

INFORMATION PACK

FOR

***** BANK INSTRUCTION *****

3 FORESTRY & MAC FARMS WITH CCA TREATMENT PLANT HOUTBOSLOOP

PTN'S 1, 5 (RE) & 6 BLYFSTAANBOSCHSPRUIT 258 – JT



ON SITE AUCTION – Tuesday, 23 November @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 1 OF THE FARM BLYFSTAANBOSCHSPRUIT 258-JT

Known As: HOUTBOSLOOP, WELTEVREDEN ROAD, MBOMBELA DISTRICT

Title Deed: T134/2019

Extent: 235.6177Ha

PORTION 5 (RE) OF THE FARM BLYFSTAANBOSCHSPRUIT 258-JT

Known As: HOUTBOSLOOP, WELTEVREDEN ROAD, MBOMBELA DISTRICT

Title Deed: T46289/2003

Extent: 317.5544Ha

PORTION 6 (RE) OF THE FARM BLYFSTAANBOSCHSPRUIT 258-JT

Known As: HOUTBOSLOOP, WELTEVREDEN ROAD, MBOMBELA DISTRICT

Title Deed: T94439/1997

Extent: 271.4285Ha

Local Authority: MBOMBELA LOCAL MUNICIPALITY

Registration Division: JT

Province: MPUMALANGA

VAT Status: The Seller IS registered for VAT

Zoning: AGRICULTURAL

COMBINED 824.6006Ha

3 Forestry & Macadamia Farms with Sawmill, Homestead with 2 luxurious and modern homes and additional infrastructure.

The forestry plantation consists of Eucalyptus Grandis in various stages of rotation and replanting phases.

Macadamia plantations are Beaumont cultivar with and occur on Portion 5 (RE) of the farm. 7Ha, planted in January 2018, is under micro irrigation, and 9Ha arable land is prepared and has irrigation installed, ready for planting. An additional 15Ha is available for planting macadamia.

A sawmill yard includes a fully operational CCA Pressure Treatment Plant

Features, Infrastructure, Improvements & Loose Assets:

Portion 5

Extent 317.5544Ha

Plantation Rights for 230Ha

Water Rights (See Certificate)

Sawmill and Merchandising Plant – cutting and CCA pressure treatment plant

Stores

Roads

2 x Modern Luxury Homes

Roads (all in fair condition)

Plantations

Forestry:

25Ha E.Grandis planted January 2014 – First Rotation

25Ha E.Grandis planted January 2015 – First Rotation

25Ha First Rotation

10Ha Second Rotation

145Ha due for replanting

Macadamia

7Ha Beaumont under micro irrigation planted January 2018

9Ha prepared land with irrigation installed

Infrastructure and Improvements:

250m² Lockable Shed

180m² Open Shed

240m² Open Shed for firewood business including splitters & cross cutters

165m² Lockable Storerooms

14m x 1m Fully operational CCA Pressure Treatment Plant

25m x 15m² Compounds

1 x 5000L Diesel Tank

70KVA Fully Automated Generator

100KVA Eskom Connection

Entire Electricity Grid professionally re-installed November 2017

CCTV System

Filtration Irrigation System which supplies water to the entire property (Gravity & Pump system)

1 x 1500m² Seedling Net House (newly built in June 2018)

Homestead:

The Homestead consists of 2 family homes which are fenced off from the rest of the farm with 2.4m fencing. Access to the houses is via security gates.

1 x 700m² Modern newly built open plan home:

- 4 Bedrooms (All en-suite)
- 4 Bathrooms
- Guest Bathroom
- Kitchen
- 2.4m x 3.6m Cold Room
- Pantry & Laundry
- Office
- 1 Large Living Room
- Large Patio / Outdoor Living
- Fire Place
- Steam Room

- Swimming Pool
- 1 x Garage
- 4 Vehicle Undercover Parking
- 36m² Store Room
- Alarm System
- Fully Paved
- Fully Fenced

1 Bedroom Flat:

- Bedroom and en-suite Bathroom
- Kitchenette
- Open Plan Living Areas

1 x 250m² Open plan modern home:

- 3 Bedrooms (with main-en-suite)
- 2 Bathrooms
- Kitchen
- Pantry
- Store
- Lounge and Dining Area

- Bar and Entertainment Room with beautiful views
- Patio and Braai Area
- Pool
- 4 Vehicle Open Parking
- Fully Paved

Machinery and Equipment

1 x Double Log Edger Saw 2 x Narrow Bandsaw 1 x Multi-rip Saw 1 x 2006 Model CAT 424 4x4 TLB (non runner) 1 x 1990 Bell 1756 Haulage Tractor completely rebuilt in June 2021 1 x 7.5m Single Axle 10 Ton Trailer completely rebuilt in 2021 1 x 1.8m Slasher 1 x 6m Heavy Duty Trailer 1 x 2500L Firefighter Trailer 1 x John Deere 2012 Model 5625 4x4 Tractor 1 x 6 Ton Trailer 1 x 2000 Model Bell Logger 225	1 x 1990 Model Bell Logger (non runner) 4 x Stihl MS 382 Chainsaws 1 x 1990 New Holland 4x4 forestry Tracker with Igland Winch 18 Skottel Disk 3 Blade Frame Plough 3 x Husqvarna Blowers 4.5m Seed Bed Maker 200L Compressor All necessary equipment for harvesting as well as fire fighting 1.4km 140mm Gravity fed line to irrigate entire property with gravity
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Potential Upside for Portion 5 (Remaining Extent)

