

INFORMATION PACK

FOR

COMMERCIAL OPPORTUNITY ON N4 KARINO INTERCHANGE

- 110Ha WELL ESTABLISHED MAC & CITRUS FARM WITH AMPLE WATER RIGHTS
- LONG TERM BLUE CHIP TENANTS
 - LAFRAGE QUARRY WITH ROYALTIES INCOME
 - NATIONAL ASPHALT WITH LEASE INCOME
- POTENTIAL FUEL STATION / TRUCK STOP / EATERY & REFRESHMENT COMPLEX ON N4

PTN 0 (RE) OF FARM KIA ORA 13-JU 9, KARINO, NELSPRUIT



ON SITE AUCTION – Thursday, 28 October @ 11h00

Pieter Nel | 084 8800 165 | pieter@bideasy.co.za | www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 (RE) OF FARM KIA ORA 139, MPUMALANGA – JU

Situated At: N4, KARINO, MPUMALANGA

Title Deed: T3830/1968

Extent: 110.0879HA

Local Authority: MBOMBELA LOCAL MUNICIPALITY

Registration Division: JU

Province: MPUMALANGA

VAT Status: The seller is registered for VAT

Zoning: AGRICULTURAL

Property Description

110Ha Commercial farm located in Karino, 12km from Nelspruit on the N4 towards Mozambique / Maputu at the Karino Interchange (Major Road upgrade project by SANRAL) which project is progressing. This highway is one of the busiest routes in South Africa.

This multifaceted farm is ideally located and straddles the N4 Golden Highway at the new Karino Interchange.

There are various sustainable income streams for farm, including Macadamia and Citrus farming, national Blue Chip tenants on the property. The commercial/retail portion of the farm directly on the N4, which potential has increased exponentially due to the redevelopment of the Karino interchange, as it now falls between the new northern and southern carriageways of the N4 highway.

The arable portion of the farm is cultivated with 30Ha of established Macadamia and Citrus trees, with a dehusking plant, and has ample water.

Water is obtained from the Crocodile River via a canal system & boreholes, for irrigation purposes. 53,4Ha registered water rights from the Crocodile River. Water is pumped from the river to a holding dam higher up from where it can be reticulated to the orchards.

5 x 3 Phase Eskom Transformers.

SANRAL are building a service road underneath the new N4 carriageways connecting the northern portion of the farm to the rest of the farm.

Extensive infrastructure of buildings which are functional and operational and are discussed further in this document.

INCOME STREAMS

Leases:

AEL

Store

Lethukuphila Funerals

National Asphalt

Oil Depot

Karino Kennels

Flat next to Kennels

House No 4 KIA ORA 139JU

Factory Building

Nett Income from leases is approximately R1million per annum, with the potential for an upside if the houses the family currently occupies are rented out, and the redevelopment of the commercial site on the N4 Interchagne.

Royalties:

Lafrage Stone & Sand

Nett Income approximately R3mil per annum

Farming:

30Ha Macadamia & Citrus

Harvest yields a gross income of approximately R6million per annum, with a nett profit of approximately R100 000.00 per hectare.

Approved Sub-Divisions

The applications for the sub-division of the commercial site (on N4) and the mine/quarry, have been approved by council. Promalagation of the sub-division can be concluded by the purchaser, wherebby the purchaser will have the the option to dispose of these properties.

Full Farm Aerial View



IMPROVEMENTS:

Northern part of the farm and Key



KEY

- A - Weir
- B - Pump House
- C - Workers Camp
- D - Commercial Property between new N4 North & Southbound Carriages
- E - House (Rented Out)
- F - House
- G - House (Rented Out)
- H - Office & Flat
- I - Workshop (Rented Out)
- J - Macadamia Dehusking Plant and Stores

Southern part of the Farm with Key



KEY

- K - House (Rented Out)
- L - Flat (Rented Out)
- M - Oil Depot / Bio Diesel Plant
- N - Lafrage Offices (Tenant)
- O - Lafrage Sand & Stone Quarry - (Tenant)
- P - National Asphalt Plant (Tenant)
- Q - Dam
- R - Armory & Guard House

A – Weir

A weir (low head dam) on the Crocodile River that feeds water to the farm. The water is pumped from a nearby pump underground to the southwest point of the farm where a pump house distributes the water over the farm.

A water turbine can be installed at the weir for electricity generation.

