

INFORMATION PACK

FOR

7.9Ha PRIME PROPERTY

NEXT TO

UNIVERSITY OF MPUMALANGA

PTN 176 OF FARM FRIEDENHEIM 282-JT



BOARDROOM AUCTION: WEDNESDAY, 19 AUGUST 2026 @ 11h00
THE CAPITAL HOTEL, 4 Penny Gum Str, West Acres, Mbombela
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information

PORTION 176 OF THE FARM FRIEDENHEIM 282-JT

Title Deed:	T11235/2016
Extent:	7.9374Ha
Local Authority:	MBOMBELA LOCAL MUNICIPALITY
Registration Division:	JT
Province:	MPUMALANGA
Zoning:	AGRICULTURAL
VAT Status:	The seller is NOT registered for VAT

Property Information

This property represents an exceptional strategic development opportunity located in the immediate growth corridor of Mbombela (Nelspruit), Mpumalanga. Positioned on the Farm Friedenheim 282-JT, this parcel of land sits directly adjacent to the rapidly expanding infrastructure of the University of Mpumalanga (UMP).

The property is uniquely primed to meet the compounding regional deficit in purpose-built student accommodation (PBSA) and supporting commercial or mixed-use infrastructure.

Portion 160 of the Farm Friedenheim 282, Registration Division J.T., Mpumalanga is Zoned: Agriculture (with high potential for institutional/residential rezoning).

The geographic location of this property is one of its most defining commercial asset value. The University of Mpumalanga Main Campus and the Lowveld Agricultural College core are in close proximity to this property. There is immediate access to the R40 highway and crucial secondary arteries (like the D725) ensures frictionless transport between the site, the UMP campus entrances, and the broader Mbombela CBD.

Future development opportunities could include:

- **Institutional & Agri-Research Facilities in Synergy with UMP:**
Given UMP's strong focus on the Faculty of Agriculture and Natural Sciences, this land could hold distinct viability for public-private partnerships (PPPs) focusing on agro-processing, research hubs, or specialized vocational facilities.
- **Investment Highlights & Prime Strategic Location:**
Positioned directly within the primary urban expansion arc between Mbombela Central and the Riverside precinct.

- **Commercial Support:**
A mixed-use layout could potentially support student-centric commercial nodes, such as laundromats, private medical clinics, fitness spaces, and convenience retail.
- **High-Density Residential & Mixed-Use Precincts Precedent Developments**
Surrounding portions as well as the previous Township approval on this portion (which approval has now lapsed), have already paved the way for town planning deviations, focusing heavily on residential and housing construction projects.
- **Purpose-Built Student Accommodation (PBSA)**
The Demand: UMP has seen a massive surge in enrollment since its founding. On-campus capacity is systematically outpaced by student numbers, creating an urgent reliance on accredited off-campus housing. The site is structurally ideal for high-density, multi-storey student blocks designed to satisfy National Student Financial Aid Scheme (NSFAS) compliance standards (e.g., recreational spaces, secure access, study rooms, and integrated Wi-Fi infrastructure).

NB: Zoning & Approvals: A formal application for township establishment and rezoning from Agricultural for any other land use will be required through the Mbombela Local Municipality.

Bulk water connections via the local irrigation canals/municipal supply and/or Eskom grid access applications will need to be made with council for supply.



Improvements

There are 8 houses on the property.

The main home consists of 3 Bedroom, Kitchen and Living Rooms. There are an additional 7 living units on the property that are currently being rented out. The rental income currently is approximately R80 000.00pm. There is secure access to the homes.

Eskom supplies electricity and there are french drains. Water Is invoiced via the Friedenheim Besproeiingsraad.

Rates & Taxes: ± R338.00pm

Previously Approved Development (promulgation lapsed)

A previous residential township establishment application which was approved by council and named Friedenheim Ext. 2 with 28 stands, indicates councils' willingness to rezone the land.

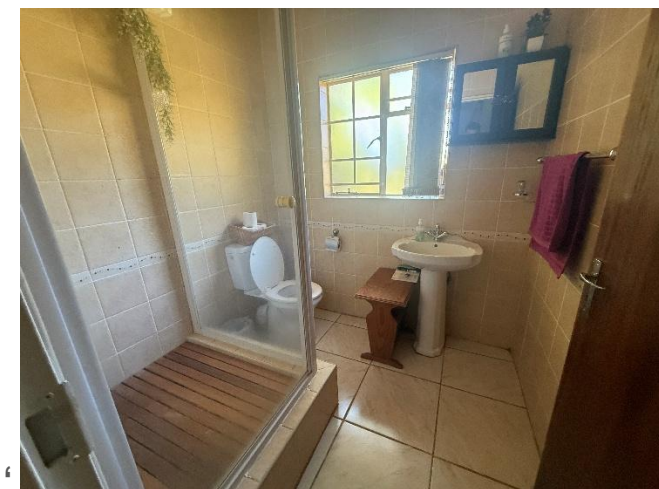
The township was approved but not promulgated, and the approval has since lapsed. The 28 stands will be consolidated by the seller back to one farm portion prior to the registration of Portion 176 of the farm Friedenheim 282-JT into the name of the Purchaser.



