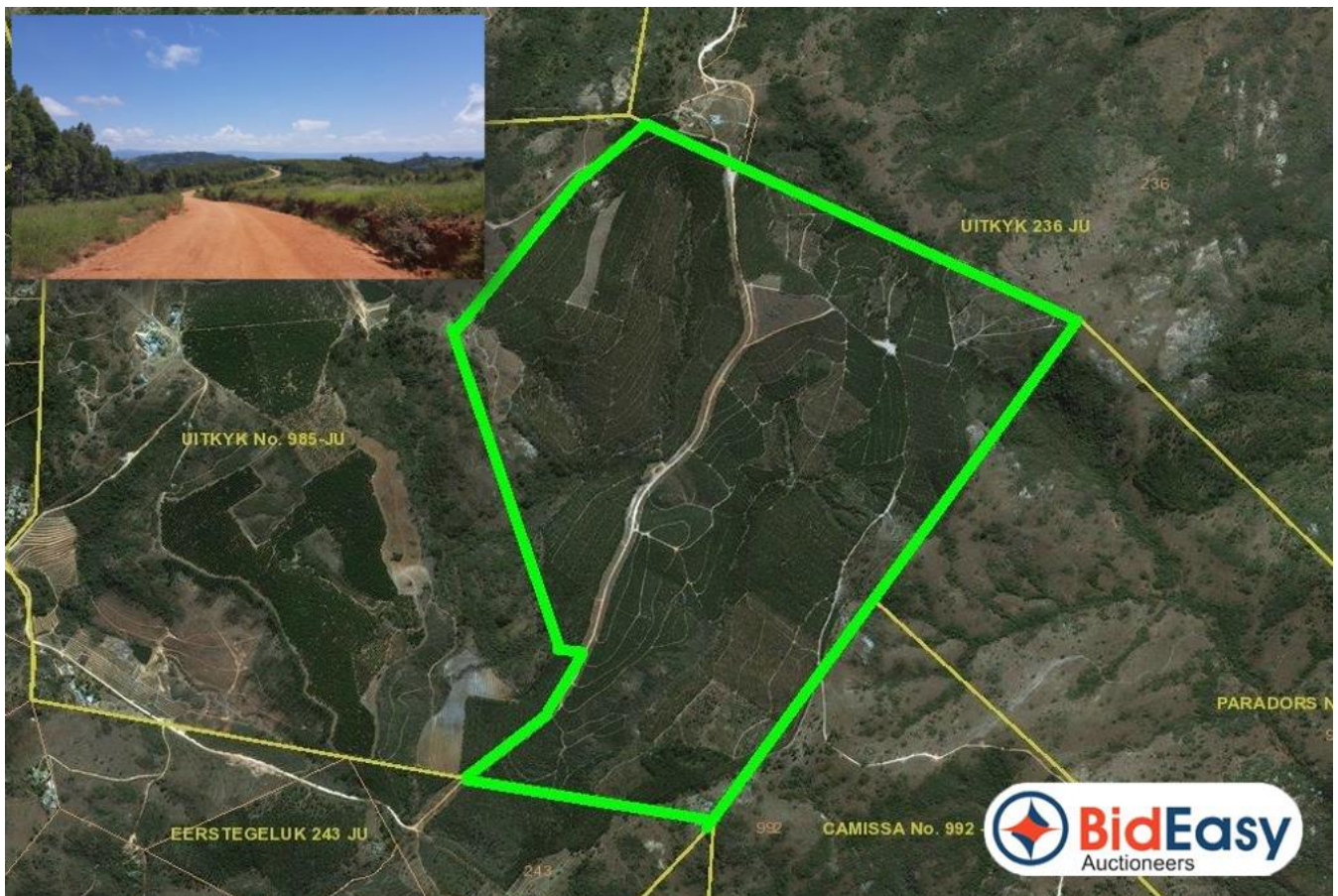


INFORMATION PACK

FOR

257 Ha PLANTATION FARM *Eucalyptus Grandis*

PORTION 12 OF THE FARM UITKYK 236, 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 / www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 12 OF THE FARM UITKYK 236

Title Deed:	T362/2014
Extent:	257.0325H
Local Authority:	Mbombela Local Municipality
Registration Division:	JU
Province:	MPUMALANGA
Registered Owner:	PIET VAN HELSDINGEN TRUST (IT: 2561/2000)
VAT Status:	The seller IS Registered for VAT
Zoning:	“Agricultural Holding”