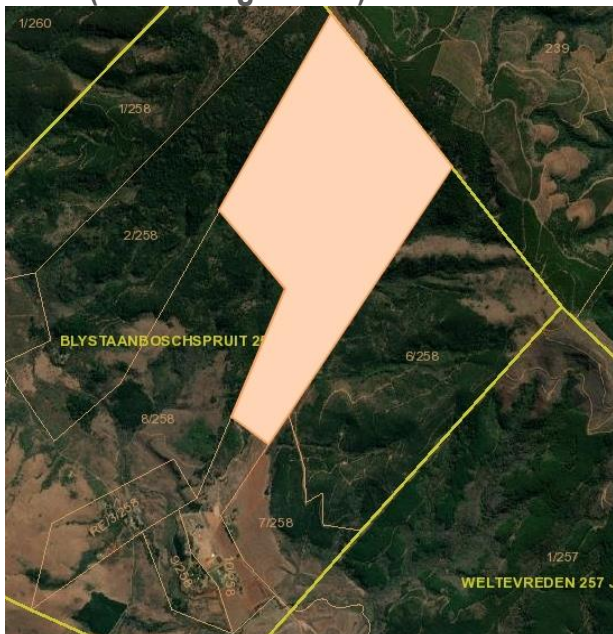
An approved subdivision has been approved for portion 5 (RE), which can be promulgated by the purchaser. This will effectively result in the following 2 portions:

- Portion 5 (RE) in extent of **267.7186Ha** – Forestry Land
 - Portion 10 in extent of **48.8559Ha** – Homestead, Sawmill & CCA Plant and Macadamia orchards
- This could be a potential upside for the Purchaser.

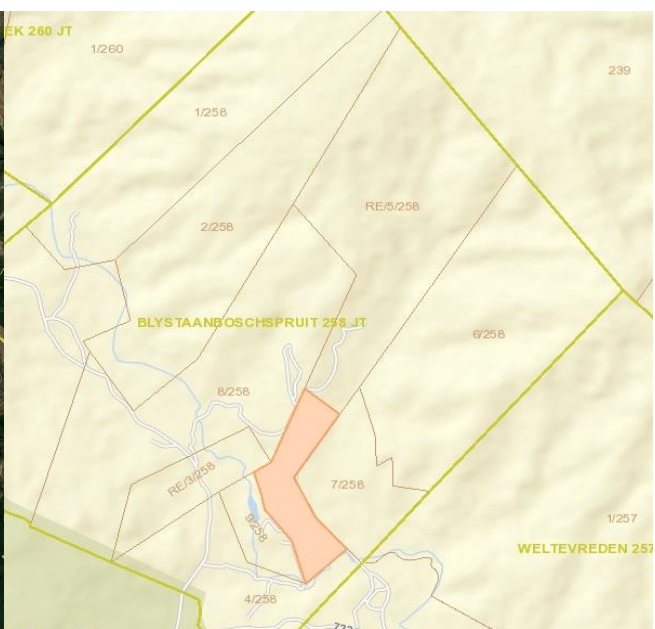
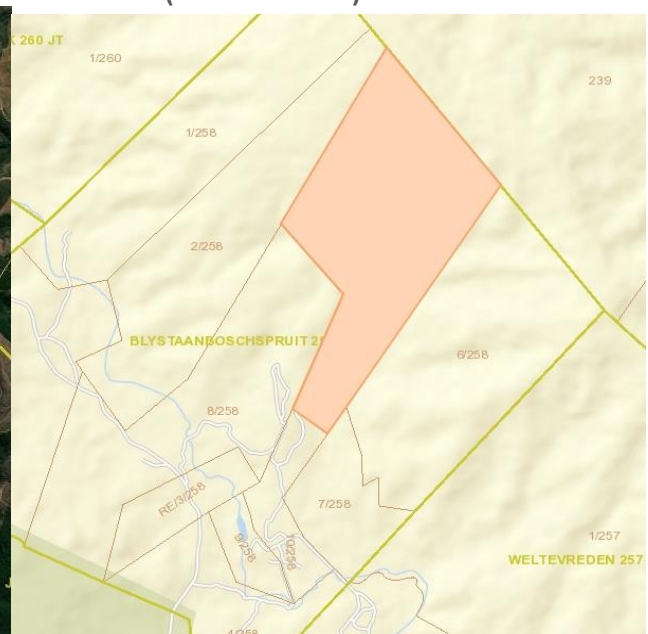
CSG

Approved Subdivision:

Portion 5 (Remaining Extent)



Portion 10 (New Portion)