Photos









SG Diagram

THIS DIAGRAM COMPRISES 2 SHEETS
SHEET 1

SUBDIVISION DIAGRAM

SIDES Metres		DIRECTIONS	CO-ORDINATES			S.G No.
			Y	System	WG 31° X	
		Constants		+	0,00	+2 800 000,00
A B	21,83	283 10 50	A	+	1 425,85	+ 14 014,78
B C	182,88	226 09 00	B	+	1 404,60	+ 14 019,76
C D	432,64	325 33 41	C	+	1 272,71	+ 13 893,06
D E	42,51	122 32 40	D	+	1 028,04	+ 14 249,88
E F	249,30	90 33 50	E	+	1 063,88	+ 14 227,01
F G	97,80	96 20 10	F	+	1 313,17	+ 14 224,56
G H	162,92	167 36 30	G	+	1 410,37	+ 14 213,76
H A	44,36	206 03 00	H	+	1 445,34	+ 14 054,63
Indicatory data						
A Aa	17,79	26 03 00	Aa	+	1 433,67	+ 14 030,77
G Ga	1,33	167 36 30	Ga	+	1 410,66	+ 14 212,46
E Ea		122 32 40				
F Fa		276 20 10				
(100) Besterslast			Δ	+	3 394,82	+ 18 192,55
(101) Citrus			Δ	+	4 634,43	+ 14 273,37

1078/2014

Approved

for
SURVEYOR-
GENERAL

2014 -11- 07

Act 67/1995

DESCRIPTION OF BEACONS

A, G : No beacon.
B : Rail section.
C : Iron standard.
D, E, F, H, Aa, Ga : 16mm Iron peg.

The figure A B C D Ea middle of Water Furrow Fa G H A
represents 7,9374 hectares of land being

PORTION 176 (a portion of Portion 75)

of the farm FRIEDENHEIM No. 282 - JT

Province : Mpumalanga

Surveyed in June and July 2014, by me,

SMALL SCALE DIAGRAM OF
FRIEDENHEIM EXTENSION 2 TOWNSHIP
See SG No.1079/2014


Professional Land Surveyor
A.J. LABUSCHAGNE (PLS 1041-D)

This diagram is annexed to	The original diagram is	File -/89
No.	S.G. No. A 5914/1968	S.R. No. 423/2014
dd.		Comp. JTNZ-24
i.f.o.	Transfer No.T 9449/1970	
Registrar of Deeds : MPL.		

ADRIAAN LABUSCHAGNE LAND SURVEYORS Cel. 083 458 5724

THIS DIAGRAM COMPRISES 2 SHEETS
SHEET 2

SUBDIVISION DIAGRAM

PORTION 176 (a portion of Portion 75)
of the farm FRIEDENHEIM No. 282 - JT

SERVITUDE NOTES

1. The line D J represents the North-Eastern boundary of a Servitude for Right of Way 6,30 metres wide.
Vide diagram S.G. No. A 5914/1968.
Deed No. T 9449/1970
2. The curved line Fa Ea Da represents the centre line of Servitude for a Water Furrow and Right of Way 15,74 metres wide Vide diagram No. A 3873/1968
Servitude No. 248/1970s.

S.G No.

