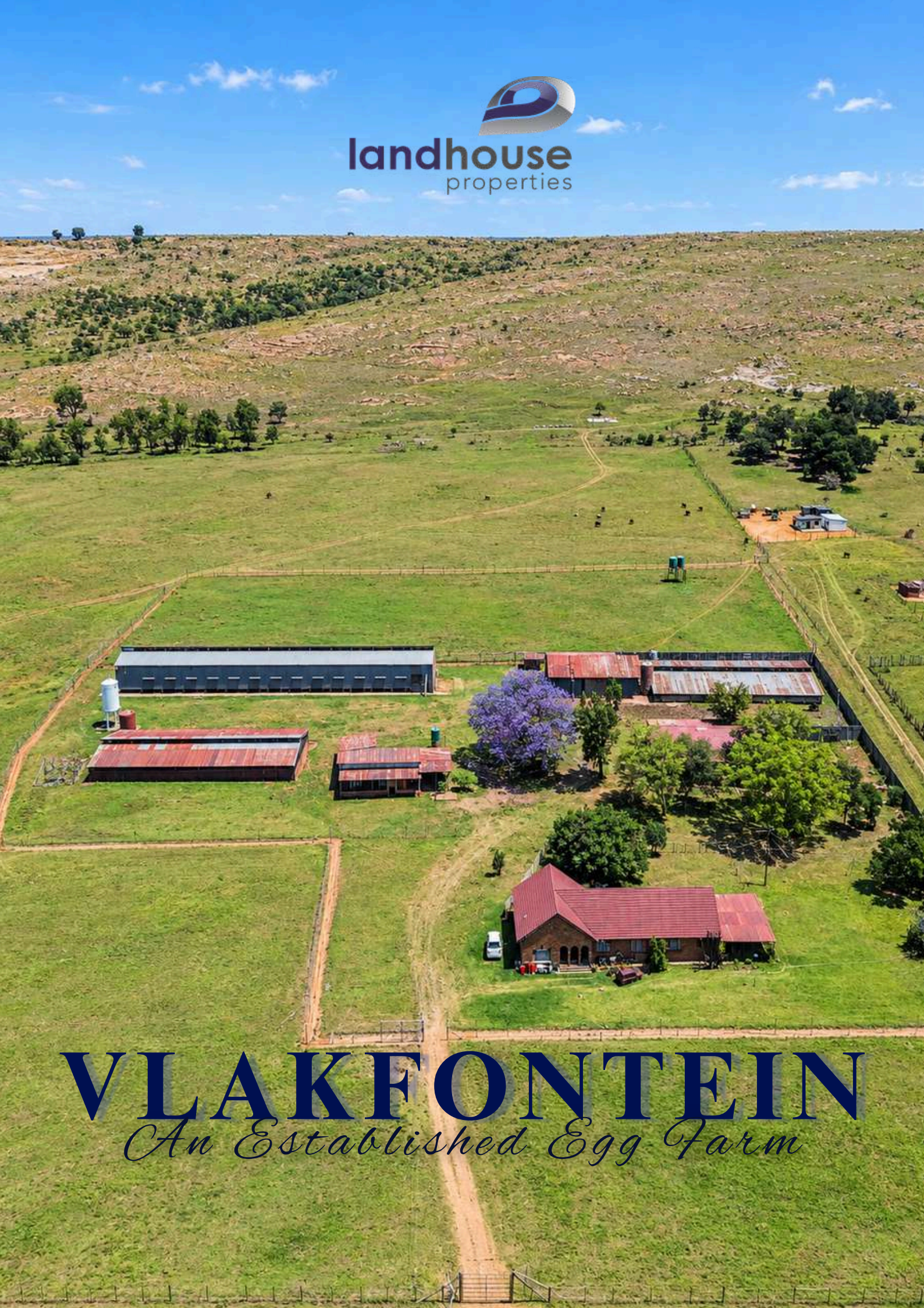


landhouse properties

VLAKFONTEIN

An Established Egg Farm

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SALE DISCLAIMER

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GENERAL

Our Mission

Our bespoke marketing is tailored for any client's needs, ensuring maximum exposure and a successful relationship with our clients.