Water Rights – Portion 5

Suite 801, 8th Floor
the MAXSA Building
113 Screen Street
Mbombela

Private Bag X11214
Mbombela
1200

Tel 019 753 9000
Fax 019 753 2786


INKOMATI-USUTHU
 CATCHMENT MANAGEMENT AGENCY

Enquiries: Verification Office
Reference: 258/T/5
E-mail: verification@iucma.co.za

By Email
W JORDAAN

Sir/Madam

PROPOSED EXISTING LAWFUL WATER USE

KINDLY RETURN THIS LETTER WITH PAGE 5 AND 6 COMPLETED BEFORE OR ON THE MENTIONED DUE DATE TO VERIFY YOUR EXISTING LAWFUL WATER USE

FORMER INKOMATI WATER MANAGEMENT AREA, WITHIN THE INKOMATI-USUTHU WATER MANAGEMENT AREA:

NOTICE IN TERMS OF SECTION 35(1) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998) TO APPLY FOR VERIFICATION OF THE LAWFULNESS AND EXTENT OF EXISTING TAKING AND STORING OF WATER

The particulars of the property and the registration number of the water use registered in respect of the property set out below are as follows:

Table 1: Property

PROPERTY DESCRIPTION	Farm Name	Farm Number	Registration Division	Portion Number	Property Extent (ha)
	BLYFSTAANBOSCHSP RUIT	258	JT	5	317 5544
PROPERTY OWNER	Name of Owner	ID/Bus reg no		Title Deed Number	
	Houtboskloof OC			T46289/2003	
REGISTERED WATER-USER	Name of Water User	ID/Bus reg no		Departmental Register Number	

The Inkomati-Usuthu Catchment Management Agency (IUCMA), acting on behalf of the responsible authority in terms of delegations by the Minister of Water & Sanitation (in terms of Section 63 of the National Water Act 36 of 1998 ("the Act")), is undertaking the verification of water uses in the Inkomati Water Management Area in terms of Section 35 of the Act.

MTP Nyikane Mufaka (Chairperson) | Mr MS Mthembu (Deputy Chairperson) | Dr GB Molekwa | Dr PE Malekane | Ms SD Wuginyi
Mr PA Shabangu | Mr PJ Venter | Mr AM Mathabula | Dr TK Gyado-Rhabe (Ex-Officio)

The basis for the information contained in this letter has amongst others been obtained from your registered water use, field surveys, satellite images and applicable government notices and scheduling if within a Government Water Control Area (GWCA) or permits and other authorisations if outside a GWCA. The recommendation with respect to the water use on the above-mentioned property is detailed in Tables 2 and 3.

Note: Any water use on this property that has already been declared LAWFUL, through the issue of a Water Use Licence, a General Authorisation, a Section 33 declaration or a Schedule 1 declaration, has been omitted from this determination. Similarly, any water use and/or entitlement obtained via an Irrigation Board, Water User Association or bulk water supplier (eg. Municipality) are omitted from this determination.

Table 2: Water use entitlements and water uses - abstraction and storage

Description & Reference	Irrigation				Storing		
	Field Area (ha) ¹	Crop Area (ha) ¹	Volume (m ³ /year)	Source	Number of Dams	Total Storing (m ³)	River / Stream
Registered water use ²	-	-	-	-	-	-	-
Estimated Qualifying Period water use ³	6	6	32226	Dam	1	30000	-
Proposed Existing Lawful Water use ³	-	-	32226	-	-	30000	-
Other takings of water							
Sector / Source:	Houboeslop River						
Registered water use (m ³ /year)	32226						
Proposed existing lawful water use (m ³ /year):	64452						

Table 3: Water use entitlements and water uses - stream flow reduction activity (SFRA)

Description & Reference	Forestry Extent (ha)	Stream Flow Reduction (m ³ /year)
Lawful water use in terms of the Water Act, 1956 (Act 64 of 1956) ⁴	200	151800
Estimated SFRA - Qualifying Period ⁴	200	151800
Registered SFRA ⁵	-	-
Proposed Existing Lawful SFRA ⁴	200	151800

¹ Field Area(ha) is the physical extent of the field area in hectares being irrigated, whilst Crop Area (ha) is used to indicate that more than one crop is irrigated on the same field in a year.

² In terms of regulation 3(b) of Regulations 1052 dated 12 November 1999 a person who uses water as contemplated in Section 21 of the Act must, when called upon by the responsible authority to do so, register the water use. The registration of water use in the Informal Water Management Area was requested by Notice number 536, published in the Government Gazette No. 21221, dated 2 June 2003.

³ Forestry planted prior to 1972 did not require any authorisation. Forestry planted after 1972 required a permit from the relevant authority. Depending on specific permit conditions, an area should have been afforested within 3 to 5 years after issue of a permit. Any unutilised portion of a permit was overruled.