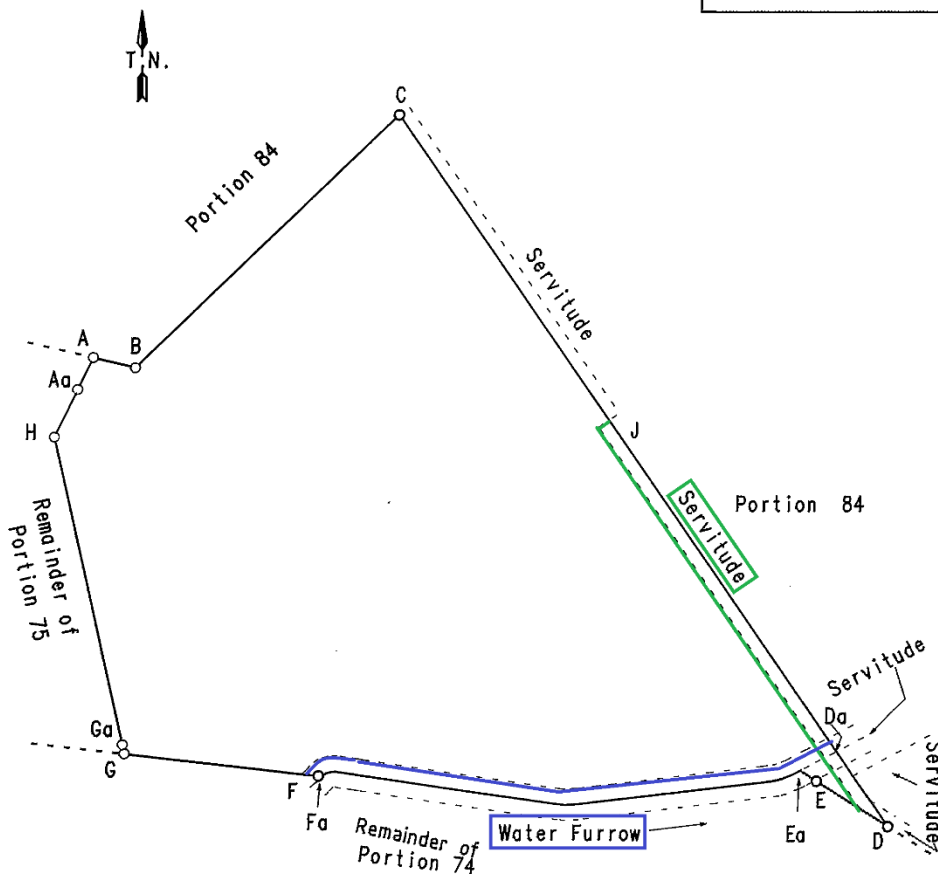
1078/2014

Approved

[Signature]

for
SURVEYOR-
GENERAL

2014 -11- 07



Scale 1 : 3000

Surveyed in June and July 2014, by me,

[Signature]

Professional Land Surveyor
A.J. LABUSCHAGNE (PLS 1041-D)

ADRIAAN LABUSCHAGNE LAND SURVEYORS Cel. 083 458 5724

SEELREG	
STAMP DUTY R.	5
FOOI	
FEES R.	290.00

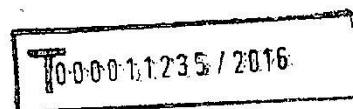
Prepared by me


CONVEYANCER
JAN CHRISTIAAN KRIEK

Certificate of Registered Title
[Issued under the provisions of section 43 of the
Deeds Registries Act, 1937 (No. 47 of 1937)]

WHEREAS

MULTICONCIVIL CLOSE CORPORATION
Registration Number CK1993/002251/23



has applied for the issue to him/it of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937;

in respect of the undermentioned land, being portion(s) of the land registered in his/it's name under Deed of Transfer T39872/2000

NOW THEREFORE, in pursuance of the provisions of the said Act, I the Registrar of Deeds at Nelspruit do hereby certify that the said


For further
endorsement see page 4


GhostConvey 15.8.6.2

MULTICONCIVIL CLOSE CORPORATION
Registration Number CK1993/002251/23

its successors in title or assigns, is the registered owners of:

PORTION 176 (PORTION OF PORTION 75) OF THE FARM FRIEDENHEIM 282
REGISTRATION DIVISION J.T.
PROVINCE OF MPUMALANGA

MEASURING 7,9374 (SEVEN COMMA NINE THREE SEVEN FOUR) Hectares

AS WILL APPEAR from General Plan SG No. 1078/2014 and held by Deed of
Transfer T39872/2000

SUBJECT TO THE FOLLOWING CONDITIONS:

A. Gesegde Gedeelte 75 hierby getranspoteer is onderworpe aan die volgende twee serwitute
ten gunste van die Restant van gesegde gedeelte 2 groot 301, 3639 hektaar gehou onder
gesegde Akte van Transport Nr 20691/1957, naamlik:-

(i) Onderworpe aan 'n serwituut van Reg van Oorweg 6,30 meter wyd, die Noord Oostelike
grenslyn waarvan aangedui deur die reguitlyn Ed op gesegde Kaart A5914/1968 welke nou
aangedui deur die lyn DJ op Diagram SG No. 1078/2014.

B. Gesegde gedeelte 75 hierby getranspoteer is geregtig tot die volgende serwitute oor
gesegde Restant van gesegde gedeelte 2 groot 301,3639 hektaar soos gehou onder Akte
van Transport No 20691/1957, naamlik:

Geregtig tot twee serwitute van Reg van Oorweg elkeen 6,30 meter wyd die Suid Westelike
grenslyn waarvan aangetoon is deur die reguit lyne D den Ec op gesegde Kaart A5914/1968.

