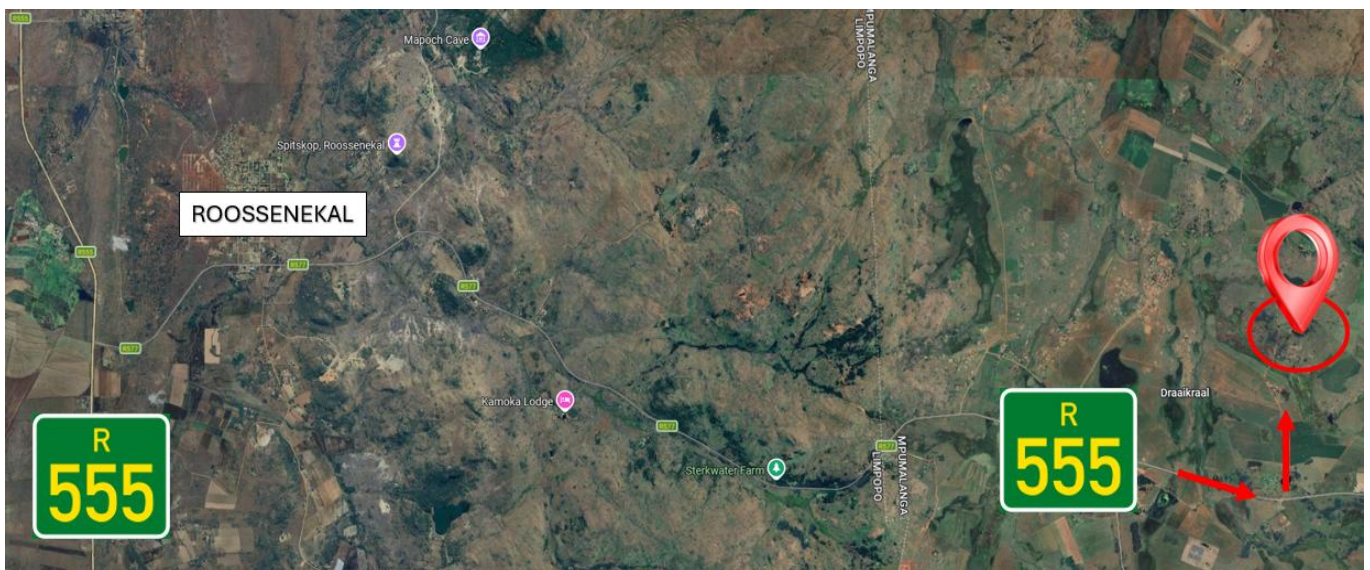
No. soos hierbo beskryf  
Transport  
Grondbrief

Leer 118  
M.S. No.  
Komp. JT-1-C

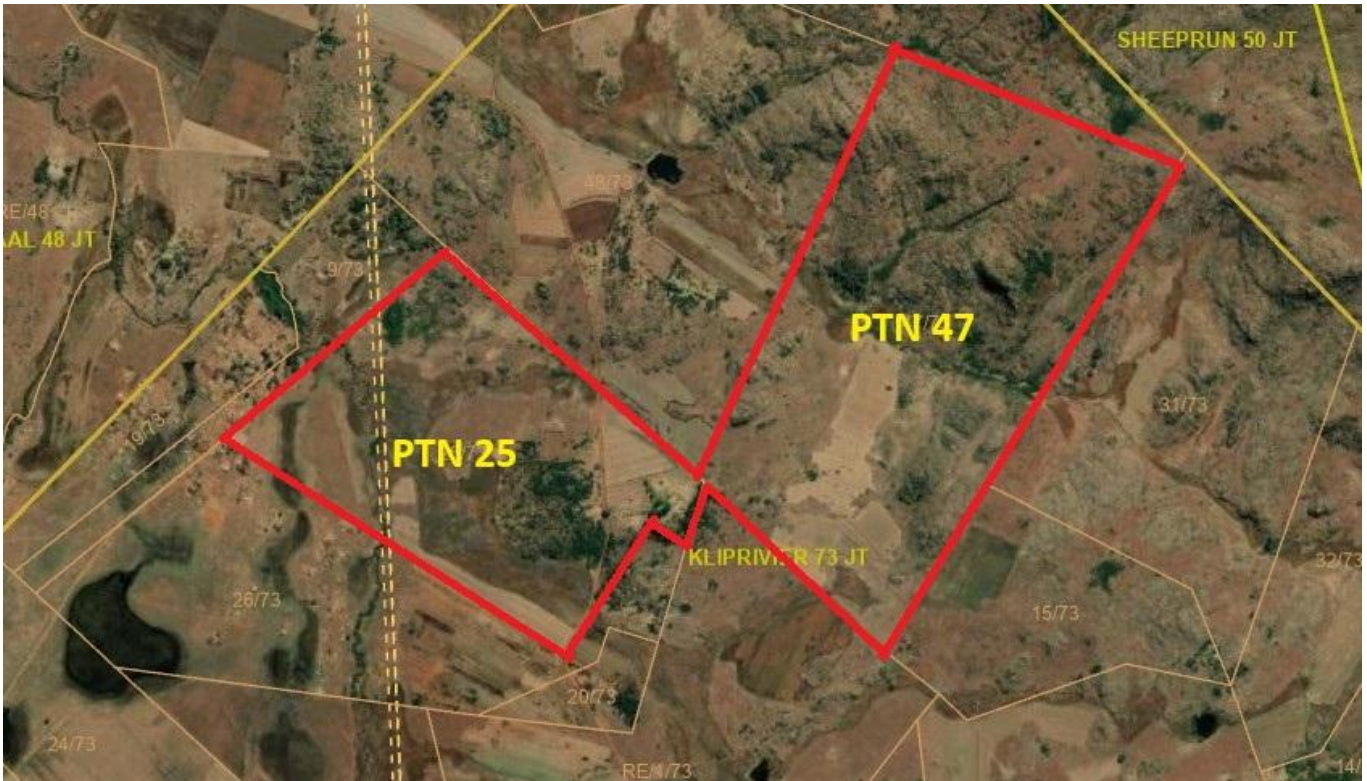
Map



GPS Co-Ordinates 25°12'32.2"S 30°03'53.4"E  
 -25.208939, 30.064833



## CSG



### 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 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:**

**Dehan Engelbrecht**

**073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)**

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