

INFORMATION PACK

FOR

58Ha SUGARCANE PLANTATION FARM 53Ha WATER RIGHTS

PORTION 37 & 100 OF THE FARM MALELANE, MALELANE DISTRICT, MP



Auction Venue – MALELANE GOLF CLUB, R570 Riverside Farm Rd, MP

Wednesday, 4 September 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

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

Property Information

Title Deed Information

PORTION 37

PORTION 37 OF THE FARM MALELANE 389, MPUMALANGA – JU

Known As: PORTION 37 OF THE FARM MALELANE 389, MALELANE, MP
Title Deed: T21636/2001
Extent: 41.6011H

Local Authority: NKOMAZI LOCAL MUNICIPALITY
Registration Division: JU
Province: MPUMALANGA
Registered Owner: JERUSALEM HOMES PTY LTD (Reg: 200001625907)
VAT Status: The seller is Registered for VAT
Zoning: AGRICULTURAL

PORTION 100

PORTION 100 OF THE FARM MALELANE 389, MPUMALANGA – JU

Known As: PORTION 100 OF THE FARM MALELANE 389, MALELANE, MP
Title Deed: T141586/2006
Extent: 17.1306H

Local Authority: NKOMAZI LOCAL MUNICIPALITY
Registration Division: JU
Province: MPUMALANGA
Registered Owner: SHITTIM VALLEY ESTATES PTY LTD (Reg: 200002140307)
VAT Status: The seller is Registered for VAT
Zoning: AGRICULTURAL

Property Information

58,7317Ha Sugarcane Plantation Farm with direct access from the N4, 3KM from town. The farm has 53.3 HA water rights and the Boundary River is flowing through the farm. This area is managed according to fauna and flora standards and guidelines and is in pristine condition. To grow successfully, sugarcane needs strong sunlight; fertile soil; and lots of water, at least 1.5 metres of rain each year or access to irrigation – which is perfectly in line with what this farm has to offer. Sugarcane is also the ninth-most valuable crop / livestock product by value! Enroute to the Kruger National Park, Mozambique and Swaziland.

There is a delivery agreement in place with the sugar mill to purchase the crop.

WATER

- 53.3 HA Water Rights
- Property has existing water rights from the Malelane Irrigation Board – only allocated to existing agricultural uses
- Existing borehole for domestic purposes
- Groundwater allocation to the property is 300 m² p/HA per year
- Max allowable groundwater extraction for the properties are thus 17618 m³ per year (48 000 L/day)

POWER SUPPLY

- Property area is served with a 50KWA transformer

IMPROVEMENTS

- There is a house on the farm that is derelict.

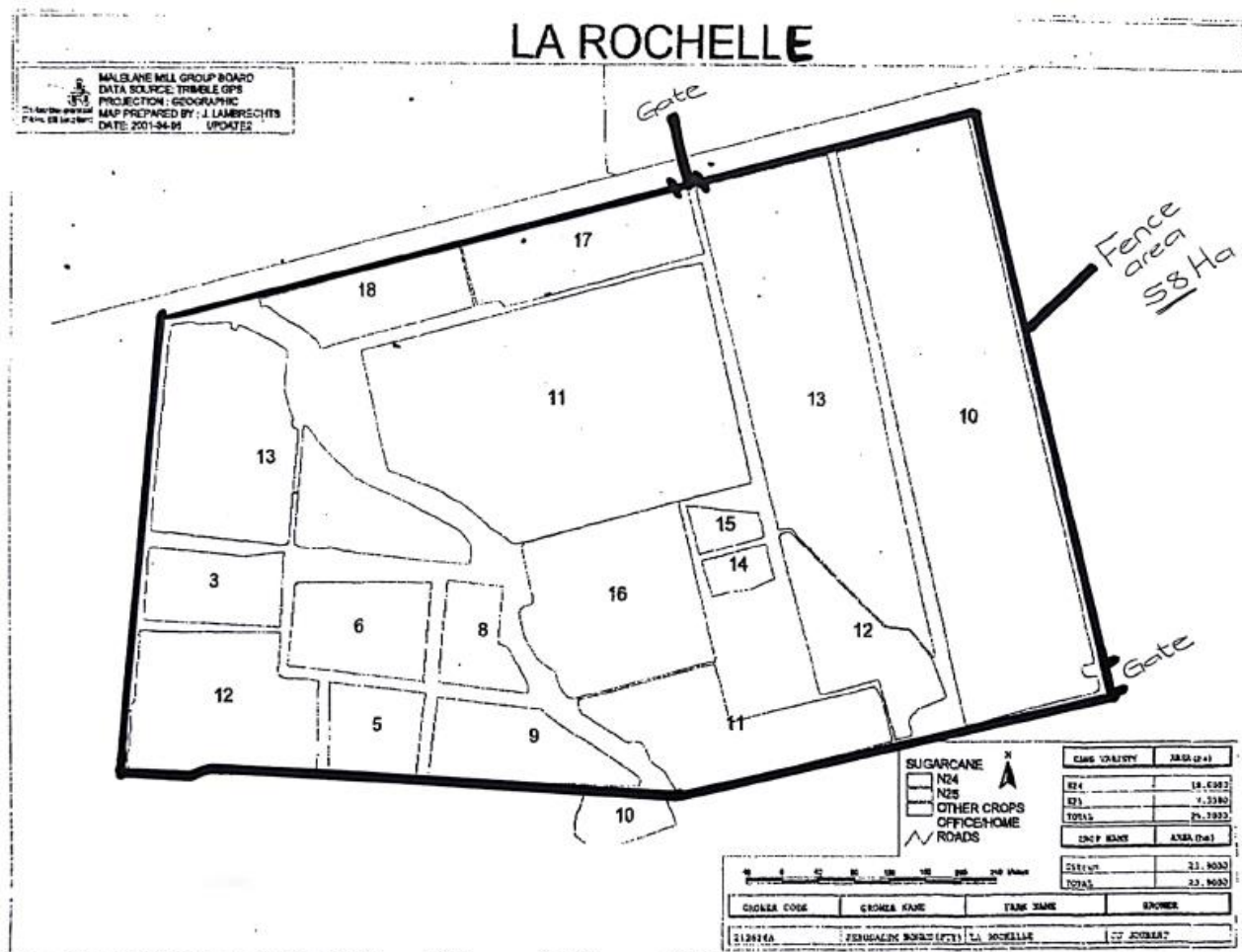
The Government has Approved of the Following Plans:

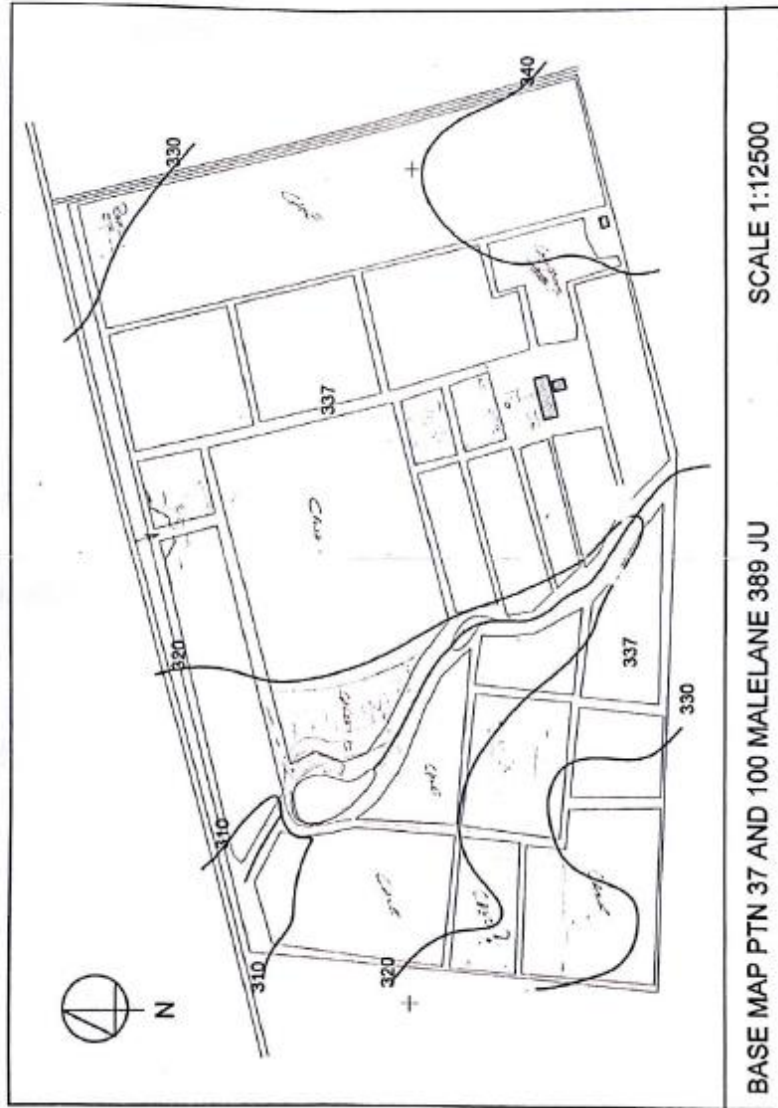
The MEC for Agriculture and Land Administration granted consent in terms of condition B 1 – 4 in Deed T21636/2001 read with Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940), for the change in land use as per approved Malelane Amendment Scheme 28 of Portion 37 and 100 of the Farm Malelane 389 JU, District Malelane, subject to certain conditions.

APPROVED RESIDENTIAL DEVELOPMENT

Regarding the application for business rights the Department's main concern is the protection of the surface and groundwater. The department has no objection to the application providing the applicant address certain issues namely; Stormwater Control, Solid Waste Disposal, Sewage Disposal and other general issues.