Our Vision

To be the leading auction and sales platform in the agricultural sector.

Terms and Conditions

- Deposit - 10% Payable on the day of the auction.
- Commission - 6% (plus VAT) payable by the purchaser on the day of the auction over and above bid price.
- Guarantees - 45 (Fourty FIve) days from date of acceptance.
- Confirmation - 7 (seven) days
- VAT registered seller
- Bidding Registration Fee - R5 000.00 (Refundable if unsuccessful)

ESTABLISHED EGG FARM WITH EXCELLENT ACCESSIBILITY

Ideally situated along the R25 between Bapsfontein and Bronkhorstspruit, this egg farm offers excellent accessibility and an established agricultural infrastructure. The property features three lay houses with a combined capacity for 20,000 hens, supported by essential water and electricity infrastructure, machinery and equipment.

Complemented by three residential properties, office facilities and extensive storage space, this farm presents an opportunity for poultry farmers seeking an established operation with additional accommodation and infrastructure.

MAP & TITLE DEED INFORMATION

TOTAL SITE AREA: 57.1427 ha



REGISTERED DESCRIPTION:
Portion 4 of Farm 523, VLAKFONTEIN, City of Tshwane Non-urban, JR, Gauteng

TITLE DEED NUMBER: T126299/1998

DESCRIPTION AND IMPROVEMENTS

ESTABLISHED EGG FARM WITH EXCELLENT R25 ACCESS

Location: R25, between Bapsfontein and BHS
This egg farm offers excellent accessibility via the R25 and features three layer houses, residential accommodation, office facilities, storage buildings, and essential farming infrastructure.

1. LAY HOUSES

The farm features three layer houses, comprising one automated facility and two manually operated facilities.

Lay House 1 – 600 m²

- Big Dutchman high-rise system with capacity for 10,000 hens.
- Fully automated chain-feeding system.
- 18-ton feed silo.
- 5,000-litre water tank.
- Moba farm packer with an Anaconda system available, but not installed (operational condition - unknown).

Lay House 2 – 504 m²

- Manual layer house with capacity for 5,000 hens.
- 18-ton feed silo.
- 2,500-litre water tank.

Lay House 3 – 504 m²

- Manual layer house with capacity for 5,000 hens.
- 12-ton feed silo.
- 2,500-litre water tank.

2. WATER AND ELECTRICITY INFRASTRUCTURE

- Three boreholes, of which one is currently in use.
- Additional 5,000-litre water storage tank.
- Three-phase electricity supply.
- FAW 38 kVA generator with an automatic changeover switch.

DESCRIPTION AND IMPROVEMENTS

3. RESIDENTIAL ACCOMMODATION

The property includes three houses, offering accommodation for the owner, staff, or potential rental income.

Main House – 350 m²

A well-maintained four-bedroom home offering:

- Four bedrooms.
- Two and a half bathrooms.
- Study.
- Kitchen with separate wash-up area.
- TV room.
- Dining room.
- Tandem double garage.
- Carport suitable for a boat or caravan.

Potential rental income: Approximately R9,350 per month.

Second House: Former Farmhouse / Staff Accommodation – 190 m²

- Sandstone building.
- Suitable for staff accommodation.
- Equipped with shower facilities.

Third House – 150 m²

- Three bedrooms.
- One bathroom.
- Lounge.
- Kitchen.
- Carport.

4. OFFICE FACILITIES

Office Building – 70 m²

The office building includes:

- Kitchen.
- Bathroom.
- Storeroom.

DESCRIPTION AND IMPROVEMENTS

5. STORAGE FACILITIES

Storage Shed 1 – 220 m²

- Dimensions: 10 m × 22 m.
- Three storerooms, each measuring 5 m × 5 m.
- Three-phase electricity.

Storage Shed 2 – 240 m²

- Dimensions: 23 m × 15 m.
- Three-phase electricity.
- Walk-in cold room (refrigeration equipment excluded from the sale; available by separate negotiation).

