

# INFORMATION PACK

FOR

## 215.638Ha PLANTATION FARM *Eucalyptus Grandis*

PORTION 0 (RE) OF THE FARM IGWALAGWALA 263 &  
PORTION 0 OF THE FARM ARDONACHI 257  
NELSPRUIT DISTRICT, MPUMALANGA



**Auction Venue: Mercure Hotel Nelspruit, C/o N4 & Graniet Str, Nelspruit**  
**On Site Auction Date – Wednesday, 27 February 2019 @ 11h00**

**Contact: Pieter Nel – 084 8800 165**

[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za) / [www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

Title Deed Information –

### **PORTION 0 (REMAINING EXTENT) OF THE FARM IGWALAGWALA 263**

**Title Deed:** T361/2014

**Extent:** 121.9776Ha

**AND**

### **PORTION 0 OF THE FARM ARDONACHI 257**

**Title Deed:** T361/2014

**Extent:** 93.6604Ha

**Local Authority:** Nkomazi Local Municipality

**Registration Division:** JU

**Province:** MPUMALANGA

**Registered Owner:** PIET VAN HELSDINGEN TRUST (IT: 6620/2004)

**VAT Status:** The seller IS Registered for VAT

**Zoning:** Agricultural

## Property Information

2 Adjoining plantation tree farms with a combined area of 215.6380Ha. The farms are situated in a fertile and popular timber farming area, approximately 12km from the N4 Kaapmuiden Road, and 13km from Lows Creek. This land is extensively used for timber farming of Eucalyptus trees of various ages and is in fair proximity to the mill.

In terms of the products harvested from this plantation, which include slats, droppers and fencing poles, the rotation is between 1year and 4 years. It is well known that this area produces good yields per hectare in view of the deep soils and prominent mist belt that occurs.

3200 *Eucalyptus grandis* Trees are planted per hectare, due to the fact that the sizes of the trees related to the products that they are harvested for are much smaller.

There are 2 old and derelict structures on the property which are used by the farm hands.

## Water Rights



Suite B01, 8<sup>th</sup> Floor  
 The MAXSA Building  
 15 Sordak Street  
 Mbombela

Private Bag X11219  
 Mbombela  
 1200

Tel 013 753 9000  
 Fax 013 753 2766



**INKOMATI-USUTHU**  
WATER MANAGEMENT AREA

Enquiries: Verification Office  
 Reference: 257JU/0  
 E-mail: [verification@iucma.co.za](mailto:verification@iucma.co.za)

**By Email**

PIET VAN HELSDINGEN TRUST  
 Postnet Suite 79  
 P/Bag X9910  
 White River  
 1240

### LAWFUL WATER USE CERTIFICATE

**FORMER INKOMATI WATER MANAGEMENT AREA, WITHIN THE INKOMATI-USUTHU WATER MANAGEMENT AREA**

**ARDONACHI 257, JU, PORTION 0, SIZE 93.6604 ha: CONFIRMATION OF THE EXTENT AND LAWFULNESS OF WATER USE(S) IN TERMS OF SECTION 35(4) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998)**

You are hereby informed that the extent and lawfulness of the water use(s) on the above mentioned property have been determined by me, as the delegate of the Minister: Water & Sanitation, in terms of Section 35(4) of the National Water Act, 1998 (Act 36 of 1998) [the Act] as follows:

Type of water use	Extent and lawfulness of water use(s)	
	Volume (m <sup>3</sup> /annum)	Source (SFRA ha)
Taking of water for irrigation purposes		
Taking of water for non-irrigation purposes		
Storing of water		
Stream Flow Reduction Activity (Afforestation)	87,260	(80.0)

In terms of Section 35(4) of the Act this determination is also the extent of the existing lawful water use as contemplated in Section 32(1) for this property, which may be continued with under Section 34(1) subject to any existing conditions or obligations attaching to the use until a licence replaces it.

No water use in excess of the "determined water use(s)" as set out herein may be used on this property.