CCA Treatment Plant & Sawmill



Main House



Flatlet



Second House



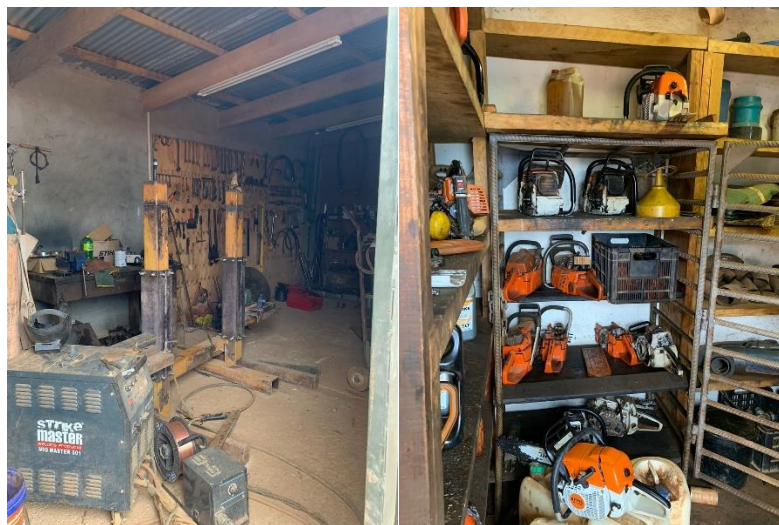


Macadamia and Arable Land





Machinery & Equipment



Portion 6

Extent 271.4285Ha

Plantation Rights for 175Ha

Water Rights (See Certificate)

All Roads in a good condition

Plantations

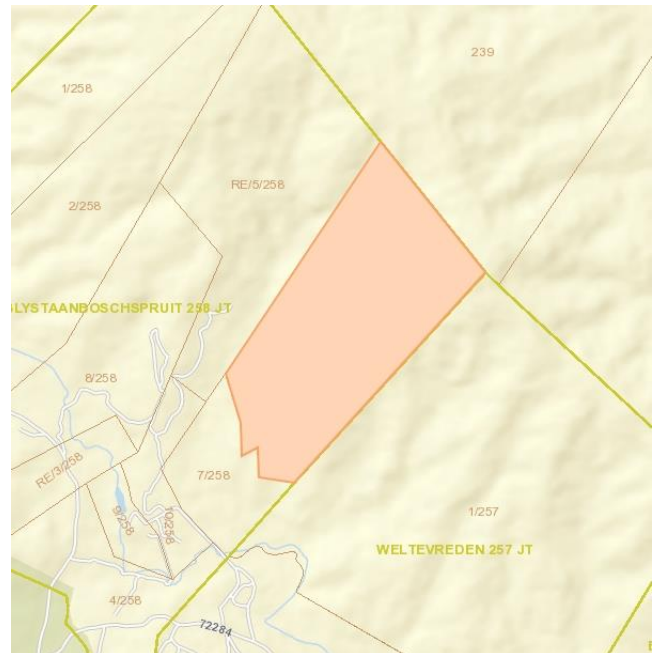
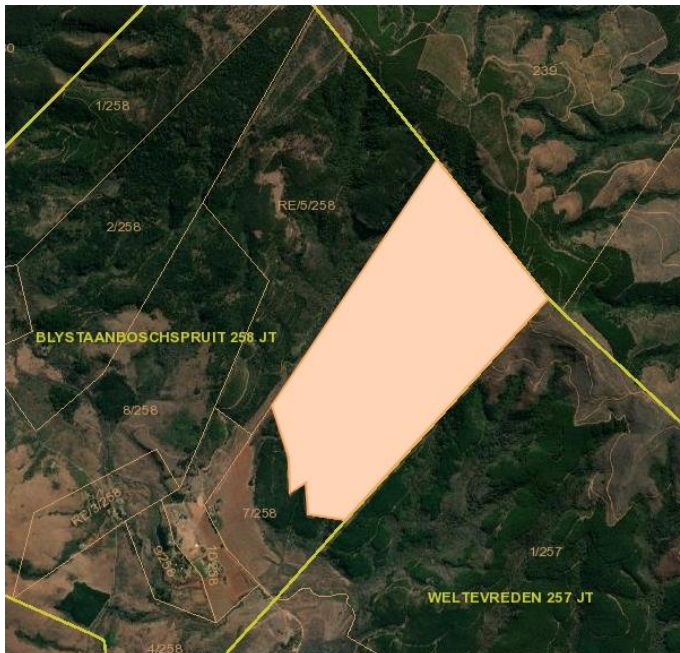
Forestry:

