

INFORMATION PACK

FOR

8.5Ha FARM

CATTLE / SHEEP / FARMLAND

2 HOMES & 3 FLATS

PORTION 46 OF FARM FIROLAZ 485, GAUTENG – JR



ON SITE AUCTION – Thursday, 13 August 2026 @ 11h00
Pieter 082 5757 302 | pbeukes@bideasy.co.za

Property Information

Title Deed Information –

PORTION 46 OF FARM FIROLAZ 485, GAUTENG – JR

Known As:	PORTION 46 OF FARM FIROLAZ 485, GAUTENG - JR
Title Deed:	T55356/2005
Extent:	8.5653Ha
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	IR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	AGRICULTURAL

Property Information

This well-developed agricultural property is situated in a good, established farming area between Rayton and Bronkhorstspuit. The property is conveniently located with easy access to the N4 highway, Pretoria, schools, shopping centres, medical facilities, and other essential amenities.

The improvements comprise a spacious main residence, a second family home, a duplex flat, a one-bedroom flat, a bachelor's flat, and workers' quarters, providing extensive accommodation for extended family living or additional rental income.

The property further offers arable land and established farming infrastructure, including pig stalls, a cattle handling pen, a strong, equipped borehole with water storage tanks, and multiple storerooms, making it well-suited to small-scale or mixed farming operations.

LAND & FARMING INFRASTRUCTURE

The property offers approximately 5.8 Ha of arable land, providing excellent potential for a variety of small-scale agricultural activities. These improvements provide a solid foundation for livestock farming and other agricultural operations

Existing farm improvements include:

- Cattle handling facility
- Pig stalls
- Borehole
- Water storage tanks
- Open storeroom with vehicle inspection pit
- Enclosed storeroom

RESIDENTIAL INFRASTRUCTURE

Main Residence

The main residence offers 3 bedrooms, 2 bathrooms (main ensuite), a study, an open-plan lounge and dining room, a kitchen with a separate laundry, an under-roof entertainment area with a built-in bar overlooking the swimming pool, as well as a double garage and carport.

Second Residence

The second residence provides 3 bedrooms, 2 bathrooms (main en-suite), an office that can be utilized as an additional bedroom, a lounge, a kitchen with ample cupboard space, a separate laundry, and a double garage.

Duplex Flat

The duplex flat consists of 2 bedrooms, 2 bathrooms, a kitchen with a separate scullery, and a carport.

One-Bedroom Flat

The 1-bedroom flat includes 1 bedroom, 1 bathroom, a lounge and dining area, a kitchen, and a covered stoep.

Bachelor's Flat (Loft)

The bachelor's flat offers an open-plan bedroom and living area, a kitchenette, and a bathroom, making it suitable for staff accommodation, guests, or rental purposes.

Bunker (Underground Entertainment Area)

A unique underground entertainment space featuring a bar and separate his-and-her bathrooms, offering an exceptional venue for hosting guests, adds to the property's unique appeal.



Improvements:

Main House

- 3 Bedrooms
(Main bedroom with walk-in closet and an ensuite bathroom)
- 2 Bathrooms
- Open-plan lounge and dining room
- Kitchen
- Separate laundry
- Entertainment area with built-in bar
- Swimming pool
- Study
- Double garage
- Carport

Second House

- 3 Bedrooms
(Main bedroom with walk-in closet and ensuite bathroom)
- 2 Bathrooms
- Kitchen
- Lounge
- Separate laundry
- Office
- Double garage

Duplex Flat

- Main bedroom with bathroom
- Two additional bedrooms
- Two bathrooms
- Kitchen with separate scullery
- Carport

One-Bedroom Flat

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Lounge
- Dining room
- Covered stoep