C. Onderhewig aan 'n serwituut van watervoor en reg van Oorweg 15,74 meter wyd ten gunste
van die Krokodilrivier Besproeiingsraad soos aangedui deur die kromlyne "e f" en "b a g" op
gesegde Kaart A5914/1968, aales soos meer ten volle sal blyk uit Notariële Akte van
Serwituut Nr 248/1970S welke nou aangedui deur die lyn Fa Ea Da op diagram SG No.
1078/2014.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the
aforesaid Deeds.

AND that by virtue of these presents the said:

MULTICONCIVIL CLOSE CORPORATION
Registration Number CK1993/002251/23

its successors in title or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the state, however, reserving its rights.

IN WITNESS WHEREOF I, the said Registrar, have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the office of the Registrar of Deeds at REGISTRAR OF DEEDS MPUMALANGA, at NELSPRUIT on 2016 -07- 28

In my presence,

REGISTRAR OF DEEDS MPUMALANGA

PAGE - 4-

T11235/2016

SECTION 48 (S) ACT 47 OF 1937
ARTIKEL 46 (S) WET 47 VAN 1937

The land herein described has been laid out into erven Erven to 36
Die grond hierin beskryf is in Erwe... tot...
and parks to
en... parke... tot...

In accordance with a General plan SG No. A 1079/2014
Uitgele ooreenkomstig die Algemene plan SG-no. A...

Approved/compiled by the Surveyor-General on the 07-11-2014
Goedgekeur/opgestel deur die Landmeter-generaal op die...

And booked in a separate register under the name of
en te boek gestel in 'n aparte register onder die naam van

FRIEDENHEIM EXTENSION 2

APPLICATION FILED WITH 000008456/2016
AANSOEK GELIASSEER BY BC

Deeds Office,
Aktekantoor,
MPUMALANGA
2016 -07- 28

Registrar of Deeds
Registrateur van Aktes



Prepared by me


CONVEYANCER
JAN CHRISTIAAN KRIEK

**Application in terms of the Deeds Registries Act 47 of 1937
Section 43(1) for Certificate of Registered Title
of portion of a piece of land**

I, the undersigned,

GUISEPPE DELLA CAGNA
duly authorised hereto by a resolution of the members of
MULTICONCIVIL CLOSE CORPORATION
Registration Number CK1993/002251/23

hereby apply to the, REGISTRAR OF DEEDS MPUMALANGA, at NELSPRUIT for the issue of a
Certificate of Registered Title in terms of the Deeds Registries Act 47 of 1937 section 43(1), in
respect of the following property:

MULTICONCIVIL CLOSE CORPORATION
Registration Number Registration Number CK1993/002251/23

of a Certificate of Registered Title in respect of:

PORTION 176 (PORTION OF PORTION 75) OF THE FARM FRIEDENHEIM 282
REGISTRATION DIVISION J.T.
PROVINCE OF MPUMALANGA

MEASURING 7,9374 (SEVEN COMMA NINE THREE SEVEN FOUR) Hectares

AS INDICATED on Diagram S.G. No. 1078/2014, being portion(s) of the land held by me under Deed
of Transfer 39872/2000


GhostConvey 15.8.6.2

SIGNED at White River on 27 May 2016

AS WITNESSES :

1. [Signature]

[Signature]
GIUSEPPE DELLA CAGNA

2. [Signature]

24

0

PROD DEEDS REGISTRATION SYSTEM - MPUMALANGA
PREPARED BY : DRS11047 - MPAYA THABILLE

DATE : 20160718 TIME : 11:52:17.9 PAGE : 1

TRACK NUMBER : 118918288196

BLACK-BOOKING ENQUIRY ON NAME - MULTICOINCEVIL CC
ID NUMBER - 199308225123
BIRTH DATE - 8
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - CLOSE CORPORATION

PERSON HAS NO CONTRACTS/INTERDICTIONS

** PLEASE NOTE: THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



PROD DEEDS REGISTRATION SYSTEM - MPUMALANGA

DATE : 20160718 TIME : 11:52:54.4 PAGE : 1

PREPARED BY : DRS11047 - MPAYA-THABILE

TRACK NUMBER : 118918288196

*** ENQUIRY ON PROPERTY ***

PORTION NUMBER
FARM NUMBER
REGISTRATION DIVISION

- 68176
- 6806282
- JT

REG DIV OR FARM NO OR FARM PORTION DOES NOT EXIST

*** END OF REPORT ***



PROD DEEDS REGISTRATION SYSTEM - MPUMALANGA
PREPARED BY : DRS11047 - MPAYA THABILE

DATE : 20160718 TIME : 11:52:48.2 PAGE : 1

TRACK NUMBER : 110016288196

PROPERTY DETAILS PRINT FOR PORTION 75
FARM NO 282
REG/DIV JT

PROVINCE MPUMALANGA
PREV DESCRIPTION PTN2-LG57/965
DIAGRAM DEED NO T9449/970
EXTENT 23,8522 H
CLEARANCE MOHEBELA LOCAL MUNICIPALITY
FARM NAME FRIEDENHEIM

