

# INFORMATION PACK

FOR

## 1426Ha PRODUCTION FARM EXPORT LITCHI'S / EUROGAP CERTIFIED PACKHOUSE CATTLE / GAME FARM + AMPLE WATER & DAMS

RE OF FARM ONE TREE HILL 393, MALELANE DISTRICT, MPUMALANGA



On Site Auction Date – Thursday, 25 April 2019 @ 11h00  
Contact: Pieter Nel – 084 8800 165

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## Property Information

### Title Deed Information

#### **REMAINING EXTENT OF THE FARM ONE TREE HILL 393 - JU**

**Known As:** Farm One Tree Hill 393, R570, Malelane District, Mpumalanga

**Title Deed:** T31375/1952

**Extent:** 1426.4680Ha

**Local Authority:** Nkomazi Local Municipality

**Registration Division:** JU

**Province:** MPUMALANGA

**Registered Owner:** IVAURA ESTATES PTY LTD (Reg: 19520265707)

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

**Zoning:** Agricultural

## Property Information

### **\*\*\* URGENT SALE \*\*\***

A 1426Ha Production Farm with a EUROGAP Certified Export Packhouse which is also registered and approved by the USDA for exports to the USA. The crops consist of 3 varieties of Litchi's which are export grade, and Mangos, with an additional 200Ha arable land available.

The farms has water rights and 4 large registered storage dams.

In excess of 1200Ha of the farm is ideal for Cattle and Game Farming, with a bush camp lodge. This area is managed according to fauna and flora standards and guidelines and is in pristine condition. There are also 2 luxury Residences on the farm.

### **CROPS:**

- 3 varieties mango's on 35,43ha - Heidi, Peach & Tommy Atkins
- 3 varieties litchi's for export on 58,74ha - Early Delight, Fay Zee Siu, Maritius
- Total of 94,17ha for Fruit Crops currently
- A Global certified export packhouse ±2171m<sup>2</sup> for the litchi's, with the necessary cold rooms and infra-structure.
- There is ± 200ha more arable land available which has to be de-bushed.

## **PACKHOUSE**

2.5 Tons per hour Litchi packing.

3 Cold Rooms

Fully Equipped

## **RENTALS:**

- Rental income per month – R28,000 from:
  - 4 commercial entities on the R570 of  $\pm 731\text{m}^2$
  - A cell phone tower.
- A subdivision of 4ha on the commercial site has been initiated to facilitate a retail development on a separate title deed.

## **GAME LODGE/FARMING:**

- The balance of the farm consists of 2 x game areas totalling  $\pm 1200\text{ha}$  with a  $\pm 146\text{m}^2$  bush camp lodge that can accommodate up to 8 people with all the amenities.
- The game and veld/grazing is managed according to fauna and flora standards and guidelines, and is in pristine condition.
- Mpumalanga Parks Board have issued an Exemption certificate.
- Over 1000 head of game included. See game numbers attached.
- There is an Abattoir on the farm.

## **HOUSES:**

- 2 x Beautiful residences with luxury amenities and manicured gardens.
- Access control and security.
- $\pm 628\text{m}^2$  Main residence with pool
- $\pm 286\text{m}^2$  2<sup>nd</sup> residence.

## **WATER:**

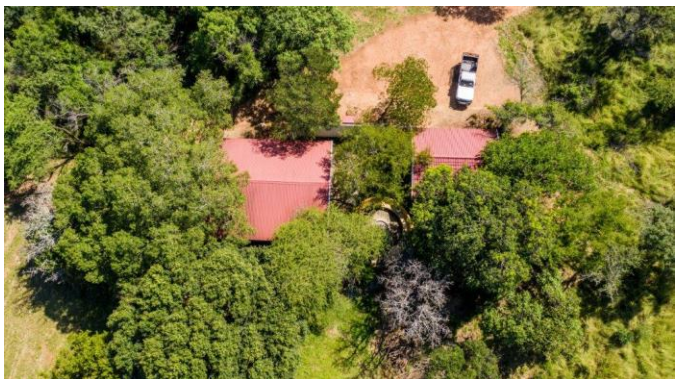
- The property has 4 large registered earth storage dams with a storage capacity of  $752,000\text{m}^3$  of water.
- The farm has a registered water use licence in place for  $392,259\text{m}^3$  which is more than adequate for the current planted orchards.
- An initiative is has been started to negotiate to obtain more water rights from currently dormant land claim farms in the area on a long term lease.

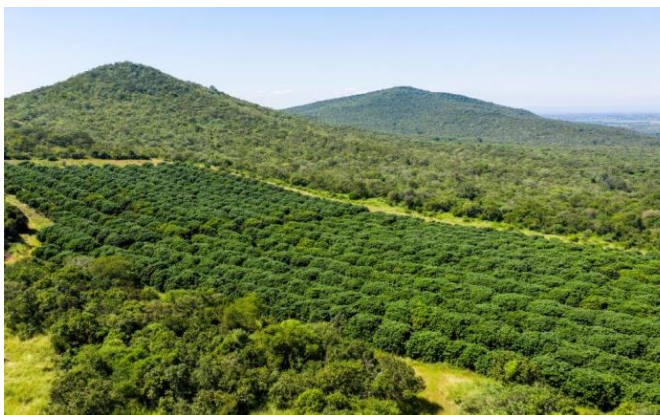
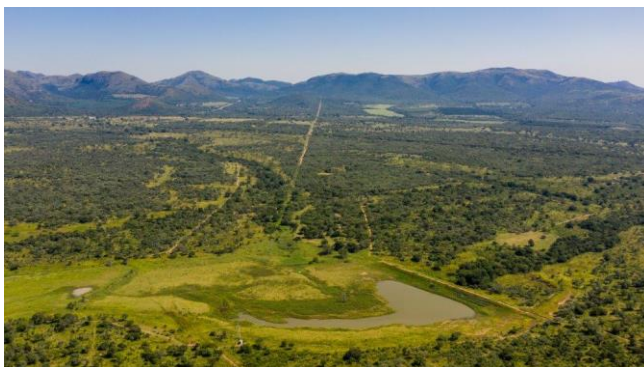
265kW Volvo Generator (200 Hour Use) will be offered separately at the auction.

Additional information, including Water Certificate, EUROGap Certificate, Game Numbers, Packhouse Assets, etc, available on request.

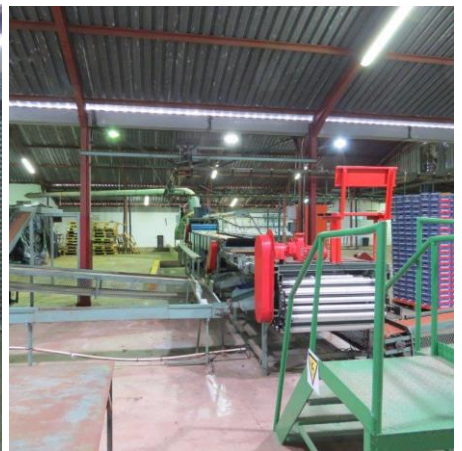
## Photo's











## Map



**GPS Co-Ordinates 25°33'15.6"S 31°38'36.1"E**  
**-25.554330, 31.643368**

## 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**

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