10Ha E.Grandis planted January 2018

30Ha E.Grandis planted January 2019

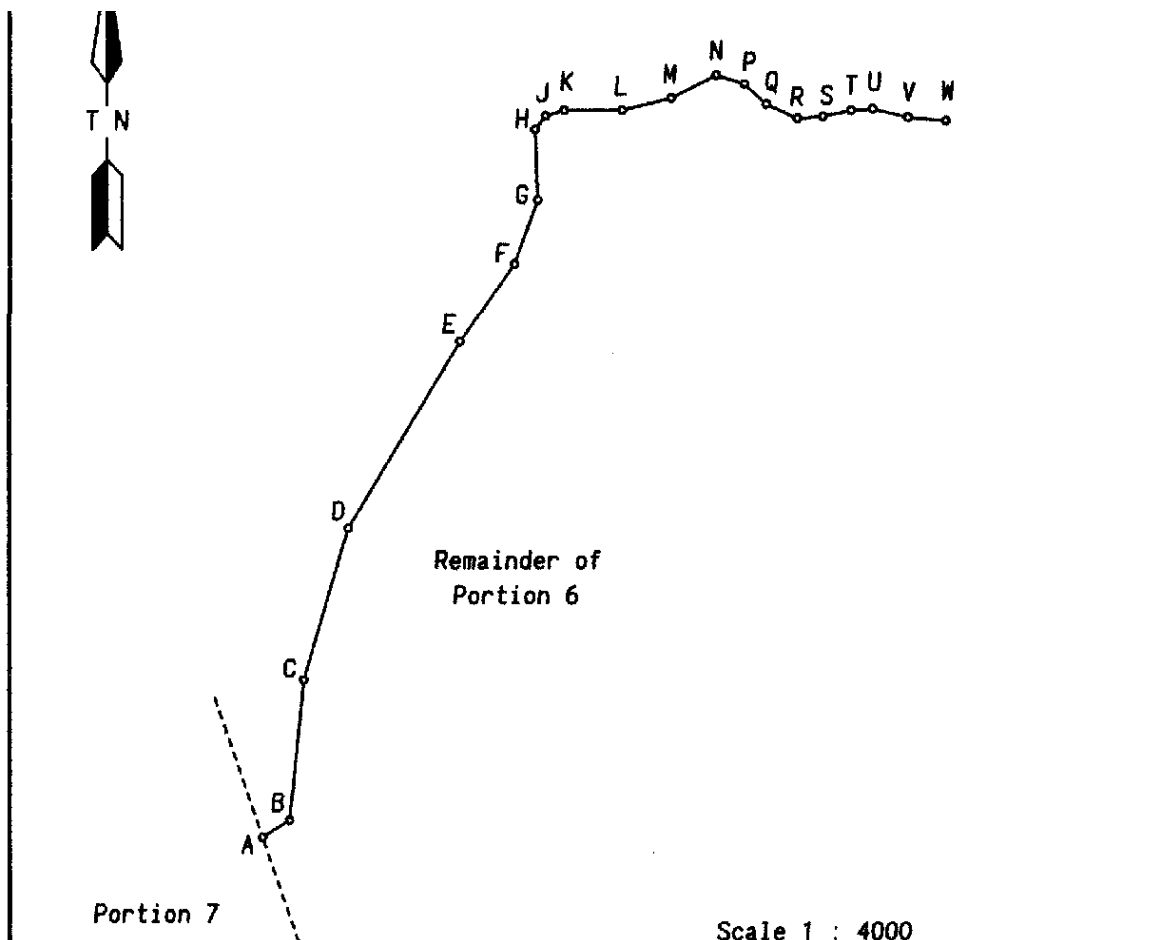
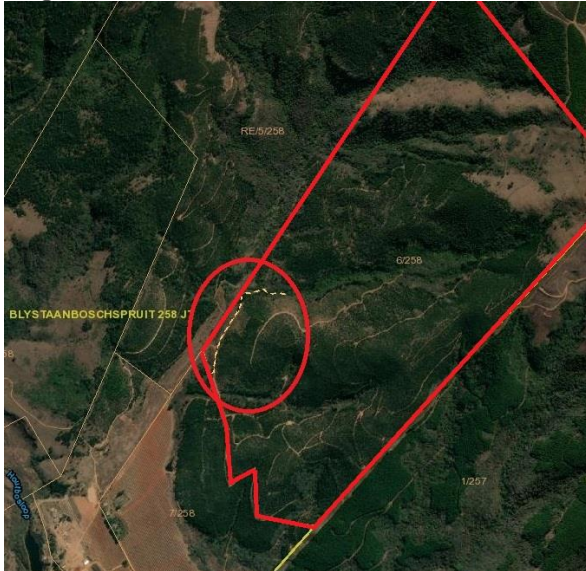
135Ha Third Rotation

CSG



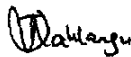
Water Rights Servitude on Portion 6 (for the benefit of Portion 7)

A drinking water servitude for the benefit of Portion 7 has been registered on Portion 6




