

DECEASED ESTATE Portion 0 of Erf 274 & 275 "VAALHARTSNEDERSETTING B AH"

87.3533 Ha - Jan Kempdorp - Northern Cape



AUCTION DATE : THURSDAY 28 NOVEMBER @ 11H00 ONSITE & ONLINE
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Terms and Conditions of Auction

Deposit	5% payable on the day of the auction
Commission	6% (plus VAT) payable on the day of the auction over and above bid price
Guarantees	45 (Forty-five) days from date of acceptance
Confirmation	7 (Seven) days (Owner can confirm on the day of the auction)
VAT / Transfer Duty	VAT applicable
Bidding Registration Fee	R50 000.00 (Refundable if unsuccessful)



Disclaimer

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General

Property Address:

Portion 0 of Erf 274 "VAALHARTSNEDERSETTING B AH"
Portion 0 of Erf 275 "VAALHARTSNEDERSETTING B AH"

- 28.088625 , 24.648768
- 28.085595 , 24.644399

Suburb & City:

Jan Kempdorp , Northern Cape



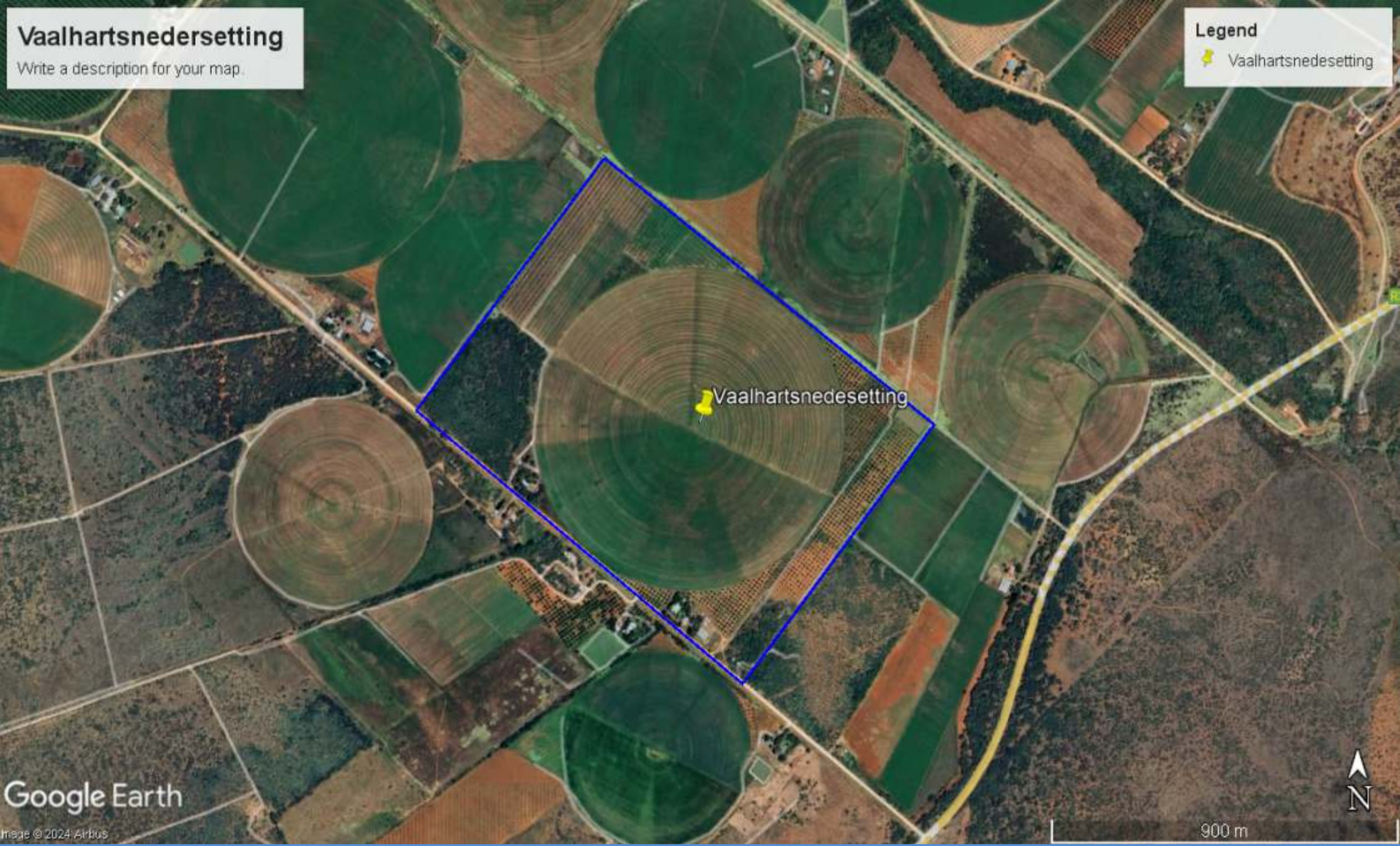
LOCALITY

Vaalhartsnedersetting

Write a description for your map.

Legend

-  Vaalhartsnedersetting



Google Earth

Image © 2024 Airbus

900 m



PROPERTY OUTLINE



TITLE DEED INFORMATION

Deceased Estate: **ESTATE LATE - JORDAAN JAN ABRAHAM**

Master's Ref. Number: **965/2021**

Registered description: **Portion 0 of Erf 274**
“VAALHARTSNEDERSETTING B AH”

Title Deed Number: **T2509/2014**

Site area: **36.4021 HA**

Deceased Estate: **ESTATE LATE - JORDAAN JAN ABRAHAM**

Master's Ref. Number: **965/2021**

Registered description: **Portion 0 of Erf 275**
“VAALHARTSNEDERSETTING B AH”

Title Deed Number: **T2509/2014**

Site area: **50.9512 HA**

Total Area : 87.3533 HA



TITLE DEED DESCRIPTION

DESCRIPTION & IMPROVEMENTS:

IRRIGATION:

- Water supply from Vaalharts irrigation scheme
- 52 ha Water rights, 9 140 m³ per ha
- 53 Ha Centre Pivot planted under lucerne (7 Tower Valley)
- 8 ha Linear irrigation system
- 5 ha Sprinkler irrigation
- 80 m x 60 m irrigation dam
- 2 x Centrifugal pumps , 45 KW
- 2 Boreholes equipped with submersible pumps

CROPS:

- 10 ha Pecan nuts - 8 years old
- 6 ha Pecan nuts – 3 years old
- Varieties: Choctaw and Wichita
- 25 ha Lucern

POWER SUPPLY:

- Eskom

BUILDINGS:

Main Residence:

- 3 bedrooms & 2 bathrooms
- Study
- Lounge & TV room
- Dining room & Kitchen



Flatlet:

- 2 bedrooms & 1x bathroom
- Security fence around house and apartment

2nd Residence:

- Pitched roof with 4 bedrooms & 2 bathrooms
- Living room
- Dining room & kitchen
- Enclosed porch
- Garage and storage room

Shed:

- 2 x Sheds with work space and storage rooms
- Garage
- 2 x Labourers accommodation Units









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