Water Rights from the Crocodile River Major Irrigation Board are in place:

KROKODILRIVIER HOOFBESPROEINGSRAAD CROCODILE RIVER MAJOR IRRIGATION BOARD

Your Ref.:
U Verw.:

Our Ref.:
Oms Verw.:

OBU-gebou / building
Airstraat 28 Air Sreet
Postbus / P O Box 382
MALELANE 1320
Tel. (013) 790-0591
Faks/Fax. (013) 790-1233
Faks/Fax: 086 502 5491
E-pos/E-mail: ronelle.putter@lantic.net

29th March 2017

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:

KIA ORA 139 JU	Listing / ha	Volume
Portion 0	53.30	426 400

Allocation on Crocodile River downstream of the Crocodile gorge: 8 000 M³/ha/annum

Maximum abstraction rate: 1.0 l/s/ha for a maximum of 120 hours per week, not exceeding the allocation of 8 000 M³/annum

Signed

N O 'Farnell

B – Pump House

This pump house pumps the water from the river to the pump house on the southwestern point of the farm.

The waterline from the weir to the lower pump, pumps to the pump on the top southwestern corner of the farm via an underground pipe and along the western boundary by way of a servitude on the neighboring farm boundary.

C – Staff/Workers Camp

Various staff housing and ablutions.

D – Commercial Portion

This portion of the farm has been dissected from the farm due to the SANRAL Karino Interchange, however, it remains a part of the farm. An application has been approved by council to sub-divide this portion from the remaining farm, in line with the SANRAL project.

As can be noted from the plan, the southern and northern carriageways of the upgraded N4 corridor encircle this portion. This makes this portion ideal for a potential Fuel Station / Truck Stop / Refreshment and Eatery Complex.



There are various outlets and a restaurant on this site that generate rental income.

As can be noted from the diagram, a section of the portion has been sub-divided for a telecommunication tower site by Telkom.

E – House

This family home has been rented out and generates income for the farm.

F – House

Family Home. Owner Occupied.

G – House

This family home has been rented out and generates income for the farm.

H – Office and Flat

Farm management office adjoining a flatlet. Owner Occupied.

I – Workshops

The workshop has been rented out and generates income for the farm.

J – Dehusking Plant and Stores

Plant where the macadamia are dehusked. The stores are used for storage of fertilizer and other farm equipment.

K – Original Farmhouse

The farmhouse is rented out and generates rental income.

L – Flat

The flat is rented out and generates rental income.

M – Oil Depot / Bio Diesel Plant

This depot is rented to a tenant and generates rental income.

N – Lafrage Offices

Lafrage have mined on this site for 40 years. The current lease has 27 years remaining. The sellers receive a monthly royalty from Lafrage on the tonnage that is mined in that month. A copy of this lease is available on request.

O – Lafrage Sand and Stone Quarry

The sub-division application for this site to be sub-divided has been approved by council. This will allow for that portion to be sold out of the farm in future, if preferred.

P – National Asphalt Offices

NA is a tenant and house their offices and their plant on this portion. This is a lease that generates income for the farm.

Q – Dam

The water that is pumped from the river, is stored in this dam from where it can be reticulated to the farm.

R – Armory (Known as Magazine Site) and Guard House

The armory is let the African Explosives (AEL) and generates rental income.

This farm will be sold lock stock and barrel, including the loose assets (inventory of farm equipment, vehicles and loose assets available on request). Leases, financial and additional information is available on request.