SERVITUDE DIAGRAM

Sheet 1 of 2 sheets

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 31 X		S.G. No. 587/2017
		Constants:		0,00	0,00	Approved
AB	17,75	238 01 10	A	+36 969,37	+2 801 559,03	 for SURVEYOR- GENERAL 2017-09-04 Act 70/1970 Section 6A By-Law, 2015 Certificate and plan Section 59(1)(e)
BC	78,61	185 54 20	B	+36 954,32	+2 801 549,63	
CD	88,25	196 23 10	C	+36 946,23	+2 801 471,44	
DE	121,29	211 04 30	D	+36 921,34	+2 801 386,77	
EF	52,24	214 45 50	E	+36 858,74	+2 801 282,89	
FG	37,85	200 06 10	F	+36 828,95	+2 801 239,98	
GH	39,54	178 02 30	G	+36 815,94	+2 801 204,44	
HJ	9,56	217 41 00	H	+36 817,29	+2 801 164,92	
JK	10,85	253 31 00	J	+36 811,45	+2 801 157,36	
KL	32,28	269 55 20	K	+36 801,05	+2 801 154,28	
LM	28,23	256 02 10	L	+36 768,77	+2 801 154,23	
MN	28,38	243 26 20	M	+36 741,38	+2 801 147,42	
NP	16,02	287 10 20	N	+36 715,99	+2 801 134,73	
PQ	16,69	312 31 50	P	+36 700,69	+2 801 139,46	
QR	19,16	294 18 20	Q	+36 688,38	+2 801 150,75	
RS	14,20	265 31 00	R	+36 670,92	+2 801 158,63	
ST	16,16	258 07 00	S	+36 656,77	+2 801 157,52	
TU	12,01	266 28 30	T	+36 640,96	+2 801 154,19	
UV	20,23	283 06 20	U	+36 628,97	+2 801 153,45	
VW	21,18	274 55 10	V	+36 609,27	+2 801 158,04	
			W	+36 588,17	+2 801 159,86	
Rietvlei (48)			Δ	+44 004,83	+2 805 729,13	
Weltevreden (134)			Δ	+34 908,83	+2 800 624,09	
<u>Description of Beacons</u> A,B,C,D,E,F,G,H,J,K,L,M,N,Q,R,S,T,U,V : 12mm Round Iron Peg P : 20mm Iron Peg W : Hole in Rock						
The line A B C D E F G H J K L M N P Q R S T U V W represents the centre line of a water pipeline servitude 4 meters wide over the Remainder of Portion 6 of the farm <u>BLYFSTAANBOSCHSPRUIT NO.258-JT</u> Mbombela Local Municipality, Province of Mpumalanga Surveyed in February 2017 by me						
J.J.Oosthuizen Professional Land Surveyor Registration Number PLS0836						


Water Rights - Portion 6



Suite 601, 8th Floor
The MAXSA Building
11 Snek Street
Mbombela

Private Bag X11214
Mbombela
1200

Tel 013 753 5000
Fax 013 753 2786



INKOMATI-USUTHU
CATCHMENT MANAGEMENT AGENCY

Enquiries: Verification Office
Reference: 258JT/6 - 27/2/1/X22A/002
E-mail: verification@iucma.co.za

By Registered Mail
PETER'S REST PLANTATIONS
PO BOX 8039
NELSPRUIT
1200

Sir/Madam

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	BLYFSTAANBOSCHSP RLII	258	JT	6	271.4285

PROPERTY OWNER	Name of Owner	ID/Bus reg no	Title Deed Number
	Peter's Rest Plantation CC	CK87/24807/23	T94439/1997

REGISTERED WATER-USER	Name of Water User	ID/Bus reg no	Departmental Register Number
	PETER'S REST PLANTATIONS		24006629

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M TP Ryskane-Maluka [Chairperson] | Mr MS Mthembu [Deputy Chairperson] | Dr JB Molwente | Dr PE Molokwane | Ms SD Wiggins
Mr PA Shabangu | Mr PJ Venter | Mr JM Mathobela | Dr TK Gwede-Ahabin [Ex-Officio]

www.bideasy.co.za

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Registered water use ²							
Estimated Qualifying Period water use ³							
Proposed Existing Lawful Water use ⁴							
Other takings of water							
Sector / Source:							
Registered water use (m ³ /year):							
Proposed existing lawful water use (m ³ /year):							

Table 3: Water use entitlements and water uses – stream flow reduction activity (SFRA)

Description & Reference	Forestry Extent (ha)	Stream Flow Reduction (m ³ /year)
Lawful water use in terms of the Water Act, 1956 (Act 54 of 1956) ⁵	172.0	130,548
Estimated SFRA – Qualifying Period ⁶	172.0	130,548
Registered SFRA ⁷	172.0	130,548
Proposed Existing Lawful SFRA ⁸	172.0	130,548

¹ **Field Area (ha)** is the physical extent of the field area in hectare being irrigated, whilst **Crop Area (ha)** is used to indicate that more than one crop is irrigated on the same field in a year.

² In terms of regulation 3(f) of Regulations 1352 dated 12 November 1999 a person who uses water as contemplated in Section 21 of the Act must, when called upon by the responsible authority to do so, register the water use. The registration of water use in the Inkomati Water Management Area was requested by Notice number 536, published in the Government Gazette No. 21771, dated 2 June 2000.

³ Forestry planted prior to 1972 did not require any authorisation. Forestry planted after 1972 required a permit from the relevant authority. Depending on specific permit conditions, an area should have been afforested within 3 to 5 years after issue of a permit. Any unutilised portion of a permit was cancelled.

