

**PORTIONS 5, 24, 72, 125, 126 AND 187 OF
FARM STERKRIVIERNEDERSETTING 253, KR**

138.7249-HECTARE

ONSITE AUCTION: 15 APRIL 2023 @10:00

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Parkland, No 5, 229 Bronkhorst St, Nieuw Muckleneuk



EIENDOMME - PROPERTIES

1. PROPERTY LAYOUT



PORTIONS 5, 24, 72, 125, 126
AND 187 OF FARM STERKRIVIERNEDERSETTING 253 KR
Andreas Greeff – 072 118 7509



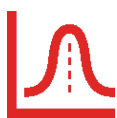
PROPERTY OVERVIEW

AUCTION DATE: 15 APRIL 2023 @10H00

Situated in the Sterkrivier area, approximately, ±26km west from Mokopane.



R101, Sterkrivier



138.7249 Hectare



Zoned Agricultural



Dwellings
Cattle & Sheep Facilities



STC

- A breakdown of geographic and climate information were obtained from the Agricultural Geo-referenced Information System (AGIS)

KEY HIGHLIGHTS

CO-ORDINATES	-24.22302 / 28.76608
SUBURB / CITY	Mogalakwena Local Municipality
CLOSEST TOWN	Sterkrivier, Limpopo
ELECTRICITY	Eskom
FENCED	Game Fenced

AUCTION DETAILS

REGISTRATION	Not applicable
BUYERS COMMISSION	8% + VAT over and above bid price
DEPOSIT	5% + VAT of the purchase price payable to the auctioneer
CONFIRMATION	7 Business days
OPENING BID	Opening bid to be taken from the bidding floor.

DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Vleissentraal nor the Seller, guarantee the correctness of the information, and none of the aforementioned 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 supplied, whether due to the negligence or otherwise of Vleissentraal, the Sellers or any other person. The proposed Consumer Protection Regulations, 2010 as well as the Rules of Auction can be viewed at www.vleissentraal.co.za. Bidders must register to bid and provide original proof of identity and residence on registration.

The Rules of Auction 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.

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2. LOCATION

SITE IDENTIFICATION



- The property was positively identified by means of the Compilation Map for Farms Sterkriviernedersetting 253, KR.

MACRO LOCALITY



- Situated in the Sterkrivier area, ±26km west from Mokopane.
- N1 onramp situated 34km south from the subject farm.

MICRO LOCALITY



- The Sterkrivier area is a well-known commercial farming node, known for cattle and crop and game farming activities.
- Easy access to the farm is available from both Mokopane and Naboomspruit via a well-maintained gravel road en-route to Legends Estate.
- From the R101 (Between Mokopane and Naboomspruit), turn west towards Legends. Follow the road for approximately 23km. The properties are situated on your left close to the Koelemansrust Kontant Winkel.



3. TITLE DEED AND LOTS

LOT 1

Legal Property Description Please refer to Annexures

FARM STERKRIVIERNEDERSETTING 253 KR

DESCRIPTION	LAND SIZE (M ²)	TITLE DEED
Portion 187	35.0975 hectares	T23551/2008PTA
<i>TOTAL REGIST LAND SIZE</i>	<i>35.0975 HECTARES</i>	
<i>LEGAL DESCRIPTION</i>	Farm Sterkrieviernedersetting 253 KR	
<i>OWNER</i>	Legend & IFA Developments (Pty) Ltd	



LOT 2

FARM STERKRIVIERNEDERSETTING 253 KR

DESCRIPTION	LAND SIZE (M ²)	TITLE DEED
Portion 5	23.3392 hectares	T70672/2008PTA
<i>TOTAL REGIST LAND SIZE</i>	<i>23.3392 HECTARES</i>	
<i>LEGAL DESCRIPTION</i>	Farm Sterkrieviernedersetting 253 KR	
<i>OWNER</i>	Legend & IFA Developments (Pty) Ltd	



