

# INFORMATION PACK

FOR

## LUXURY 3 BED WATERFRONT HOME WITH COTTAGE & FLAT

***WATER RIGHTS***

43 OORBIETJIESFONTEIN AVE, LINDEQUESDRIF, VAAL OEWER, NW



ON SITE AUCTION – Wednesday, 22 September 2021 @ 11h00  
Pieter Nel | 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)  
[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

### Title Deed Information –

**43 LINDEQUESDRIF AGRICULTURAL HOLDINGS, LINDEQUESDRIF, NORTH WEST – IQ**

**Known As: 43 OORBIETJIESFONTEIN AVENUE, LINDEQUESDRIF, VAAL OEWER, NORTH WEST**

**Title Deed: T103039/2008**

**Extent: 2.0292Ha**

**Local Authority: ELIAS MOTSOLEDI LOCAL MUNICIPALITY**

**Registration Division: IQ**

**Province: NORTH WEST**

**Registered Owner: JACOBUS FRANS VAN DER MERWE**

**VAT Status: The seller is NOT registered for VAT**

**Zoning: AGRICULTURAL HOLDING**

### Ample arable land with water rights from Vaal River!

2Ha Agricultural holding with a large family home located in Lindequesdrif, Vaal Oewer. Lindequesdrif lies between Vanderbijlpark and Potchefstroom. Only a 45-minute drive to Johannesburg, 20-minute drive from Parys and Vanderbijl.

This property is offering 3 spacious bedrooms, main en-suite, with a beautiful farmhouse style kitchen and scullery. There are 2 living rooms and a dining room.

There is a flatlet with 2 bedrooms and a bathroom.

Separate cottage / entertainment area near the river.

### Property Description:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Scullery
- Living Room
- Dining Room
- Family / TV Room
- 4 Garages
- Swimming Pool
- Flatlet (2 Bed / 1 Bath)
- Entertainment Area / Cottage
- Sheep / Pig Pens

