

# **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, MP



Auction Venue: Klipspringer Lodge, Mount Bekker Street, Nelspruit On Site Auction Date – Wednesday, 7 August 2019 @ 11h00 Contact: Pieter Nel – 084 8800 165 pieter@bideasy.co.za / www.bideasy.co.za



**Property Information** Title Deed Information –

PORTION 0 (REMAINING EXTENT) OF THE FARM IGWALAGWALA 263Title Deed:T361/2014Extent:121.9776Ha

AND

PORTION 0 OF THE FAR	M ARDONACHI 257
Title Deed:	T361/2014
Extent:	93.6604Ha
	Nkemeri Leest Municipality
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.



Matar	Dia	hta
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100 173-3 Tel 013 753 9000 Sate 201, 2" floor Private Bag X11214 The MAXSA Building Mhor: bela Fax 013 753 2786 15 Streak Street 1200 INKOMATI-USUTHU 24101014141444680202014 Mbombela Enquines: Venfication Office Reference: 257JU/0 E-mail: yenficationt@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: Extent and lawfulness of water use(s) Type of water use 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 (80.0) 87,280 Stream Flow Reduction Activity (Afforestation) 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 Mthombu (Deputy Chairperson | Dr JB Molwantwa | Dr PC Molokwane | Ms SU Wiggins Mr PA Shabaree | Mr PJ Venter | Mr JM Mathebula | Dr TK Gyodu Ababio (Ex-Officio)



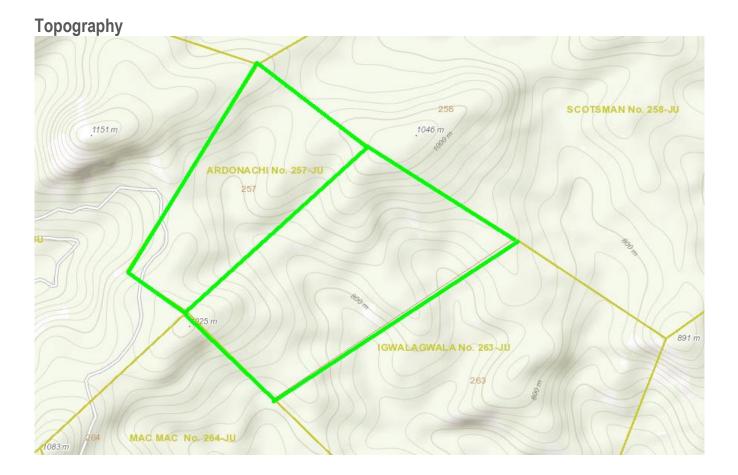
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Suite 801, 8' Floor The MAXSA Guilding		Tel 013 753 9000	8	
13 Streak Street	Moombe a 1205	Fax 013 753 2786		
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			Engui	ries: Verification Office Reference: 263JU/0
			E mail ve	nficacion@lucina.co.za
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M TP Nyakane-Maluka (Chairperson) | Mr MS Mithembu (Deputy Chairperson | Dr JR McNeantwa | Dr PE Molokwanc | Ms SD Wiggins Mr PA Shakaagu | Mr PJ Venter | Mr JM Mathebula | Dr TK Gyedu-Abaala (Sx-Officia)



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.





# Photo's







Map – Farm Igwalagwala



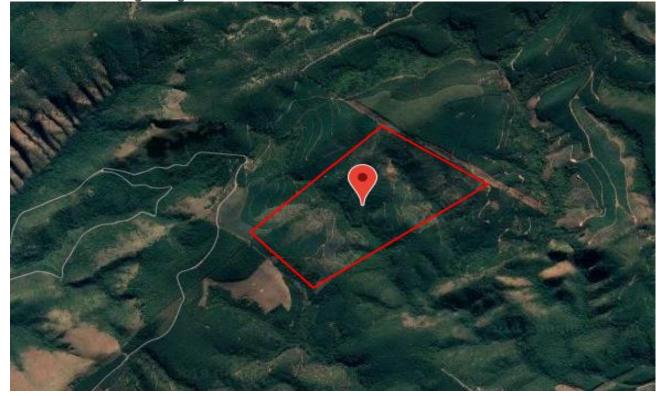
GPS Co-Ordinates 25°38'18.8"S 31°24'04.2"E -25.638548, 31.401171



-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 <u>pieter@bideasy.co.za</u>

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