

INFORMATION PACK

FOR

CHICKEN & PIG FARM - 8,5 HA FARM

Plot 84 Bultfontein Road (Koraalboom Road), Pretoria



On Site Auction Date – Thursday, 11 July 2019 @ 11:00

Contact: Pieter Nel – 084 8800 165

pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information –

Portion 84 of Erf 107, JR, Pretoria, Gauteng

Known As: Plot 84 Bultfontein Road (Koraalboom Road), Pretoria, Gauteng

Title Deed: T158000/2002

Extent: 8.5653H

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: Gauteng

Registered Owner: DU TOIT JACOBUS ADRIAAN HENDRIK (7101065241084)

DU TOIT LISA (6805230041085)

VAT Status: Seller is NOT registered for VAT

Zoning: Agricultural

Property Information:

Located in a fast growing residential node to the North of Pretoria, this property is fully fenced with 2m high wire fencing on the outer perimeter with a motorized gate. The main living area is fenced with 1,8m electric fencing with another motorized gate.

The property is a functional chicken / parrot breeding facility with a separate kitchen and brooding facility, integrated into a well-established garden. There are 14 bird houses that can be easily converted into **chicken pens** – 2 that can house 1000 chickens and 12 housing 500 chickens each. These facilities can also be used for **pig farming**.

Vegetable farming can also already be done on the farm. The property houses a 12m x 30m Diclá Tunnel and a 6m x 12m Diclá Hobby Tunnel, both fully irrigated, as well as an orchard of **50 Pecan Nut Trees**, also fully irrigated. All irrigation is managed through a 16 Port Rainbow Computerized System.

Both the electrical and borehole certification is available.

The plot is 80% untouched bushveld. The property provides neat and comfortable accommodation for employees, which includes a 1-bedroom house for the farm manager and 3 rooms with a communal kitchen and bathrooms.

This Property Offers:

The main living area is fenced with 1,8m electric fencing with another motorized gate.

Main House:

- 4 Bedrooms
- 3 Bathrooms
- Kitchen
- Open Plan Living Area
- Study
- Fully Tiled
- Separate Lapa
- Built-in-Braai
- 2 Sleeper Bar Counters
- Jacuzzi Looking Out Over a Kio Dam
- Kio Dam with a Fully Functional Biological Filter (Kio's are Included)
- Separate Ablution Facilities
- Garden
- Borehole

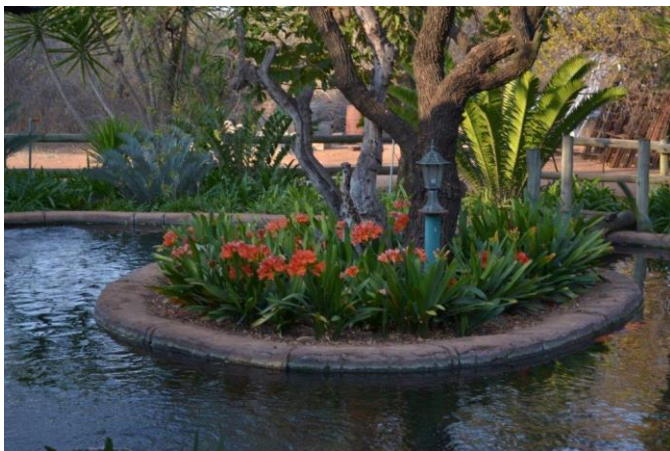
Staff Accommodation:

- 3 Neat and Comfortable Rooms for Employees
- 3 Rooms
- Communal Kitchen
- Communal Bathrooms

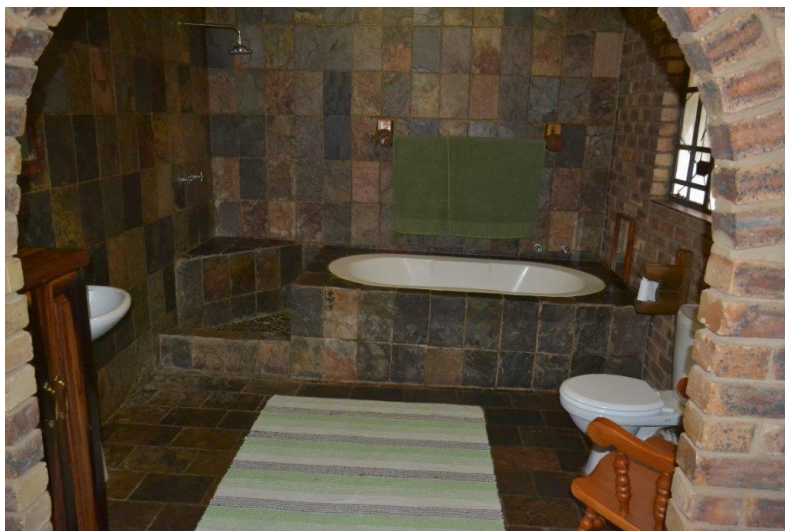
Manager House:

- 1 Bedroom House for the Farm Manager with Lounge, Kitchen and Bathroom

Photos









Map



**GPS Co-Ordinates 25°29'11.4"S 28°10'45.6"E
-25.486494, 28.179323**

Directions from Pretoria Central

- Head east toward Bosman St/M18 (41 m)
- Turn left onto Bosman St/M18 (400 m)
- Continue straight to stay on Bosman St/M18 (650 m)
- Use the left lane to turn right onto Boom St/M22/R101 (170 m)
- Turn left onto Paul Kruger St/R101 (5.9 km)
- Continue straight onto M1 (850 m)
- Keep left to stay on M1 (2.7 km)
- Use the left lane to turn right onto R566 (450 m)
- Turn left onto Lavender Rd/R101 (6.4 km)
- Turn left onto Honingnestkrans (2.5 km)
- Turn right onto Honingnestkrans St (6.1 km)
- Turn right onto Rooiwalpad Rd/M39 (210 m)
- Turn left onto Koraalboom Rd (6.6 km)
- 84 Bultfontein Road (Koraalboom Road)

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:

Pieter Nel

Cell: 084 8800 165

Email pieter@bideasy.co.za

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.