

INFORMATION PACK

FOR

HEIDEL EGGS – STATE OF THE ART EGG PRODUCTION / PACKAGING / DISTRIBUTION FACILITY

BRONDAL ROAD, PTN 96 OF FARM HEIDELBERG 249, WHITE RIVER



ON SITE AUCTION – Tuesday, 19 October @ 11h00 Pieter Nel | 084 8800 165 | <u>pieter@bideasy.co.za</u> www.bideasy.co.za



Property Information Title Deed Information –

PTN 96 OF FARM HEIDELBERG 249, WHITE RIVER, MPUMALANGA – JT		
Known As:	BRONDAL ROAD, PTN 96 OF FARM HEIDELBERG 249, WHITE	
	RIVER, MPUMALANGA	
Title Deed:	T149511/2003	
Extent:	9.6912HA	
Local Authority:	MBOMBELA LOCAL MUNICIPALITY	
Registration Division:	JT	
Province:	MPUMALANGA	
VAT Status:	The seller IS registered for VAT	
Zoning:	AGRICULTURAL	

Property Information

9.6Ha Distribution / Production / Packaging facility located on the Brondal Road, 10KM from White River. Centrally located in terms of distributing to the lowveld / Limpopo (Hoedspruit). Near the end-user / wholesale / supermarkets and distribution points.

This is an active facility currently in use.

Heidel Eggs started in 1985 by the Wilkens Family.

Rates & Taxes R4532.82 p/m

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1. WAREHOUSE FACILITY

State of the art warehouse / cold storage / packaging / distribution facility. The complete infrastructure of the warehouse is in peak condition, with renovations done in July 2006.

2650m² (Warehouse and Offices)

Loading docks for trucks to pick up the eggs.





2. CHICKENS / CHICKEN PENS

Space for 280 000 laying hens per day at total capacity. 28 Chicken pens total.

The eggs are being produced, classified, packaged and distributed on site.



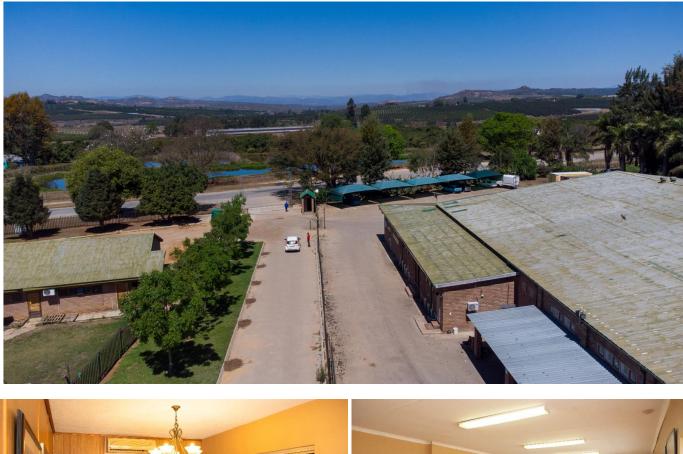


Eggs are an excellent source of high-quality protein and are far less expensive than most other animal-protein foods. Successful, profitable egg production begins and ends with the hen's breeding, feeding, and care.



3. OFFICES

Offices linked to the warehouse with a boardroom, directors office, and elevated observers' offices. Control rooms in the warehouse.







4. RETAIL / WHOLESALE

Selling live chickens and eggs on site to the public (including basic groceries).

This is a full retail outlet that can be rented at R7500 per month.









5. RESIDENTIAL

Currently these houses are used by the staff, can also be an ideal rental income!

HOUSE 1 (±R12K – R15K p/m)

- 4 Bedrooms
- 2 Bathrooms
- Large Kitchen
- Lounge
- TV Room
- Braai Room
- Dining Room
- Small Study
- 3 x Staff Rooms + Separate Bathroom
- Outside Storeroom
- Swimming Pool
- 4 Garages

HOUSE 4

Staff Accommodation

- Kitchen
- 7 Rooms
- 2 Bathrooms

- HOUSE 2 (±R5K p/m)
 - 3 Bedrooms
 - 2 Bathrooms
 - Kitchen
 - Dining Area
 - Lounge
 - Braai Room
 - Covered Carport

HOUSE 3 (±R5K p/m)

- 3 Bedrooms
- 2 Bathrooms
- Lounge
- Open Plan Kitchen / Dining Area
- Large Braai Area (enclosed)
- Small Workshop
- Covered Parking for 4 Cars

BLOCK OF FLATS / BACHELORS (±R2500 p/m)

- 3 Adjoining Duplex Flats
- 1 Bedroom / 1 Bathroom
 - Open Plan Kitchenette / Living Room
 - Undercover Parking for 3 Cars







Aerial





Мар

GPS Co-Ordinates 25°19'32.8"S 30°56'34.1"E -25.325785, 30.942809



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

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