

INFORMATION PACK

FOR

171Ha FARM – IDEAL MACADAMIA, SUB-TROPICAL OPPORTUNITY 80Ha OLD TABACO LAND

KLIPSPRINGER, Portion 3 of the Farm Mount Bekker 237 MP



On Site Auction Date – Wednesday, 7 August 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

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Property Information

Title Deed Information –

PORTION 3 OF THE FARM MOUNT BEKKER 237 JU

Known As: Klipspringer, Plot 3 Mount Bekker Street, Nelspruit
Title Deed: T21893/1992
Extent: 171.8810H

Local Authority: MADIBENG LOCAL MUNICIPALITY
Registration Division: JU
Province: MPUMALANGA
Registered Owner: JOSCH SAFARI'S CC (REG: CK91/30737/23)
VAT Status: The seller IS NOT Registered for VAT
Zoning: Agricultural

Property Information

Nestled between the Mount Bekker mountains and grasslands to the front at an altitude of 1200m above sea level. The farm has wonderful views and beautiful flora and fauna showcasing South African lowveld.

The 171Ha farm is ideal for the farming of Macadamia and Sub-Tropical crops. The farm has ±80ha old tobacco land. There are 2 dams and 2 perennial springs on the farm.

Klipspringer has 14 spacious en-suite bedrooms, a large dining room, living rooms, and entertainment areas. There is a large entertainment / conference center that can accommodate 60 people

Typical game appearing on the farm include zebra, blue wildebeest, blesbok, impalas, numerous small mammals and a great variety of bird species. There is also a large and varied birdlife on the farm.

This property will be sold as is with all existing fittings, fixtures, furniture, linen and kitchen equipment.

This Property Offers:

8 COTTAGES:

- Double Volume
- 1 Bedroom
- 1 Bathroom (En-Suite)
- Balcony

2 x 2 BEDROOM FLATS:

- 2 Bedroom
- 1 Bathroom
- Open Plan Living Area
- Pool
- Braai

Lapa

3 COTTAGES:

- 2 Double Bedrooms
- 1 Bathroom (En-Suite)
- Open Plan Living Area

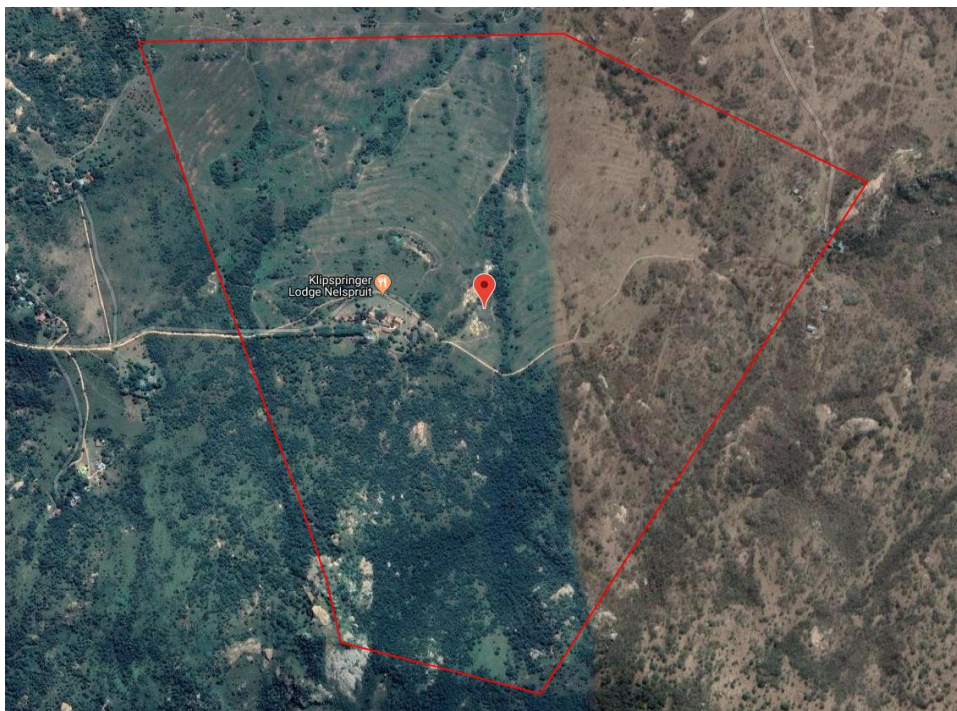
FLAT:

