

# Portion 28 of the Farm 532 “VERMAAKSKRAAL” IS

293.7 Ha - Amersfoort, Mpumalanga



**FOR SALE**

 Frans van Dyk | 082 898 5566 | [frans@landhouse.co.za](mailto:frans@landhouse.co.za)

  
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# GENERAL

Property Address:

Portion 28 of the Farm 532 "VERMAAKSKRAAL" IS

-26.983688, 29.881763

Suburb & City:

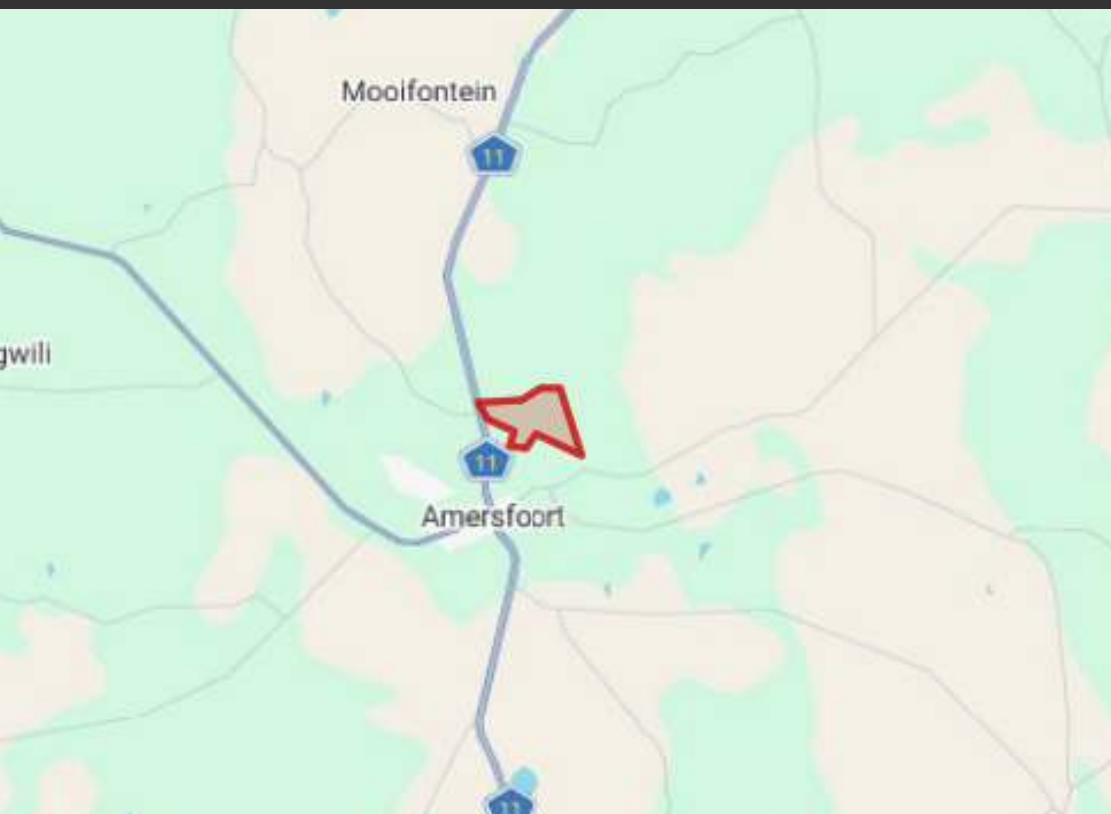
Amersfoort, Mpumalanga



## LOCALITY

## TITLE DEED DESCRIPTION

**Title Deed Number:** T4167/2012  
**Registered description:** Portion 28 of the Farm 532 “VERMAAKSKRAAL” IS  
**Site Area:** **293.7024 Ha**  
**Registered Owner:** ELCOR TRUST  
**Vat / Transfer Duty:** VAT TBC



## DESCRIPTION & IMPROVEMENTS:

### IMPROVEMENTS:

- Main house (prefab): 4 bedrooms, double amenities
- Flat with double garage and lean-to
- Second house: 3 bedrooms with veranda
- Large shed  $\pm 400$  m<sup>2</sup> (roof requires attention)
- Old stone shed with kraal

### WATER SUPPLY:

- Skulpspruit flowing through the property
- 2 Earth dams
- Natural fountain
- Borehole with submersible pump
- 2 Water storage tanks

### GRAZING & CAMPS:

- 5 Natural grazing camps with natural water
- 3 Dry-land camps
- 1 Eragrostis camp with natural water
- Fencing generally in good, well-maintained condition

### LAND COMPOSITION:

- 36 Ha Dry-land fields (turf soil)
- 5 Ha Artificial grazing (Eragrostis curvula)
- $\pm 252.7$  Ha Natural pastures



## **ELECTRICITY:**

- Fully off-grid solar system
- 3 × 8.5 kW three-phase inverters
- Backup generator: Deutz diesel engine (53 kW)
- Alternator: 40 KVA, three-phase

## **LOCATION:**

- ±3 km North-East of Amersfoort

## **GENERAL:**

- Highveld mixed-farming property ideally suited for livestock with additional cash-crop potential.
- Turf soils with medium production potential, good-quality natural grazing (Themeda triandra – Rooigras), strong natural water supply, and solid infrastructure including two houses, a flat, and large shed.







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LANDHOUSE AGRICULTURAL PTY LTD – 2018/389037/07

111 Ringduif Street • Roodeplaat • 0030  
Phone: 012 364 2563 • Email: [info@landhouse.co.za](mailto:info@landhouse.co.za)  
[www.landhouse.co.za](http://www.landhouse.co.za)