NO INTERDICTS

DOCUMENTS HOLDER
INFO FROM PRETORIA DEEDS REGTS
JT, 282, 75
PLAN A/C10471

OWNER DETAILS

FULL NAME & SHARE
MULTICONCEIVL CC

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED
20080131 2010000.00 199308725123 T39872/2008

O/P/A SCAN/MICRO REF MMDD
19880101072433 0630

MMDD MICROFILM REF
0414 20130719103638

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

!KE E: /XARRA /KE

REGISTRATION COPY

THIS DIAGRAM COMPRISES 2 SHEETS
SHEET 1

SUBDIVISION DIAGRAM

CAZ DRY
ATTORNEYS
40
013-751 1108

SIDES Metres	DIRECTIONS	CO-ORDINATES		S.G. No.
		Y	System WG 31° X	
	Constants	+	0,00	+2 800 000,00
B	21,83	A	+ 1 425,85	+ 14 014,78
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F Fa				
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for
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2014 -11- 07

Act 67/1995

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Province : Mpumalanga

Surveyed in June and July 2014, by me,

SMALL SCALE DIAGRAM OF
FRIEDENHEIM EXTENSION 2 TOWNSHIP
See SG No.1079/2014

Professional Land Surveyor
A.J. LABUSCHAGNE (PLS 1041-D)

This diagram is annexed to
No. 000011295/2016
dd.
i.f.o.
Registrar of Deeds : MPL.

The original diagram is
S.G. No. A 5914/1968
Transfer No.T 9449/1970
2016 -07- 28

File -/89
S.R. No. 423/2014
Comp. JTNZ-24

ADRIAAN LABUSCHAGNE LAND SURVEYORS Cel. 083 458 5724

REGISTRATION COPY

THIS DIAGRAM COMPRISES 2 SHEETS
SHEET 2

SUBDIVISION DIAGRAM

CAZ DRY PORTION 176 (a portion of Portion 75)
ATTORNEYS the farm FRIEDENHEIM No. 282 - JT

40

013-751 1108

SERVITUDE NOTES

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Vide diagram S.G. No. A 5914/1968.
Deed No. T 9449/1970
2. The curved line Fa Ea Da represents the centre line of Servitude for a Water Furrow and Right of Way 15,74 metres wide Vide diagram No. A 3873/1968
Servitude No. 248/1970s.

S.G No.

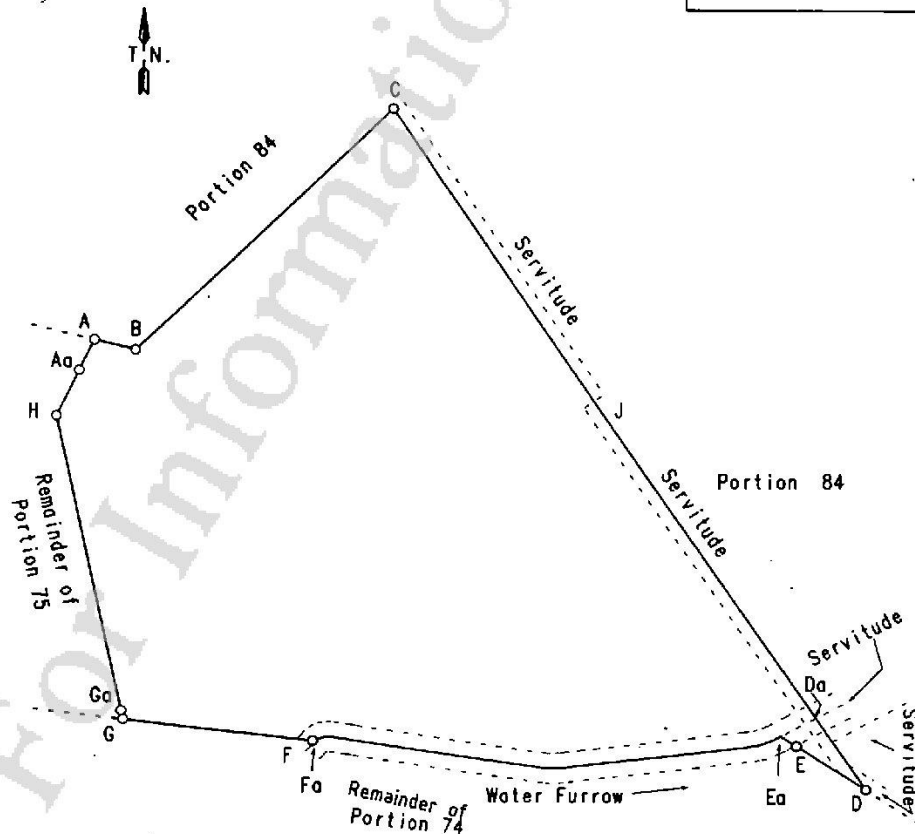
1078/2014

Approved

M. W. Labuschagne

for
SURVEYOR-
GENERAL

2014 -11- 07



Scale 1 : 3000

Surveyed in June and July 2014, by me,

A. J. Labuschagne

Professional Land Surveyor

A.J. LABUSCHAGNE (PLS 1041-D)