- 1 Bedroom
- 1 Bathroom
- Study
- Open Plan Living Area

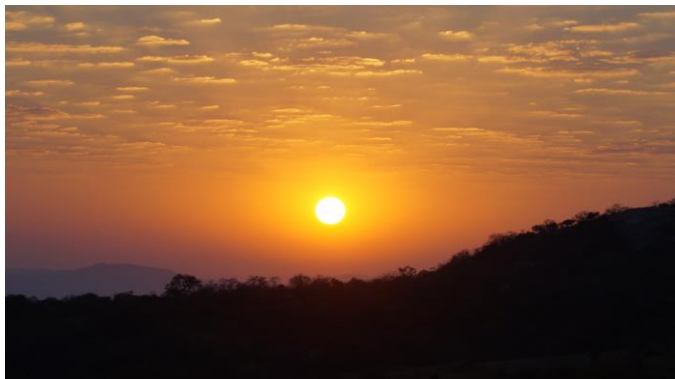
Additional Features Include:

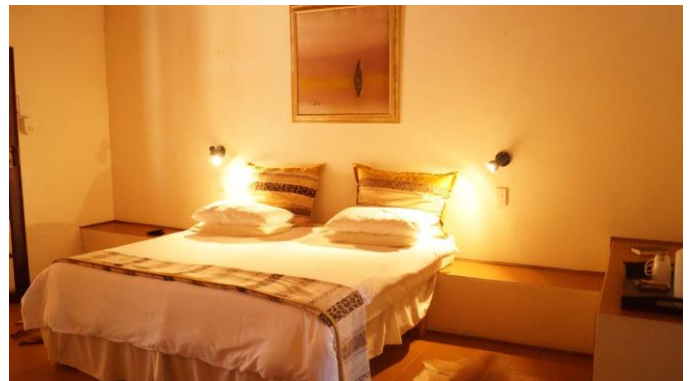
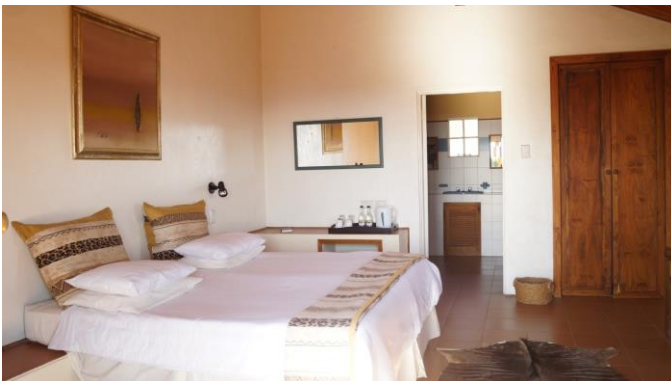
- 2 x Boreholes
- 30Ha Water Rights from Springs and Dams
- 2 x Storage Dams
- ± 70 Ha Arable Land
- $\pm 2000\text{m}^2$ Under Roof

