

INFORMATION PACK

FOR

40Ha FARM WITH 30Ha WATER RIGHTS PREVIOUSLY BANANA & MACADAMIA PRODUCTION FARM

THISTLECORE FARM, 35 JU, KIEPERSOL



On Site Auction Date – Thursday, 13 June 2019 @ 14:00

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Property Information

Title Deed Information –

THISTLECORE FARM 35-JU KIEPERSOL

Known As:	Thistlecore Farm, Kiepersol, Mpumalanga
Title Deed:	T1727/1979
Extent:	40.43 HA
Local Authority:	MPUMALANGA
Registration Division:	JU
Province:	Mpumalanga
Registered Owner:	Winston Barrymore Scorgie (4403285101004)
VAT Status:	The seller is not Registered for VAT
Zoning:	Agricultural

40Ha Farm that was previously a Banana production farm. With 30Ha/159 000m³ water rights in place from the White Waters River, the farm can once again become a production farm with Macadamia, Avocado or Banana farming as a great possibility. The White Waters River which obtains its water from the Gama Dam, has never run dry. De-forestation of 20Ha of the farm needs to be carried out in order to farm. The area where the farm is located is 800m above sea level, making it a frost free area.

A magnificent Spanish Villa of approximately 1000m² boasting major potential for a possible Lodge or Guesthouse with the property being less than 10km from the Kruger National Park Numbi gate and only 400m from the main road. This farm has major business potential in the South African tourist industry. The house is Perfect for conferences, weddings and special functions.

The homestead has a beautiful garden with breath-taking views of the surrounding area overlooking Kruger National Park, among others are Pretorius Kop and Ship Mountain, well known landmarks which are clearly visible

The Villa Offers:

- 6 Bedrooms (Main room with breathtaking views and a fireplace)
- 5 Bathrooms (four en-suite)
- Dining Area
- Lounges
- Entertaining Area with Bar and Jacuzzi.
- Large Pool & Two change rooms (his and hers bathrooms)
- Tennis court
- Wine Cellar – 600 bottles of wine
- Parking

Additional Features on this farm include:

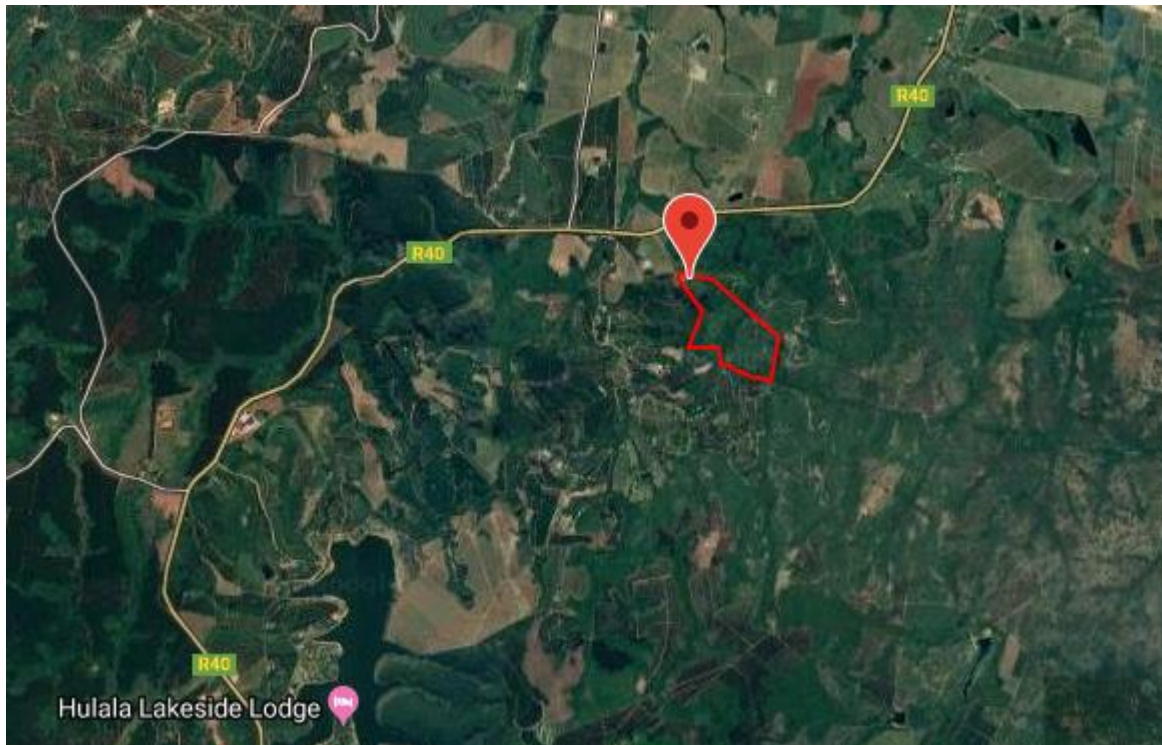
- \pm 500m river frontage
- Eskom lines run directly over old Pump House Building at river
- Earth Dam – capacity \pm 350 000 cubic meters
- Altitude \pm 800m above sea level and a frost-free area
- Situated in Kiepersol area, 28KM from White River R40
- Many farmers plant either Granadilla or Ginger as cash crops between new tree plantings, both of these crops provide excellent income in the early stages of development
- 3 Phase 64 KVA Eskom Transformer
- Good borehole
- 3 x 10 000L water tanks
- 1 x 5 000L water tanks
- 2 x pressure pumps 1- garden / 1- residence
- Burglar alarm system
- Residence \pm 400m from R40

Previous Plantation Plan and Layout



Aerial View





Photo's













Map



GPS Co-Ordinates 25°07'12.7"S 31°02'46.1"E
-25.120193, 31.046149

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, or to pre-register for the auction, please contact:

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