ADRIAAN LABUSCHAGNE LAND SURVEYORS Cel. 083 458 5724

SESWITUUT-KAART

SYE Kaapse Voet		RIGTINGS- HOEKE	KO-ORDINATE		Amp. Ben.
		Konstante	y. Stelsel: Ho 51°	x	
AB	5350.5	353.17.08	± 0.0	+ 8,900,000.0	
BC	10538.6	353.17.08	+ 7705.2	+ 26255.5	
DE	4290.2	285.18.30	+ 7079.6	+ 31569.3	
EF	6280.0	285.18.30	+ 5847.4	+ 42035.6	
GE	125.1	193.17.40	+ 5636.6	+ 28147.8	
EH	449.4	193.17.40	+ 1498.6	+ 29280.5	
Jn	1339	118.32.10	- 4558.6	+ 30938.5	
Lh	1892	8.55.57	+ 1527.4	+ 29402.2	
Lj	1219	258.23.50	+ 1308.6	+ 20842.1	
Qf	90	96.20.00	- 2081.5	+ 26704.9	
Rg	31	122.34.40	+ 814.8	+ 25130.0	
Ur	6.6	80.38.20	+ 1568.6	+ 32196.5	
rq	1124	159.46.00	- 1466.3	+ 31573.3	
			+ 2438.7	+ 40568.6	
			+ 4674.9	+ 37132.9	
			+ 4017.2	+ 37205.9	
			+ 3317.8	+ 37203.6	
			+ 2878.2	+ 37484.5	
			+ 4207.8	+ 37862.3	
			+ 3785.6	+ 39007.7	
			+ 6157.8	+ 39398.7	
		Nelspruit	- 1543.1	+ 56723.7	
		Vergenceg	- 12988.3	+ 29255.9	

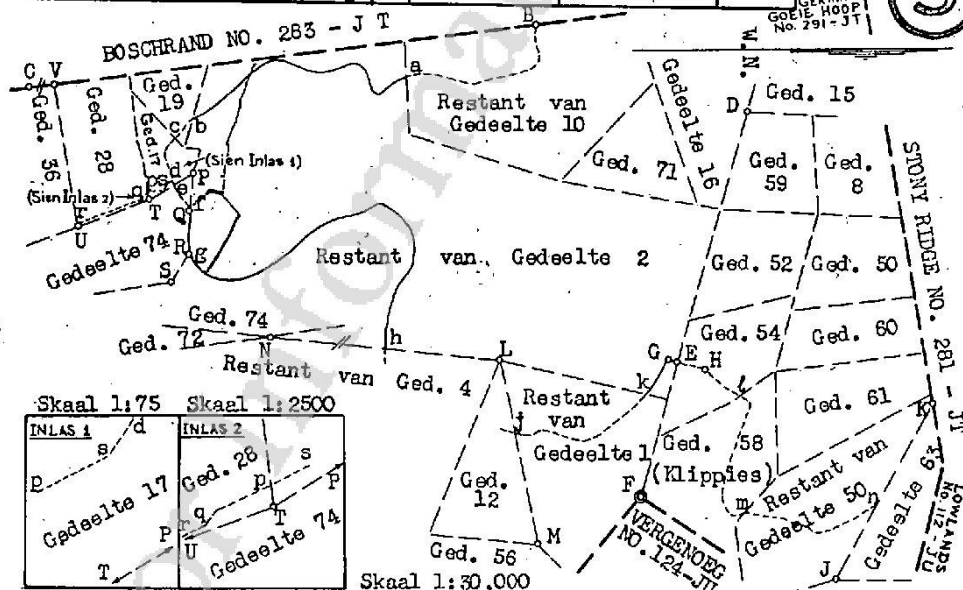
L.G. Nr. A

3873/68

Goedgekeur

W. de Klerk
Landmeter.
Generaal.
8-8-1968

Vir baken-
beskrywing
(sien keersy)