Property Information

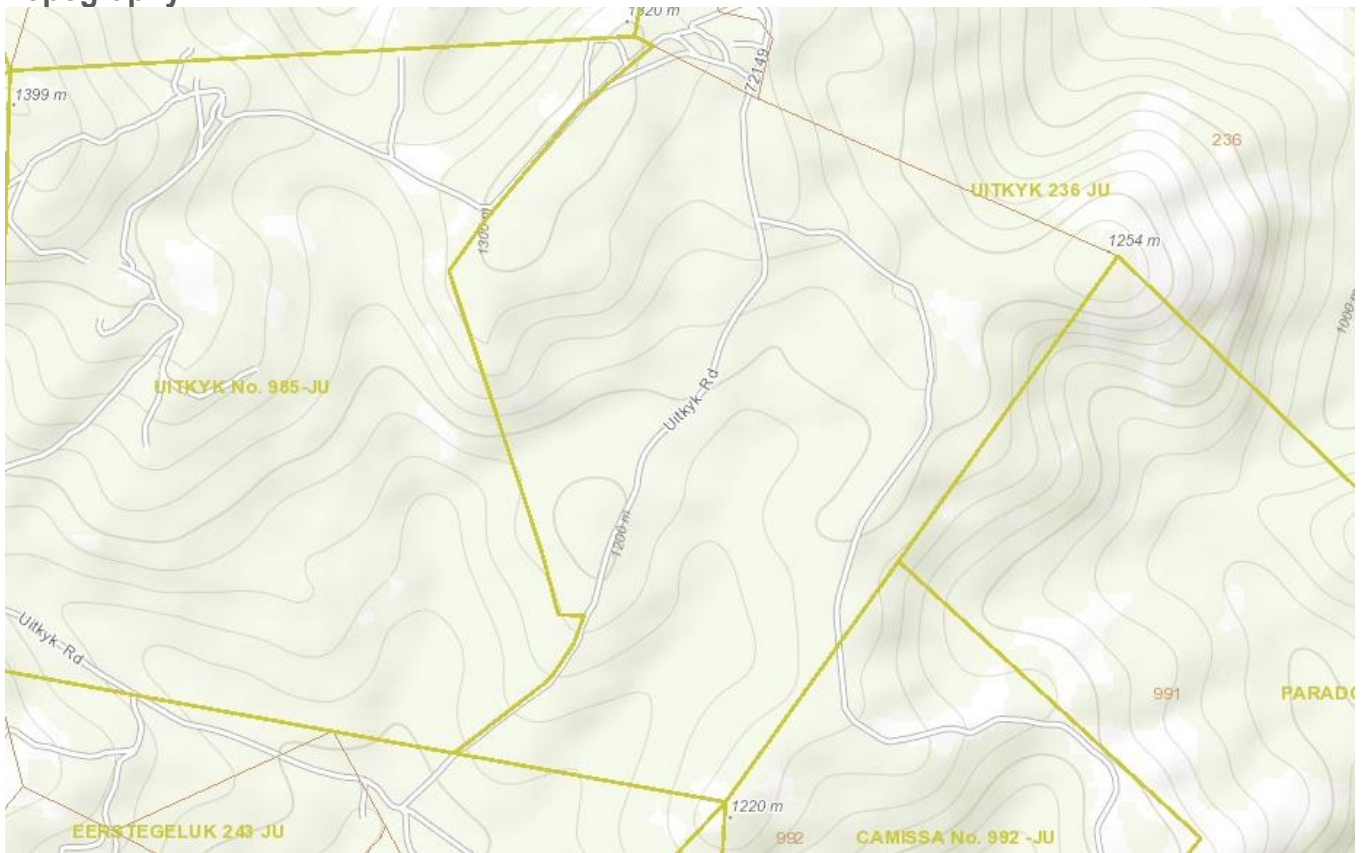
This 257.0325 Ha plantation farm is situated approximately 10km East of Nelspruit along the Uitkyk gravel road in a fertile and popular timber farming area between Nelspruit and Lydenburg. The cultivar planted on the farm is *Eucalyptus Grandis*. The farm is in close proximity to the Brondal Mill.

In terms of the products harvested from this plantation, which include slats, droppers and fencing poles, the rotation is between 1 year and 4 years. It is well known that this area produces good yields per hectare in view of the deep soils and that it is in a sub-tropical area with a high rainfall.

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.

The Plantations are spread over the farm into numerous and various sized compartments.