Lot 3

FARM STERKRIVIERNEDERSETTING 253 KR

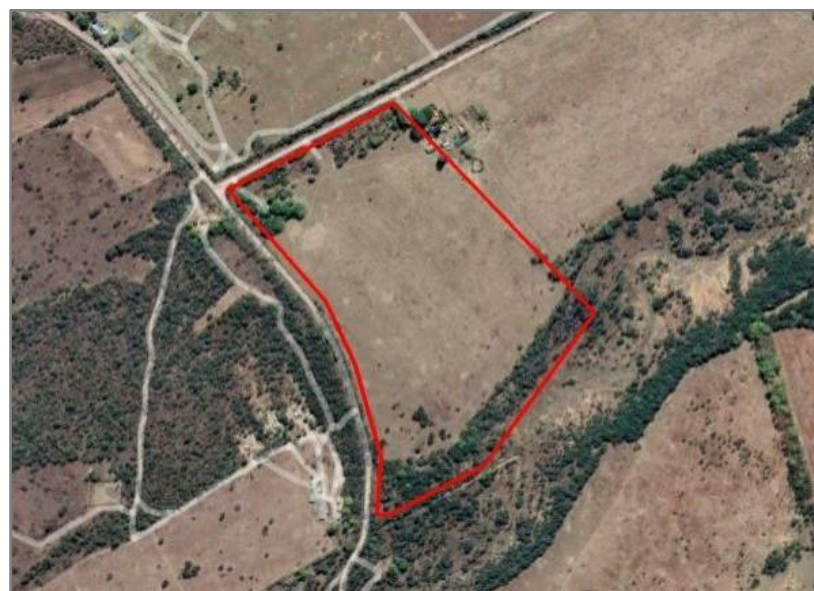
DESCRIPTION	LAND SIZE (HA)	TITLE DEED
Portion 72	30.5905 hectares	T70672/2008PTA
Portion 125	10.5617 hectares	T70672/2008PTA
Portion 126	13.6736 hectares	T70672/2008PTA
TOTAL REGIST LAND SIZE 54.8258 HECTARES		
LEGAL DESCRIPTION	Farm Sterkrieviernedersetting 253 KR	
OWNER	Legend & IFA Developments (Pty) Ltd	



Lot 4

FARM STERKRIVIERNEDERSETTING 253 KR

DESCRIPTION	LAND SIZE (HA)	TITLE DEED
Portion 24	25.4624 hectares	T70672/2008PTA
TOTAL REGIST LAND SIZE 25.4624 HECTARES		
LEGAL DESCRIPTION	Farm Sterkrieviernedersetting 253 KR	
OWNER	Legend & IFA Developments (Pty) Ltd	



LOT 5 – ALL 4 LOTS COMBINED

4. PROPERTY DESCRIPTION

PROPERTY



- Farm divided into a combination of grazing camps. Boundary fenced with standard 2.4m game
- Should the lots be sold of individually, the seller will fence off the various portions.
- 138.7249 Ha

LAND



- **Soil patterns:** Soils with a plinthic horizon
- **Vegetation:** Pure Grassveld Types

MUNICIPAL INFORMATION



- Mogalakwena Local Municipality

SERVITUDES



- Not seen the title deeds.

ZONING



- Agriculture (Unconfirmed)

CAPACITY



- **Grazing capacity:** 7.5 Hectares per Large Stock Unit (LSU)

CLIMATE



- **Annual rainfall:** 401mm – 600mm
- **Maximum summer temp:** 27.1° - 29°
- **Minimum winter temp:** 4.1° - 5°
- **Frost:** 11 – 20 May

WATER



- Boreholes on lots 3 & 4

IMPROVEMENTS



LOT 1 - PORTION 187 OF FARM STERKRIVIERNEDERSETTING 253 KR

- The seller will fence before transfer should the portion be sold individually.

LOT 2 - PORTION 5 OF FARM STERKRIVIERNEDERSETTING 253 KR

- If sold alone the seller will complete game fence between the portions.

LOT 3 – PORTIONS 72, 125, 126 OF FARM STERKRIVIERNEDERSETTING 2533 KR

- Student house
- Workshops
- Staff Accommodation
- Store
- Borehole
- Eskom Electricity.
- Cattle & Sheep handling facilities
- Portion 125 & 126 Vacant Land
- BOREHOLE

LOT 4 – PORTION 24 OF FARM STERKRIVIERNEDERSETTING 253 KR

- Security House
- BOREHOLE



5. PROPERTY DESCRIPTION

AUCTION REGISTRATION FEE DEPOSIT	Not Applicable
COMMISSION (EXCL VAT) BIDDING	A deposit of 5% (five per cent) of the Purchase Price payable to the AUCTIONEER by the PURCHASER immediately on the fall of the hammer, which amount the PURCHASER hereby authorises the AUCTIONEER to pay over to the SELLER'S Attorneys. 8% + VAT over and above the bid price on auction, payable by the PURCHASER immediately after the auction. The conduct of the auction is subject to the control of the Auctioneer who has the sole right to regulate the bidding procedure. Any error by the auctioneer shall be entitled to be corrected by him. Every bid shall constitute an offer to purchase the property for the amount bid upon the terms and conditions contained, of which the buyer has familiarised themselves with, in the Conditions of Sale, which the seller may accept or reject in their absolute discretion.
VAT/ TRANSFER DUTY ON PROPERTY	VAT payable
CONFIRMATION PERIOD	7 Business Days
GUARANTEE PERIOD	Within 45 calendar days from acceptance
TRANSFER ATTORNEY	Symington De Kok Attorneys (or their duly authorised nominee),
ELECTRICAL COMPLIANCE	The SELLER will be responsible for electrical certificates of compliance