1. Die kromlyne ab en fgh stel voor die middellyn van 'n servituut vir 'n watervoor en Reg van Oorweg 50 Kaapse voet wyd.
 2. Die kromlyne kg stel voor die middellyn van 'n servituut vir 'n watervoor en Reg van Oorweg 30 Kaapse voet wyd.
 3. Die reguitlyne GE stel voor die middellyn van 'n servituut vir 'n pyplyne en Reg van Oorweg 15 Kaapse voet wyd.
- oor Restant van Gedeelte 2 van die plaas FRIEDENHEIM NO. 282 - J T
Provinsie Transvaal

Opgemeet in Februarie en Mei 1951, April en Desember 1952, deur my, *L. van der Merwe*,
Februarie en November 1953, Januarie en Februarie 1954, September en Desember 1960
en in Julie 1955, September - Desember 1965, Januarie en November 1966 deur my, *L. van der Merwe*,
Landmeters.

Hierdie kaart is geheg aan

Die oorspronklike kaart

Lêer

M.S. Nr.

Komp. JT-4-D

Nr. 248/705
d.d.
t.g.v.

is Nr. A1958/18
Transport
Grondbrief 9/1919

HEREBY CERTIFY
THAT THIS IS A
TRUE COPY OF THE
ORIGINAL

SYE Kaapse Voet		RIGTINGS- HOEKE	KO-ORDINATE Stelsel : Lo 51°		Amp. Ben.
		Konstante	±	0.0	+8,900,000.0
AB	828.7	173.17.08	A	+ 6456.2	+ 36864.1
BC	2211.0	283.11.10	B	+ 6553.1	+ 36041.1
CD	580.7	226.05.40	C	+ 4400.4	+ 36545.5
DE	1374.8	325.32.10	D	+ 3982.0	+ 36142.8
EF	135.0	122.34.40	E	+ 3204.0	+ 37276.3
FG	699.4	89.48.40	F	+ 3517.8	+ 37203.6
GH	661.7	96.20.00	G	+ 4017.2	+ 37205.9
HJ	323.9	103.19.00	H	+ 4674.9	+ 37132.9
JK	243.8	23.23.20	J	+ 4990.1	+ 37058.3
KA	1451.7	106.58.30	K	+ 5086.9	+ 37282.1
Fa		122.34.40			
Gb		96.20.00			
		Serwituutdata			
Ec	184	302.34.40			
Er	784	145.32.10			
		Konneksies			
HL	2336.6	173.17.08	L	+ 6826.3	+ 33720.5
LM	7516.6	173.17.08	M	+ 7705.2	+ 26255.5
EN	386.7	302.34.40	N	+ 2878.2	+ 37484.5
		Friedenheim	Δ	+ 4381.3	+ 22564.9
		Citrus	Δ	+ 14658.0	+ 37350.8

BESKRYWING VAN BAKENS

A 18" x $\frac{3}{8}$ " Ysterpen onder klipstapel.
 B D F G N 3 vt. Ysterpaal en klipstapel met aanduidingspenne.
 C Gat in rots en klipstapel.
 E 3 vt. Ysterpaal en klipstapel.
 H J K 18" x $\frac{1}{2}$ " Ysterpen en klipstapel.
 L Ligte spoorstaaf in beton en klipstapel.
 M Stuk yster in klipstapel.