Aerial View



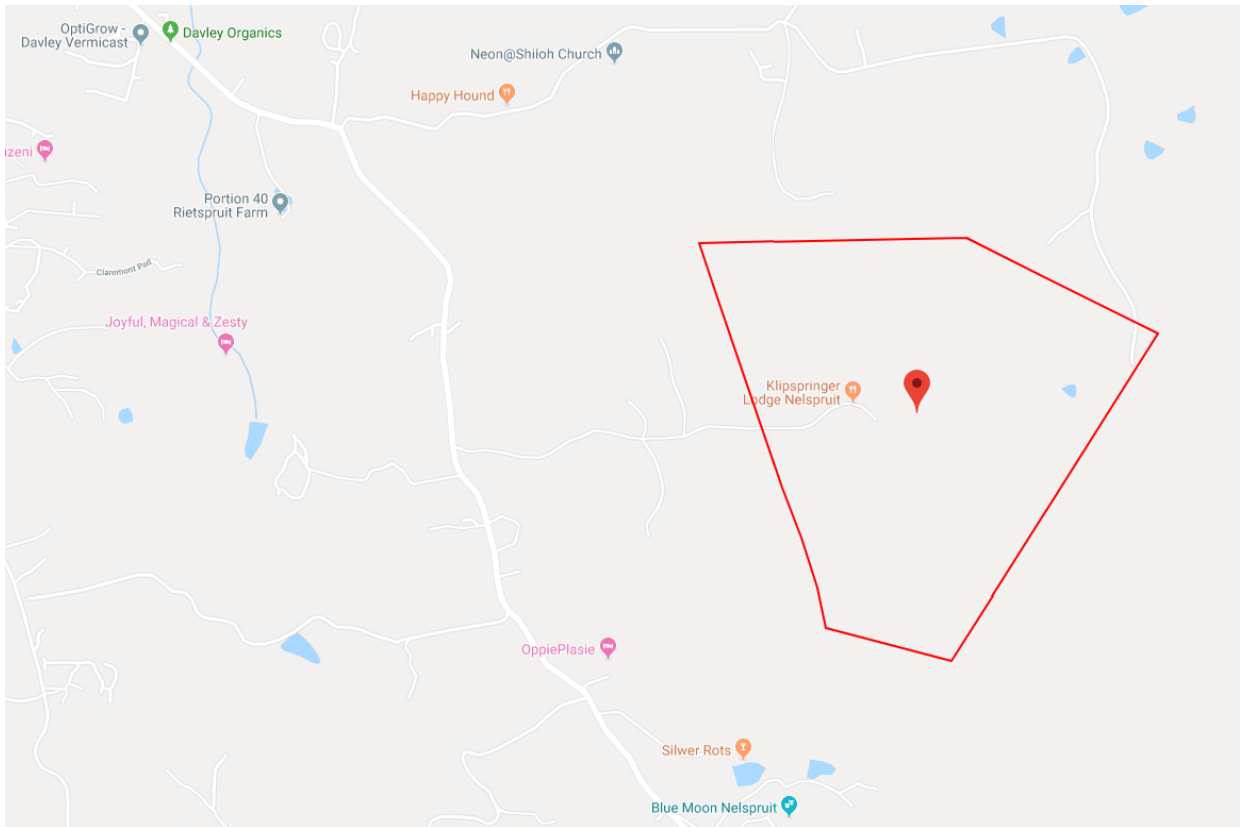
Photo's







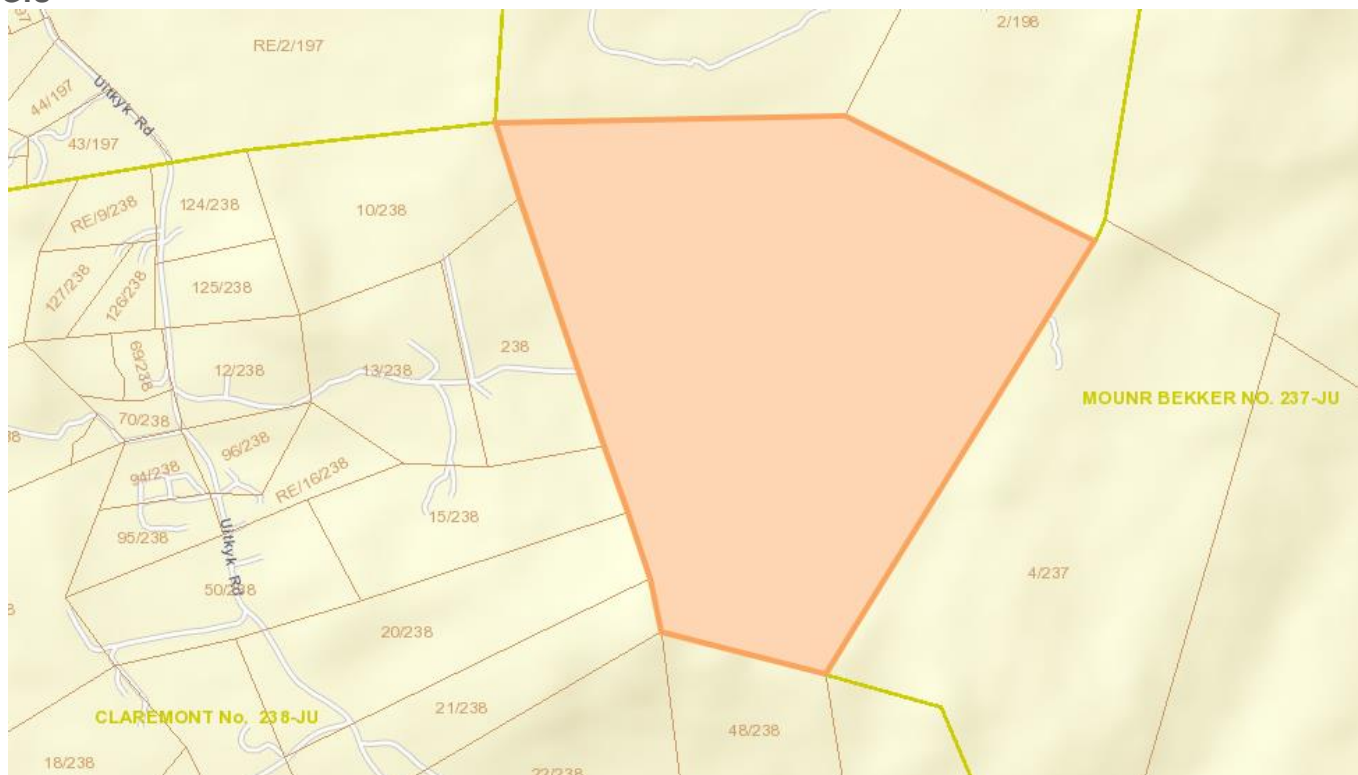
Map



GPS Co-Ordinates 25°33'56.0"S 31°03'50.9"E
-25.565559, 31.064132



GIS



Aerial View



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.

Pieter Nel

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Disclaimer

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