Topography



Water Rights

Suite 803, 8 th Floor The M&SA Building 13 Streak Street Mbombela		Private Bag X11214 Mbombela 1220	Tel 013 753 5000 Fax 013 753 3785	 INKOMATI-USUTHU <small>WATER MANAGEMENT AREA</small>
				Enquiries: Verification Office Reference: 236JU:12 E-mail: verification@nucms.co.za
By Email PIET VAN HELSDINGEN TRUST Postnet Suite 79 P/Bag X9910 White River				
LAWFUL WATER USE CERTIFICATE¹²⁴⁰				
FORMER INKOMATI WATER MANAGEMENT AREA, WITHIN THE INKOMATI-USUTHU WATER MANAGEMENT AREA				
UITKYK 236, JU, PORTION 12, SIZE 252.6432 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 ³ /annum)	Source		
Taking of water for irrigation purposes				
Taking of water for non-irrigation purposes				
Storing of water				
Stream Flow Reduction Activity (Afforestation)	165,240			
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:				
<hr/> Mr TP Nyatane-Malata (Chairperson) Mr MS Mthembu (Deputy Chairperson) Dr JB Molwantwa Dr PE Molokwane Ms SD Wiggles Mr RA Shabangu Mr PJ Venter Mr JM Mathibane Dr TK Gyedu Ababio (Ex-Officio)				

Photo's



SG Diagram

CONSOLIDATION DIAGRAM
BRAAM VAN STADEN, NELSPRUIT

COMPONENTS:

1. The figure AabcdehghjklmnpqrstuJKLMNA represents Portion 11 vide diagram S.G. No. 1683/2012. Deed of Transfer No.
2. The figure BCDEFGHutsrqpnmlkjhgfedcbaB represents Portion 10 vide diagram S.G. No. 1377/2011. Deed of Transfer No.

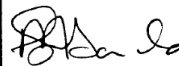
SERVITUDE NOTE:

1. The line s1s2s3s4s5b represents the Southern boundary of a Right of Way Servitude, vide diagram S.G. No. 1683/2012 Deed of Transfer No.
2. The line s6s7 represents the Southern boundary and the line s7s8s9s10s11s12s13s14s15s16 represents the Western boundary of a Right of Way Servitude, vide diagram S.G. No. 1684/2012. Deed of Servitude No.

S.G. No.

1685/2012

Approved



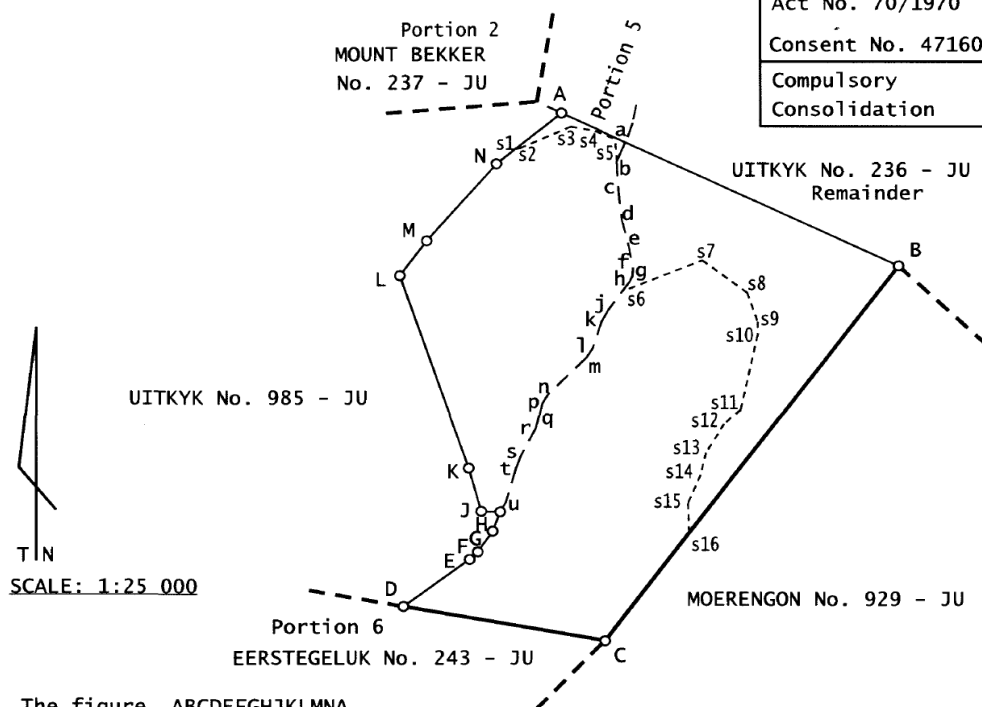
for
SURVEYOR-
GENERAL

2013-01-31

Act No. 70/1970

Consent No. 47160

Compulsory
Consolidation



The figure ABCDEFGHJKLMNA
represents 257,0325 Hectares

of land being

Portion 12 of the farm

UITKYK No. 236 - JU

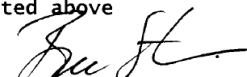
and comprises the components
quoted above

Province of Mpumalanga

Compiled in October 2012

by me

(B. van Staden)


Professional Land Surveyor
Registration number PLS 1192

This diagram is annexed to
No.