In terms of Section 148(1)(e) of the Act you may appeal against any decision on the verification of these water use(s) to the Water Tribunal within 30 (thirty) days from the date of this letter. The Water Tribunal can be contacted as follows:

M TP Nyakane-Maluka (Chairperson) | Mr MS Mchombu (Deputy Chairperson) | Dr JB Molwane | Dr PE Molokwane | Ms SO Wiggins  
 Mr PA Shabangu | Mr PJ Verster | Mr JM Mathibula | Dr TR Gyedu Abzibo (Ex-Officio)



Suite 821, 8<sup>th</sup> Floor  
 The MAXSA Building  
 13 Streak Street  
 Mbombela

Private Bag X11214  
 Mbombela  
 1200

Tel 013 753 9300  
 Fax 013 753 2786



Enquiries: Verification Office  
 Reference: 26310/9  
 E-mail: verification@ucma.co.za

#### By Email

PIET VAN HELSDINGEN TRUST  
 Postnet Suite 79  
 P/Bag X9910  
 White River  
 1240

### LAWFUL WATER USE CERTIFICATE

**FORMER INKOMATI WATER MANAGEMENT AREA, WITHIN THE INKOMATI-USUTHU WATER MANAGEMENT AREA**

**IGWALAGWALA 263, JU, PORTION 0, SIZE 121.9776 ha: CONFIRMATION OF THE EXTENT AND LAWFULNESS OF WATER USE(S) IN TERMS OF SECTION 35(4) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998)**

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Type of water use	Extent and lawfulness of water use(s)	
	Volume (m <sup>3</sup> /annum)	Source (SFRA ha)
Taking of water for Irrigation purposes		
Taking of water for non-irrigation purposes		
Storing of water		
Stream Flow Reduction Activity (Afforestation)	126,556	(116.0)

In terms of Section 35(4) of the Act this determination is also the extent of the existing lawful water use as contemplated in Section 32(1) for this property, which may be continued with under Section 34(1) subject to any existing conditions or obligations attaching to the use until a licence replaces it.

No water use in excess of the ‘determined water use(s)’ as set out herein may be used on this property.

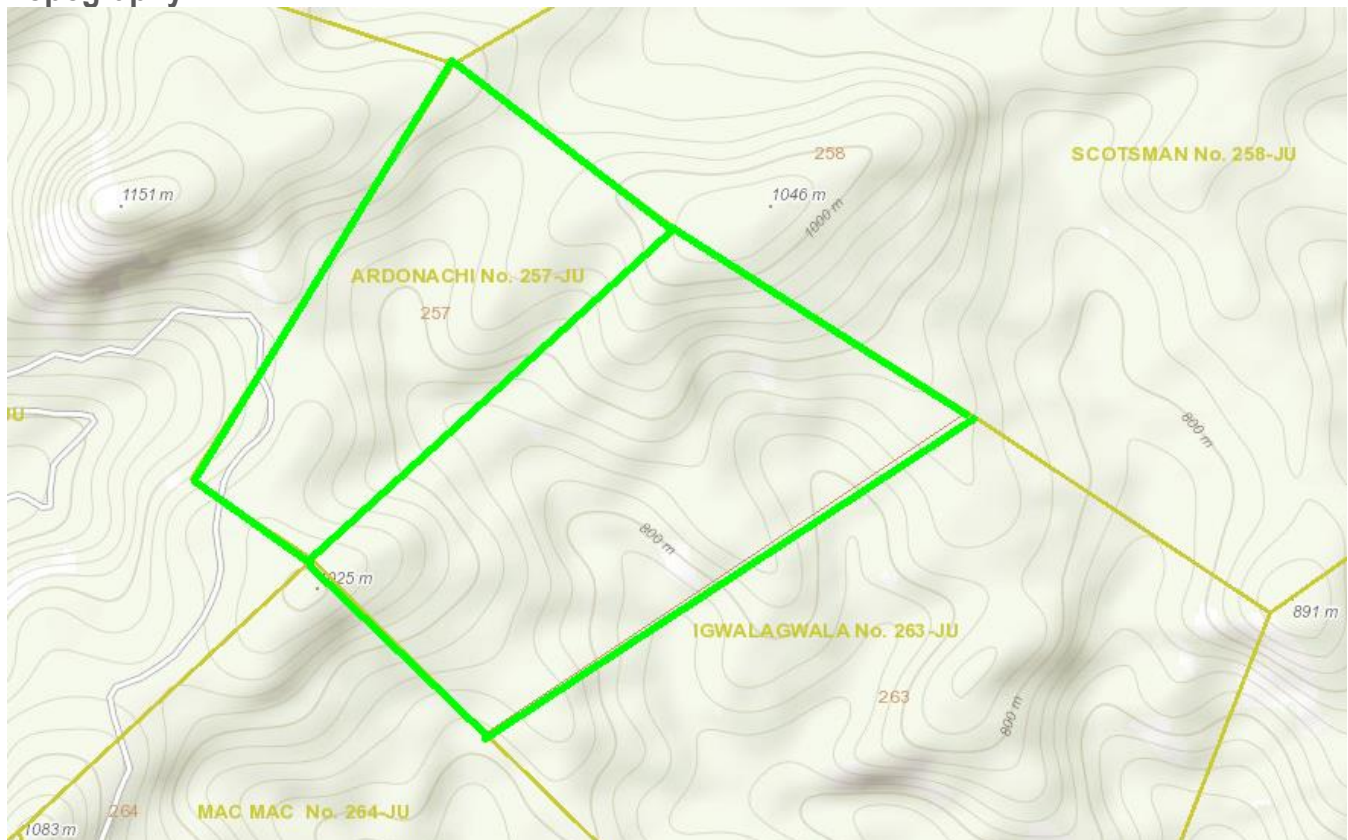
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M TP Nyakane-Makusa (Chairperson) | Mr MS Mthembu (Deputy Chairperson) | Dr JH Mkwantwa | Dr PE Mookwano | Ms SD Wiggins  
 Mr PA Shabangu | Mr PJ Venter | Mr JM Mathebula | Dr TK Gyedu-Abaala (Ex-Officio)