Servitudes



Photos





Aerial Views Plantations



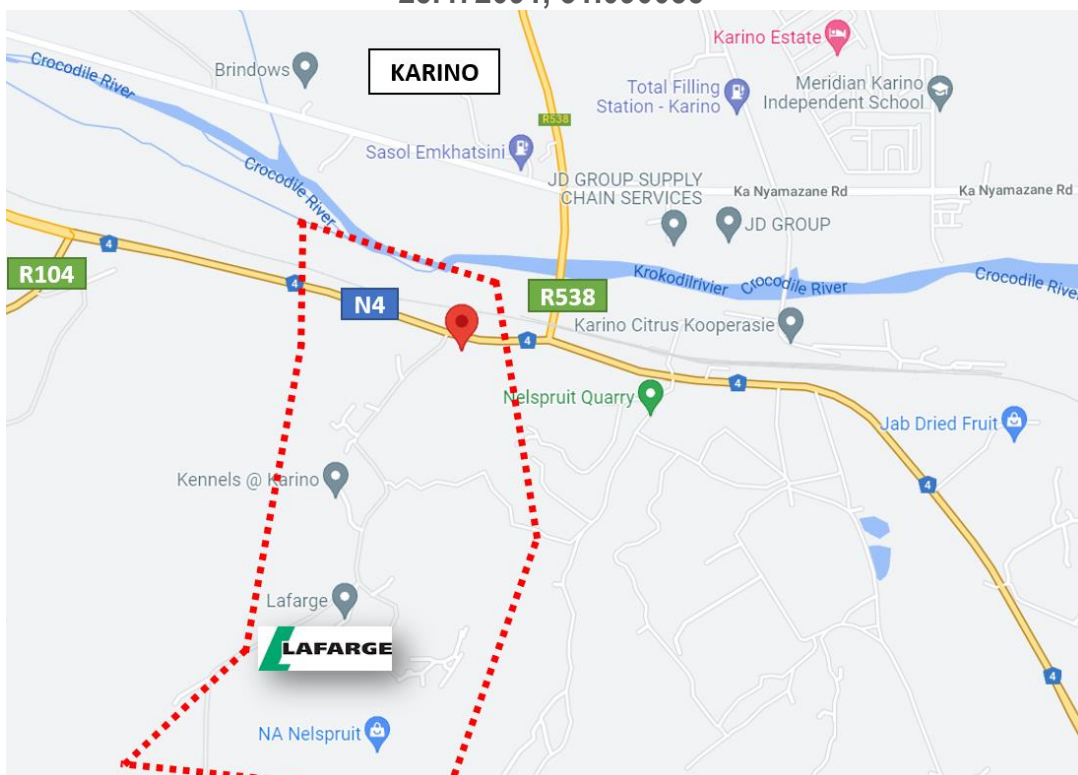
Mining & Asphalt Plants



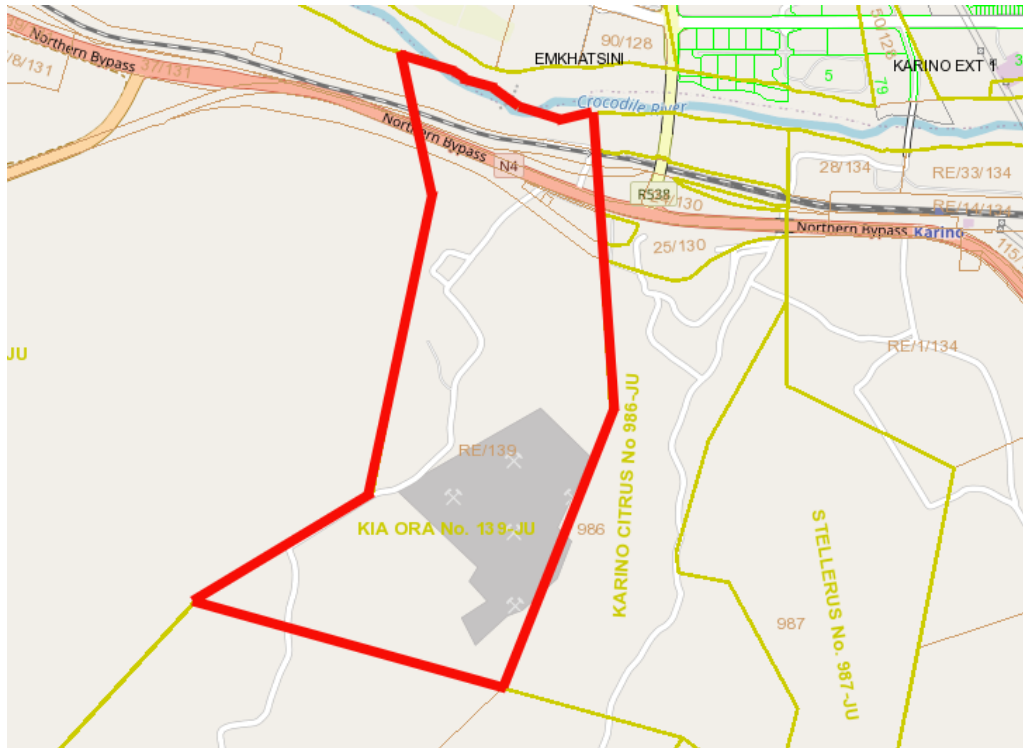
Map



GPS Co-Ordinates 25°28'19.5"S 31°05'24.1"E
-25.472091, 31.090035



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.

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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