Rates & Taxes ± R664.84

## Water Rights

### DEPARTMENT OF WATER AFFAIRS AND FORESTRY

#### Taking water from a water resource in terms of Section 21(a) of the National Water Act

**Sector:** AGRICULTURE: IRRIGATION

**Water resource:** VAAL RIVER

**Source:** RIVER/STREAM

**Total volume taken per year is** 12200.00 cubic metres (effective from 2002-04-01)

**Water use start date:** 2002-04-01

**Water Use No.:** 1

## CSG Aerial





## Photos







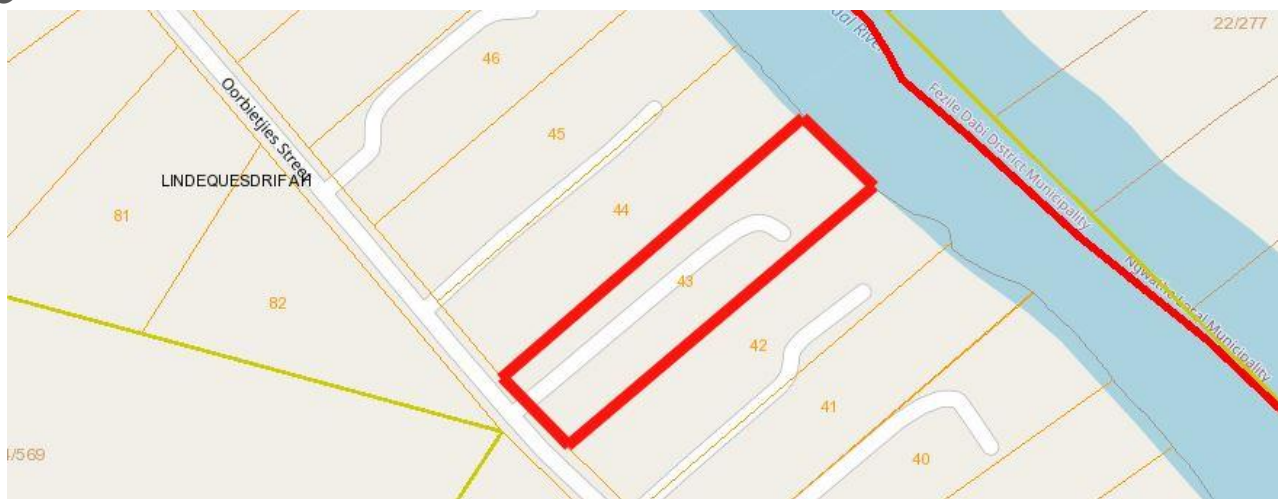




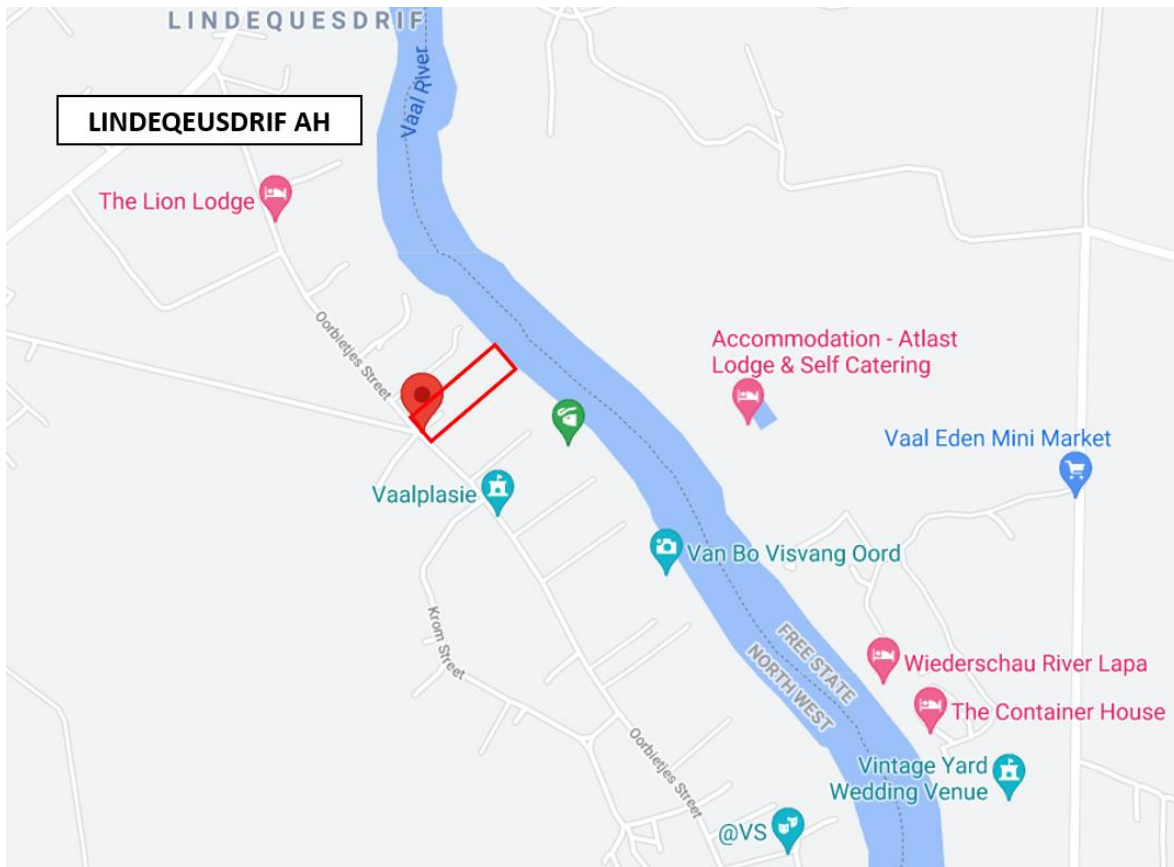




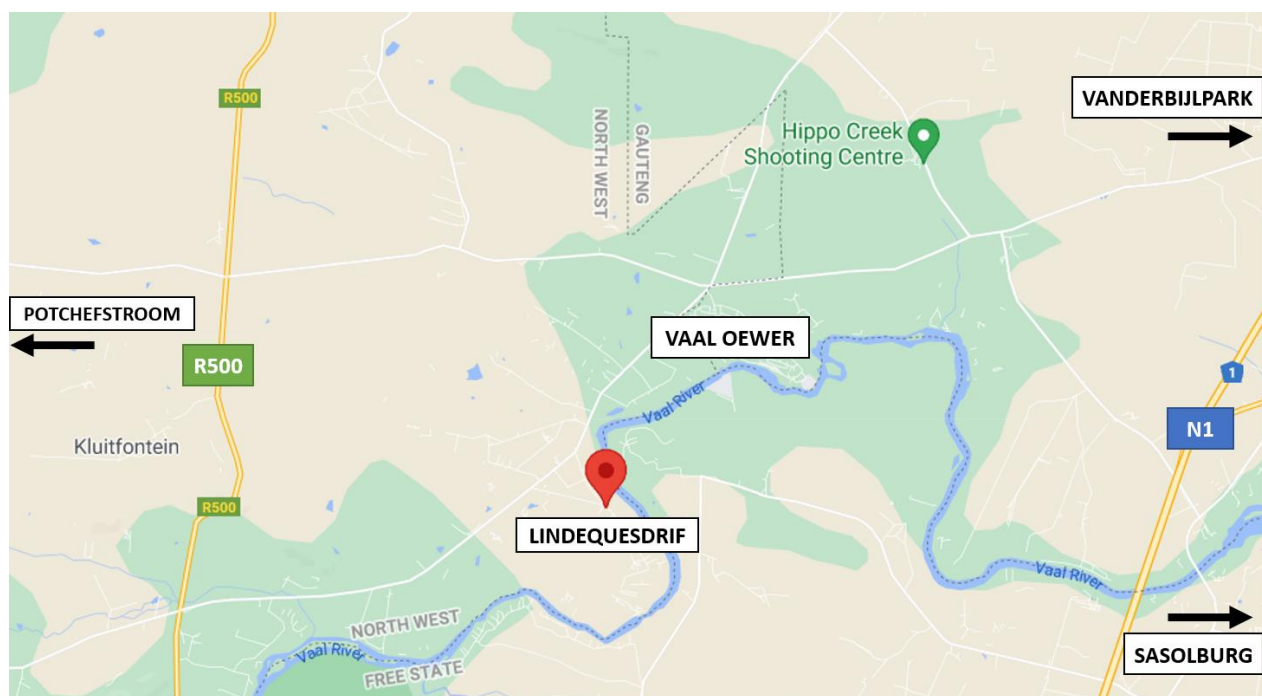
CSG



## Map



GPS Co-Ordinates 26°45'34.3"S 27°34'12.1"E  
-26.759538, 27.570015





## 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.

7 Days Confirmation Period.

**For more information, or to pre-register for the auction, please contact:**

**Pieter Nel**

**084 8800 165**

**[pieter@bideasy.co.za](mailto: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](http://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.