Portion 1

Extent 235.6177Ha
Plantation Rights
Roads all in a good condition

Plantations

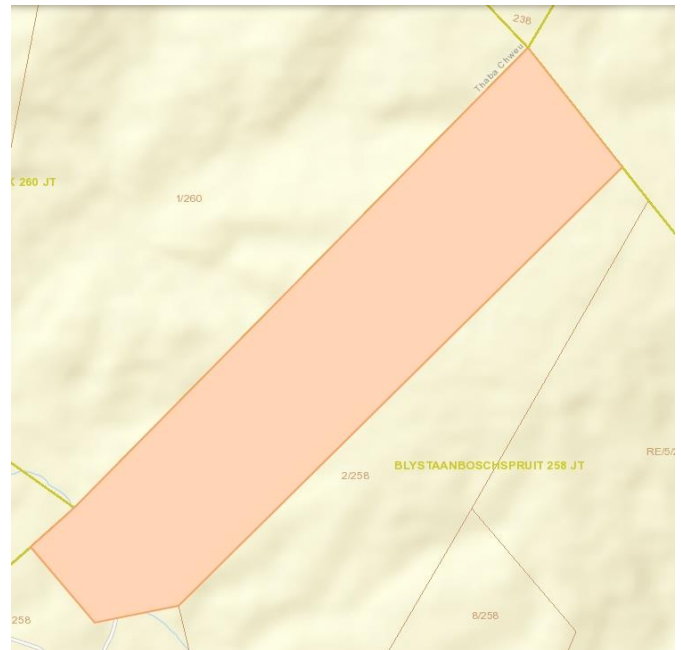
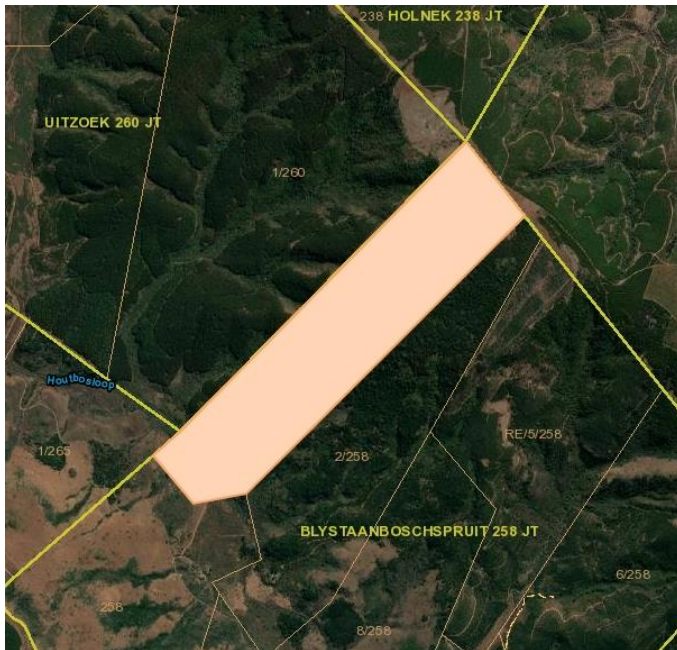
Forestry:

205Ha E. Grandis planted 3rd Rotation
30Ha Housing and Pecan Nuts Orchard

Infrastructure and Improvements:

Family Home
25KVA Eskom Connection

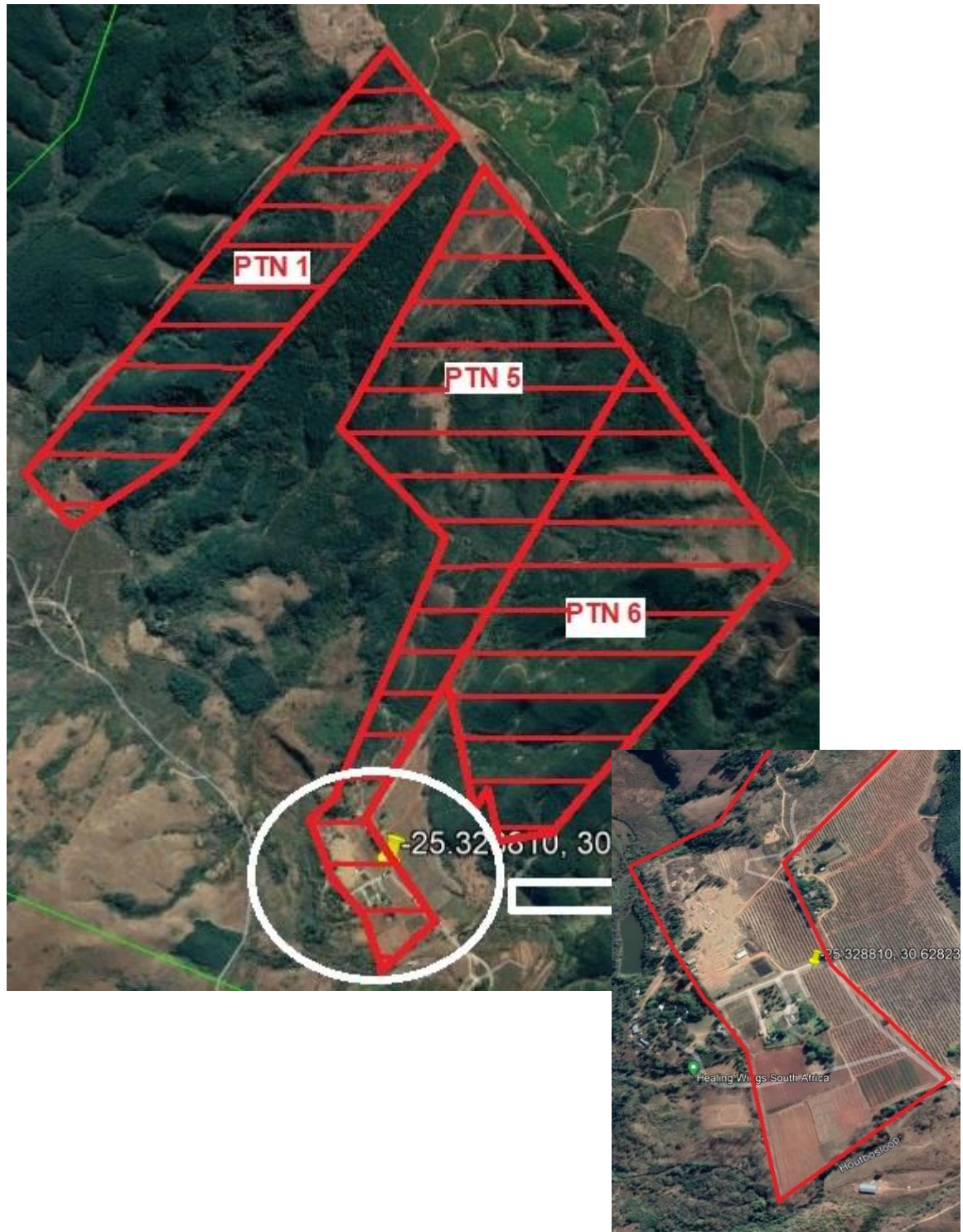
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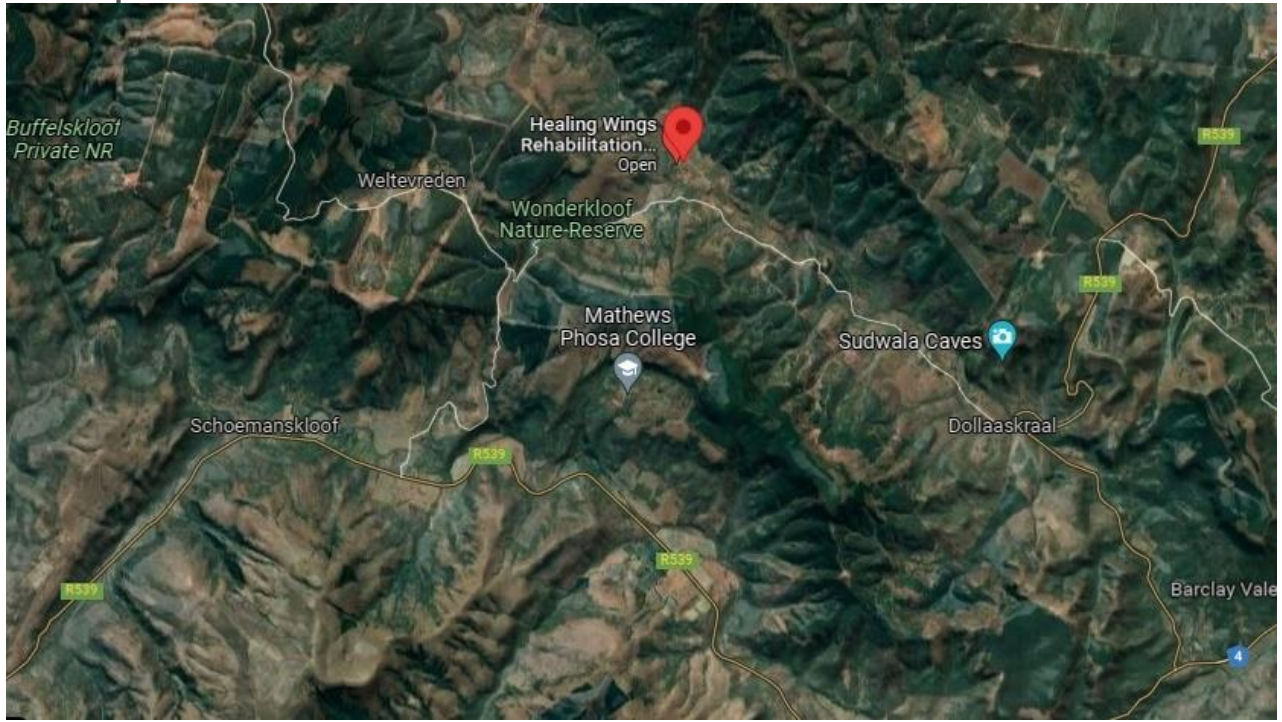
Portion 1 & 6 Forestry Photo's



Combined Portions



Aerial / Map



Map



GPS Co-Ordinates 25°19'43.2"S 30°37'43.2"E
-25.328670, 30.628653

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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