Over and above the water rights supply, the average rainfall measured at 730mm at an effective rate of 20%, the area has good natural water.

NB: Where the farmer elects to deforest the farming of invasive species, and plant indigenous trees or crops, i.e. Macadamia Trees, Citrus, etc, the famer will be rewarded with additional water rights for each Ha that is cleared.

### Topography

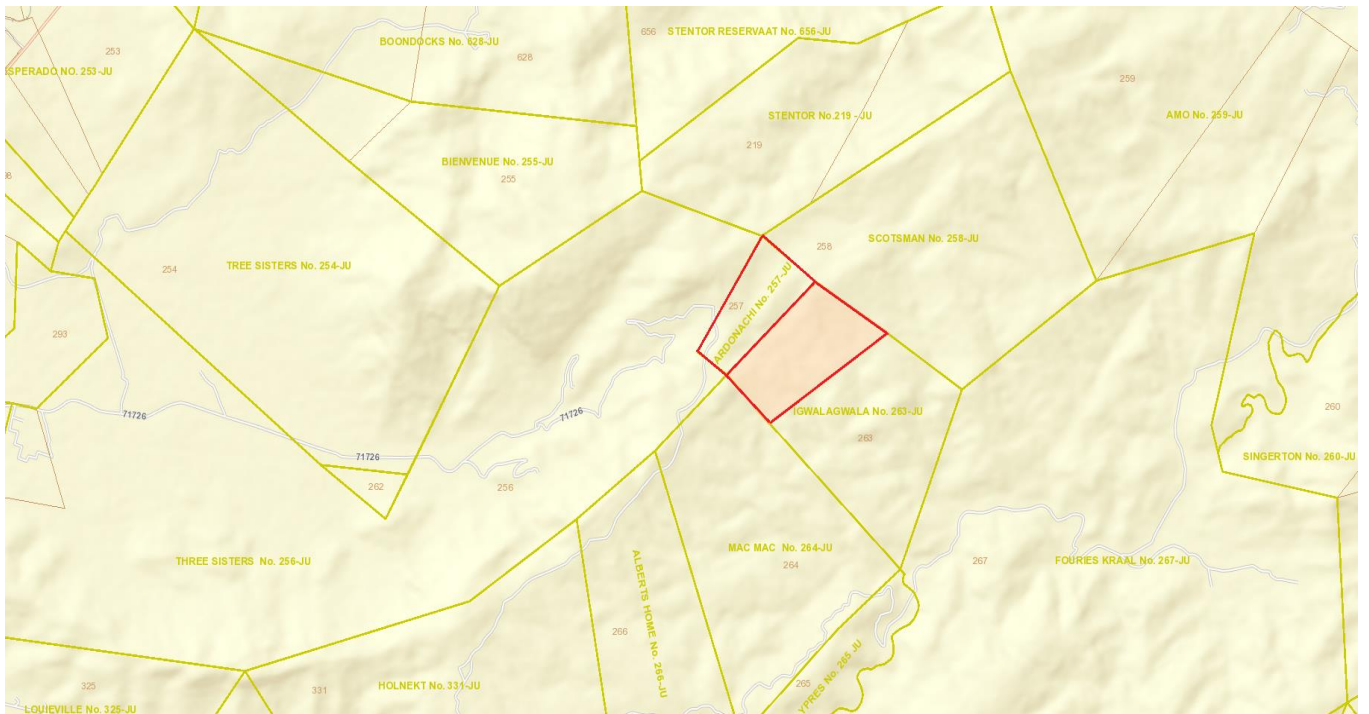




## Photo's

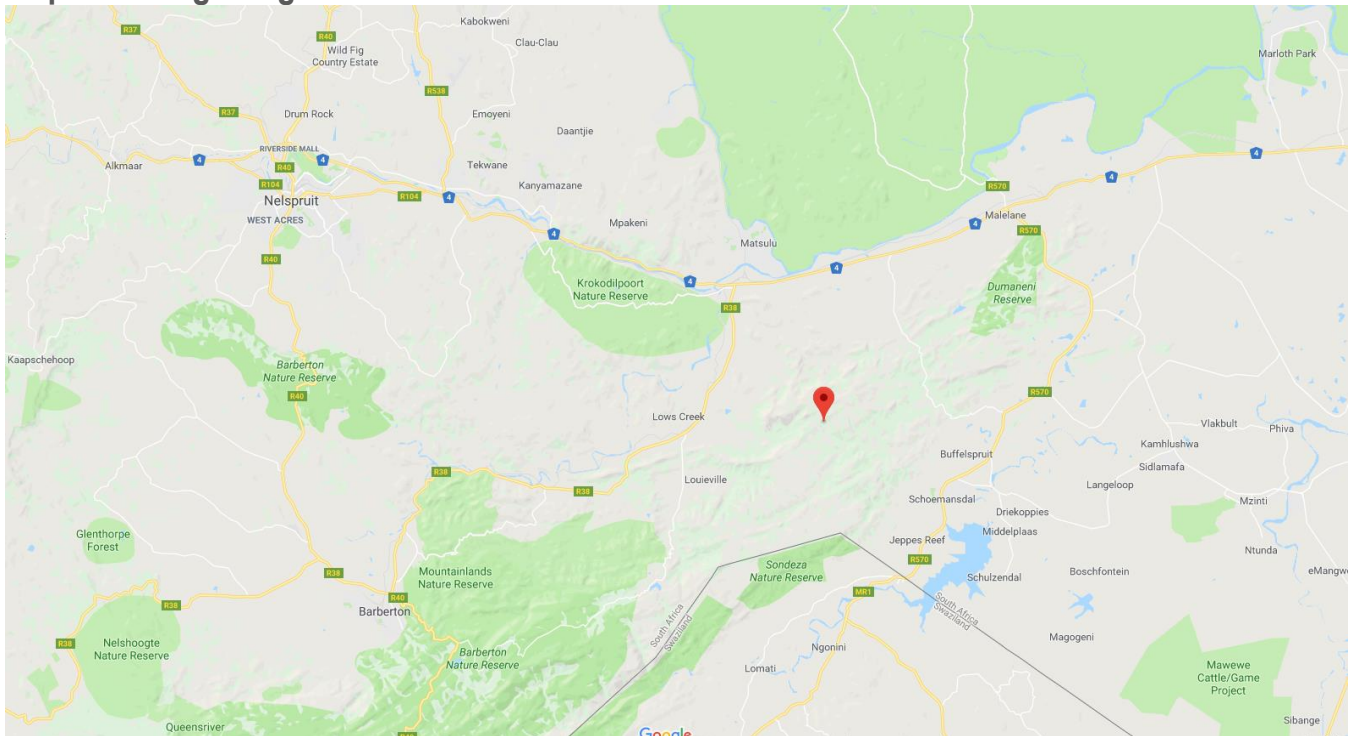


## GIS





## Map – Farm Igwalagwala



**GPS Co-Ordinates 25°38'18.8"S 31°24'04.2"E**  
**-25.638548, 31.401171**

## Map – Farm Ardonachi



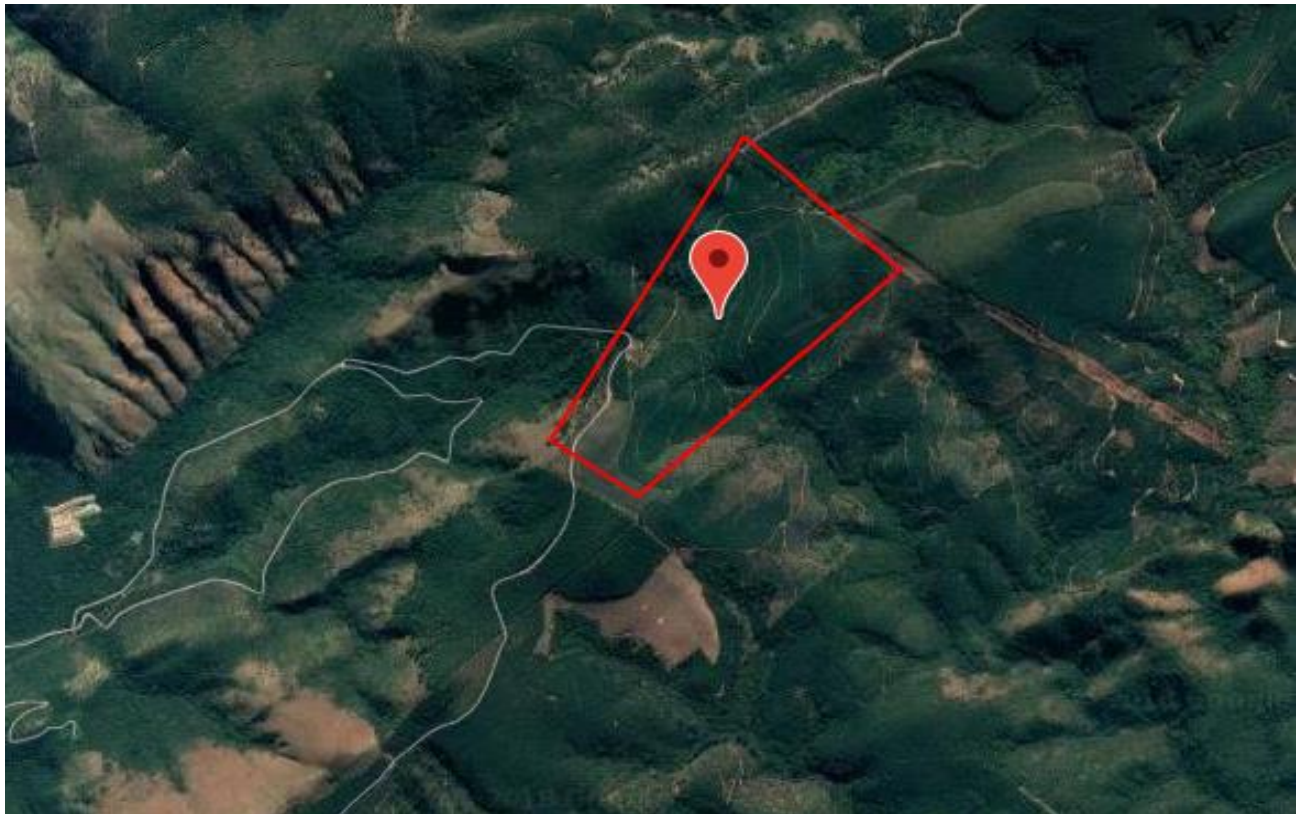
**GPS Co-Ordinates 25°38'02.8"S 31°23'44.2"E**  
**-25.634119, 31.395614**



Aerial View - Farm Igwalagwala



Aerial View - Farm Ardonachi





## Terms & Conditions

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.

**For more information, please contact:**

**Pieter Nel**

**Cell: 084 8800 165**

**Email [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

## Disclaimer

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