More information with regards to the development of the property is available on request.





KROMAZI MUNICIPALITY
APPROVED
2002-11-23
N3/11/02N
P. O. Box 2710
Walspruit
Cell 082 721 2915

DWG TITLE	LA ROCHELLE: LARANJAL CHALET	SCALE	SITE PLAN SCALE 1:200
CLIENT	JERUSALEM HOMES	DATE	NOVEMBER 2002
ERF NR	LA ROCHELLE MALELANE	NOTES	
DWG NR	JH223/11/2002-03		

CLIENT	Catliam Design Studio
ARCHITECT	Architectural Interior & Garden Scapes
	P.O. Box 2710 Walspruit Cell 082 721 2915

Location



Water Rights

KROKODILRIVIER HOOFBESPROEINGSRAAD CROCODILE RIVER MAJOR IRRIGATION BOARD

Your Ref.:
U Verw.:

Our Ref.:
Ons Verw.:

OBU-golm / building

Airstreet 2B Air-Saat

Poeluis / P O Box 382

MAELLENE 1370

Tel. (013) 790 0191

Faks/Fax: (013) 790 1540

Faks/Fax: 086 502 4191

E-pos/E-mail: ronelle.putter@lantic.net

06-08-2007

TO WHOM IT MAY CONCERN

This serves to certify that, according to information available in the Boards' office, the under mentioned property/ies is/are listed on the Crocodile River for agricultural water use entitlements as indicated below:

	Listing / ha	Volume / M ³ /annum
Malelane 389 JU		
Portion 37	38.9 ha	505 700
Portion 100	14.4	187 200

Allocation on Crocodile river downstream of the Crocodile gorge: 13000 M³/ha/annum

Maximum abstraction rate: 1 l/s/ha for a maximum of 120 hours per week, not exceeding the allocation of 13 000 M³/annum

Signed
R.M PUTTER (MRS)
SECRETARY

Photo's







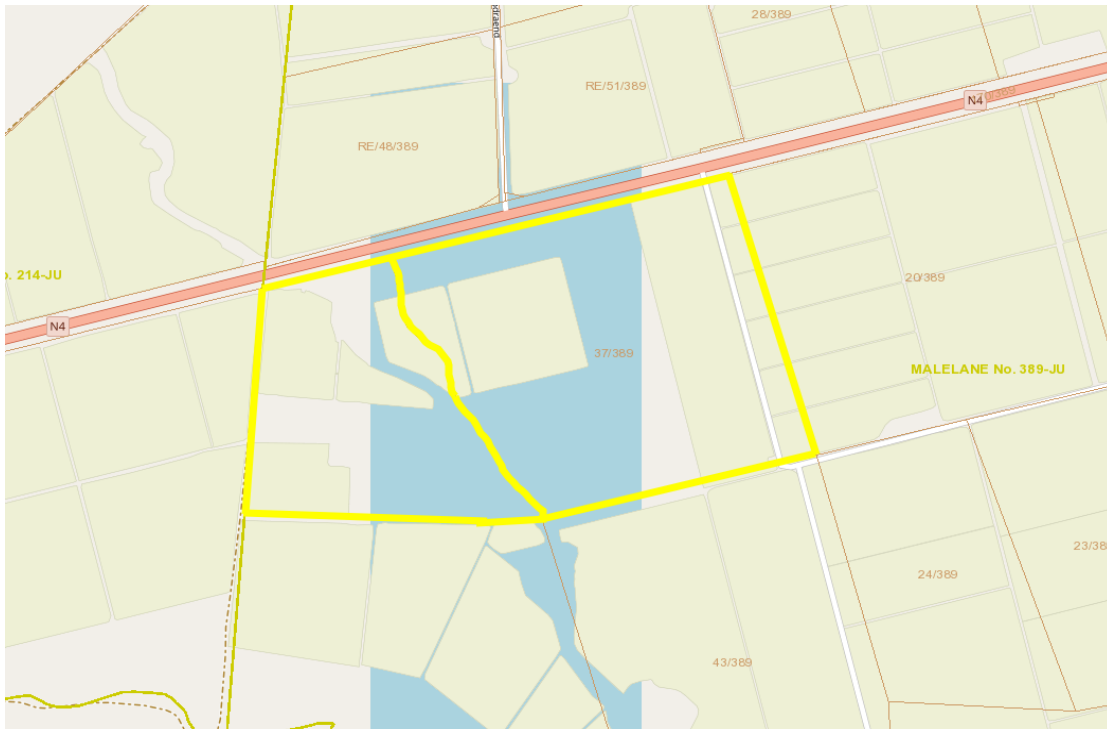
Map



GPS Co-Ordinates 25°30'37.4"S 31°28'23.1"E
-25.510399, 31.473074



CSG



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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Email pieter@bideasy.co.za

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