Bachelor's Flat

- Open-Plan bedroom / Living area
- Kitchenette
- Bathroom

Workers' Quarters

- Living / Kitchen area
- Bedroom
- Bathroom
- Veranda



Aerial Photos

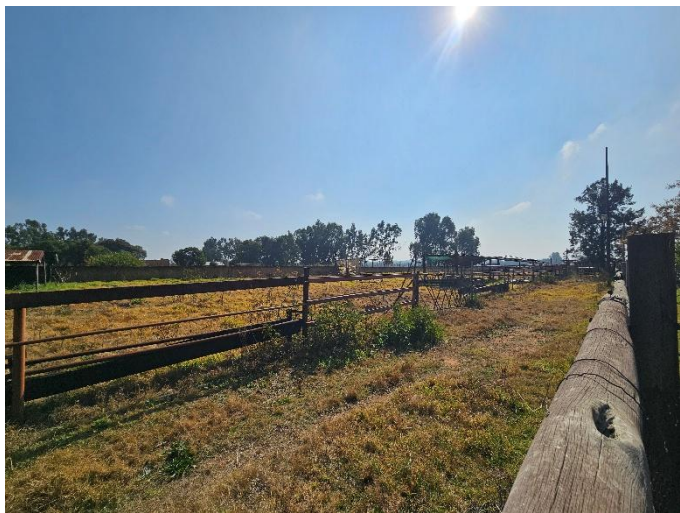




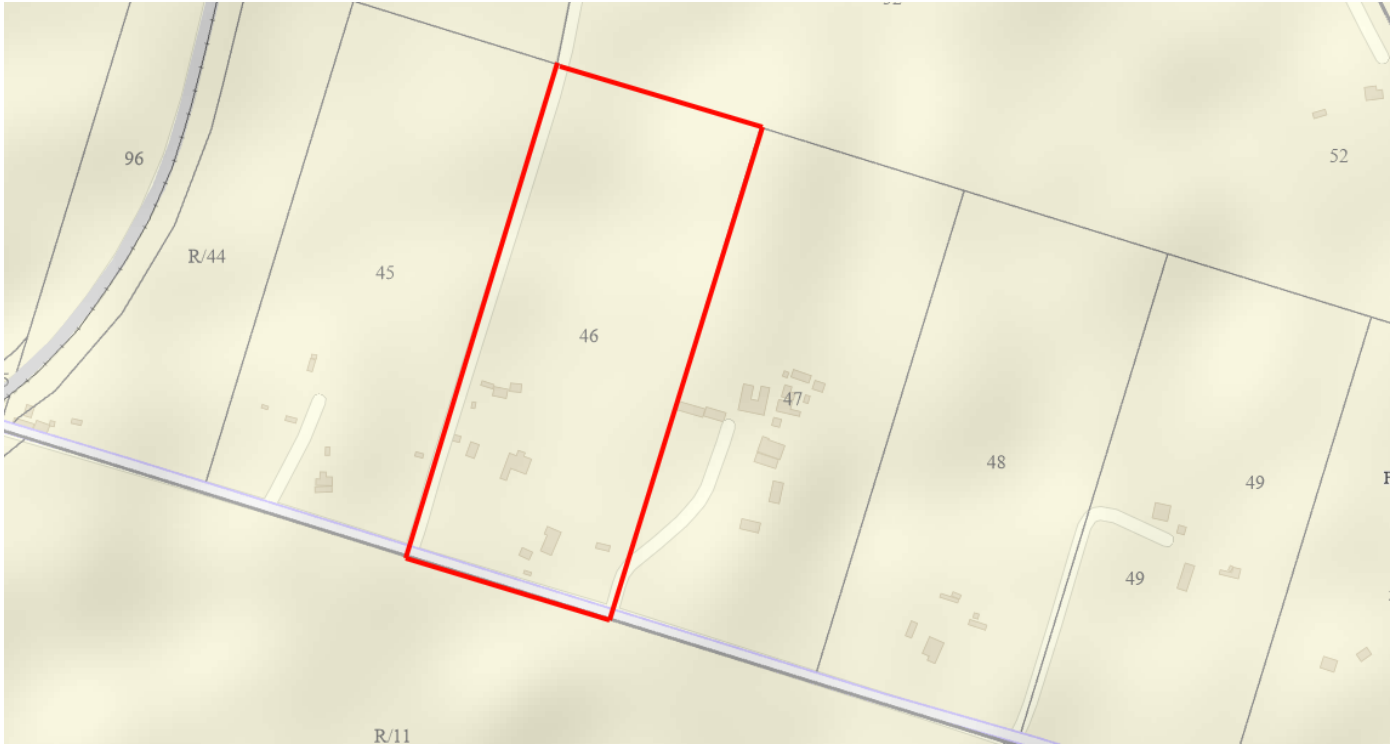
Photos







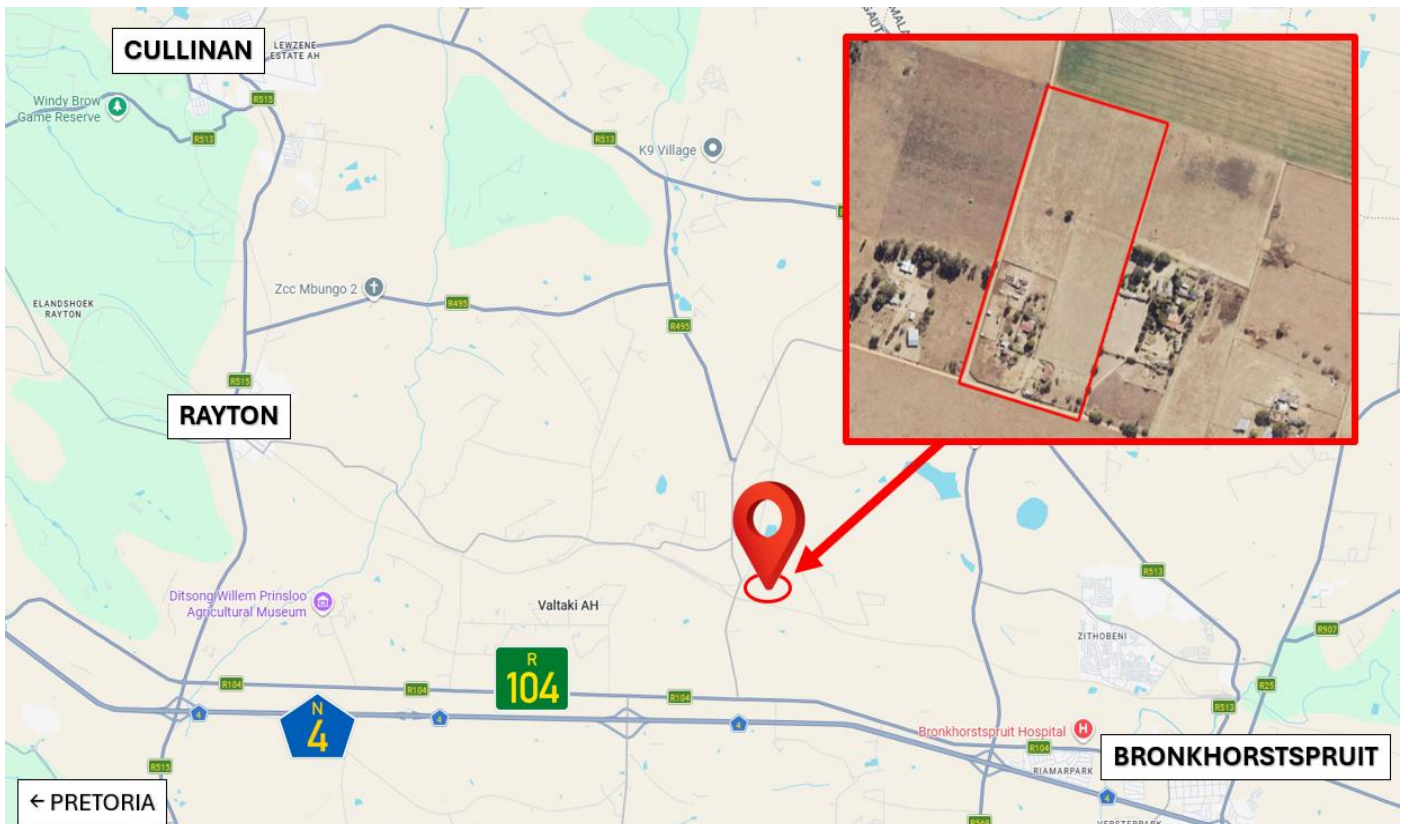
GIS



Map



GPS Co-Ordinates 25°46'18.0"S 28°38'48.9"E
-25.771662, 28.646926



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:

Pieter Beukes

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Disclaimer

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