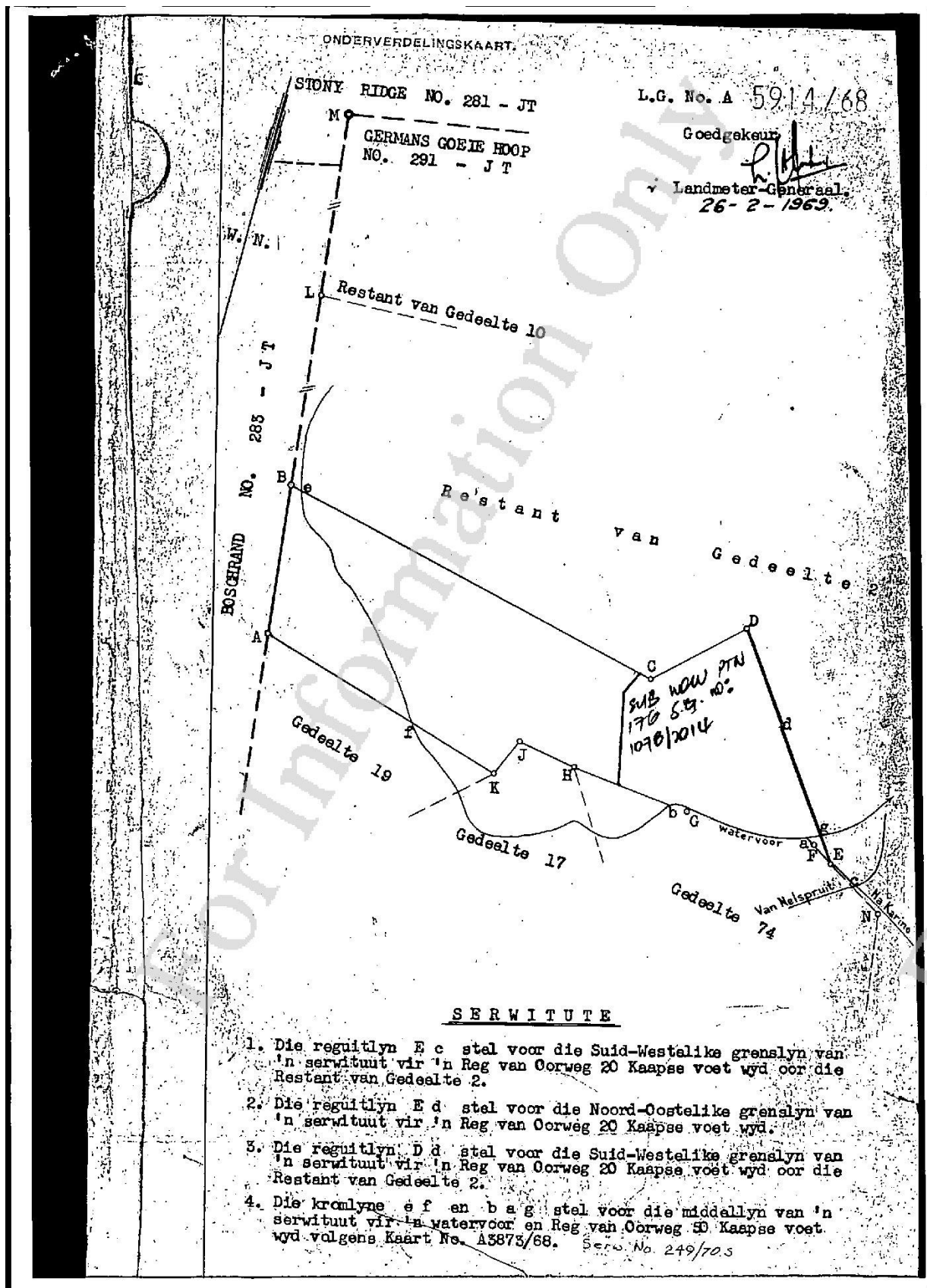
Skaal 1 : 7,500

Die figuur A B C D E a middel van ~~kanas~~ ^{watervoor} b H J K
 stel voor 27.8474 Marge grond synde
 gedeelte 75 (in gedeelte van Gedeelte 2)
 van die plaas FRIEDENHEIM NO. 282 - J T
 Provinsie Transvaal
 opgemaet in Februarie 1951 en Desember 1952 deur my, *L. van Buren*
 en in April 1964 en Junie 1968 deur my, *W. J. van der Merwe*
 Landmeters.

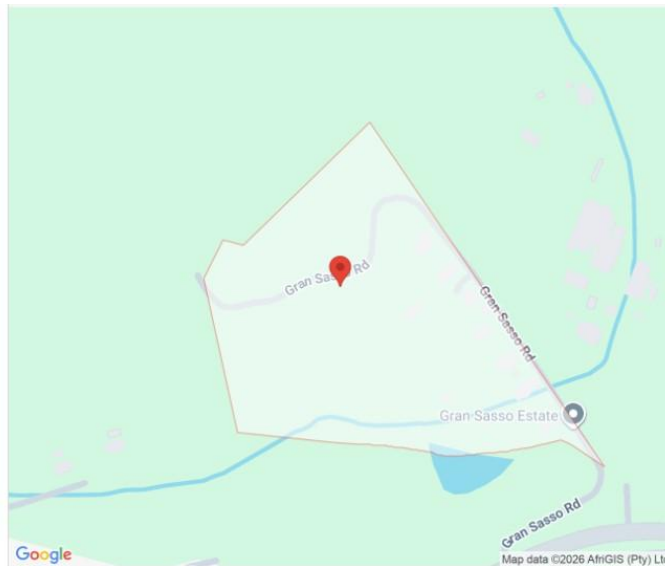
hierdie kaart is geheg aan Die oorspronklike kaart
 r. 9449/70 is Nr. A/1958/18
 d. Transport
 g.v. Grondbrief No. 9/19/9
 Registrateur van Aktes. *KB 321 f 28*

Lêer 12
 M.S. Nr. 1630/68
 J.T. NZ-24
 Kamp. JT. 40
 WET/ACT NO. 68/1967
 DEEN VOORWAARDES

LG. KANIOC



Map



**GPS Co-Ordinates 25°26'05.0"S 30°59'22.0"E
-25.434734, 30.989451**

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.

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