The original diagram are
as quoted above

File -/4

MPL Registrar of Deeds

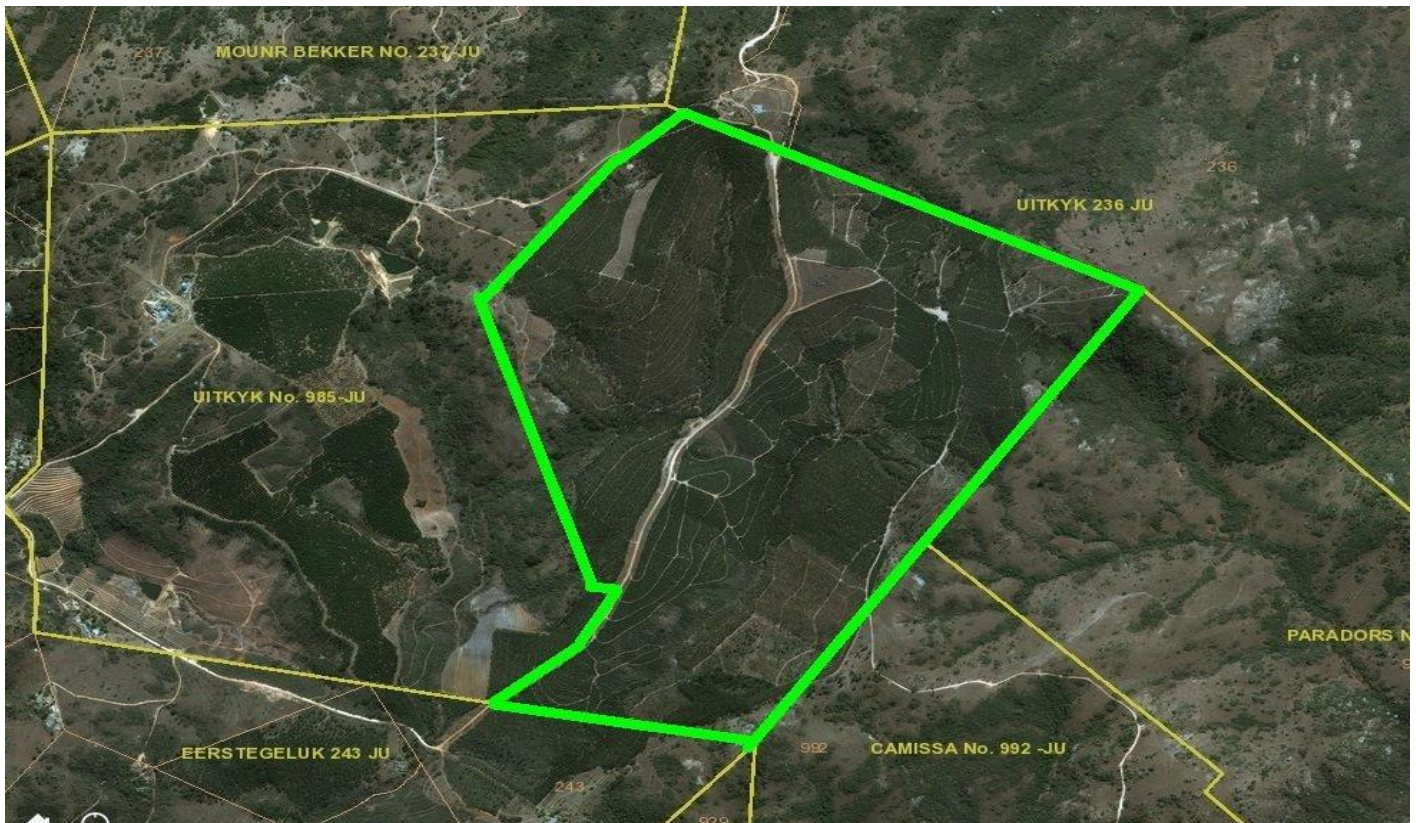
Comp. JU-5A, JUSF-12
Deeds: NELSPRUIT

Map



GPS Co-Ordinates -25.602805, 31.086460

Aerial View



GIS



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

Disclaimer

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