6. MACHINERY, EQUIPMENT AND SECURITY

The following machinery, equipment and infrastructure are included:

- Staalkat egg-grading machine with a capacity of 14,000 eggs per hour.
- Floodlights.
- Entrance gate.
- Electric fencing surrounding the utilised section of the farm.

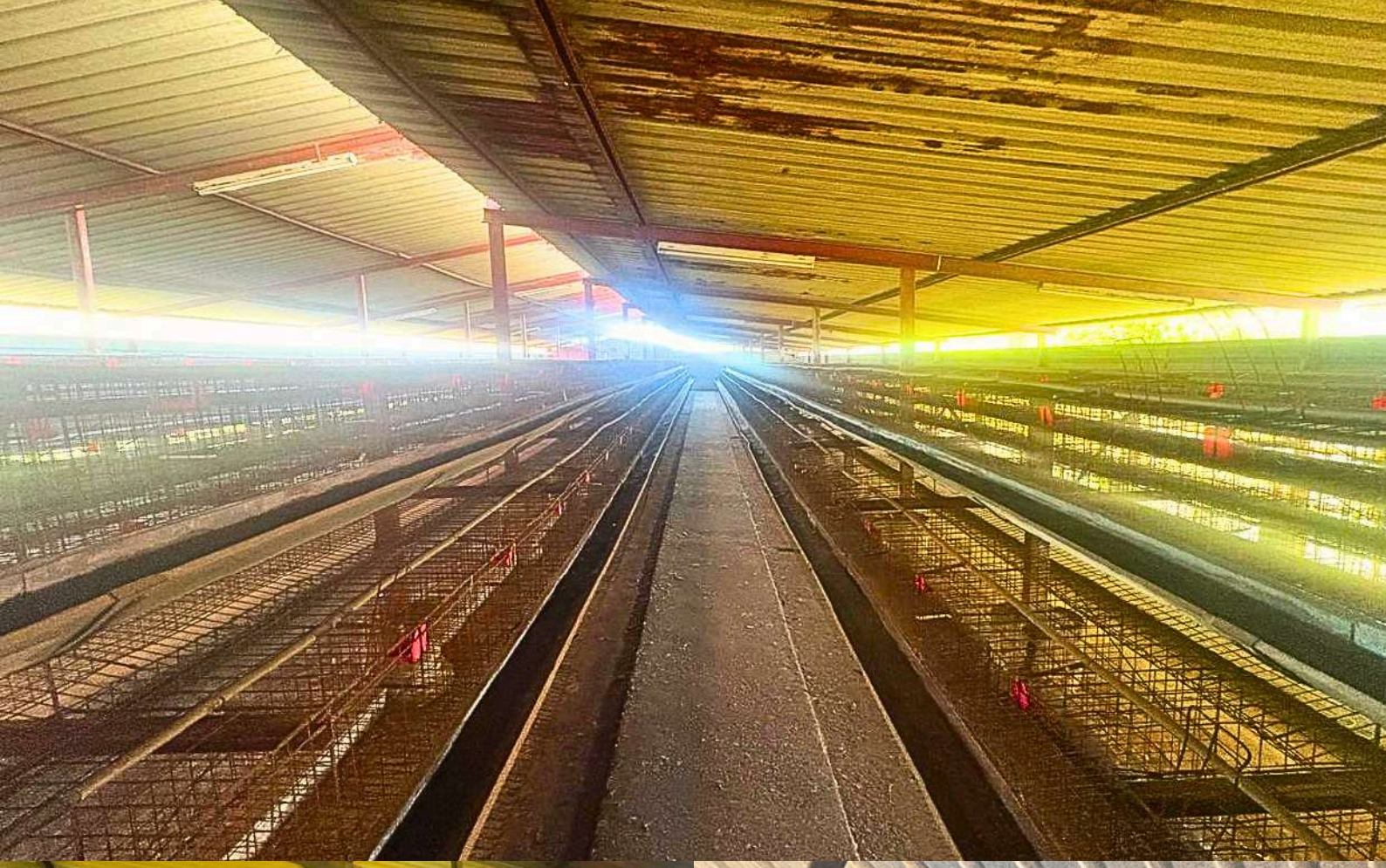
IMPORTANT NOTE

No livestock is currently kept on the property

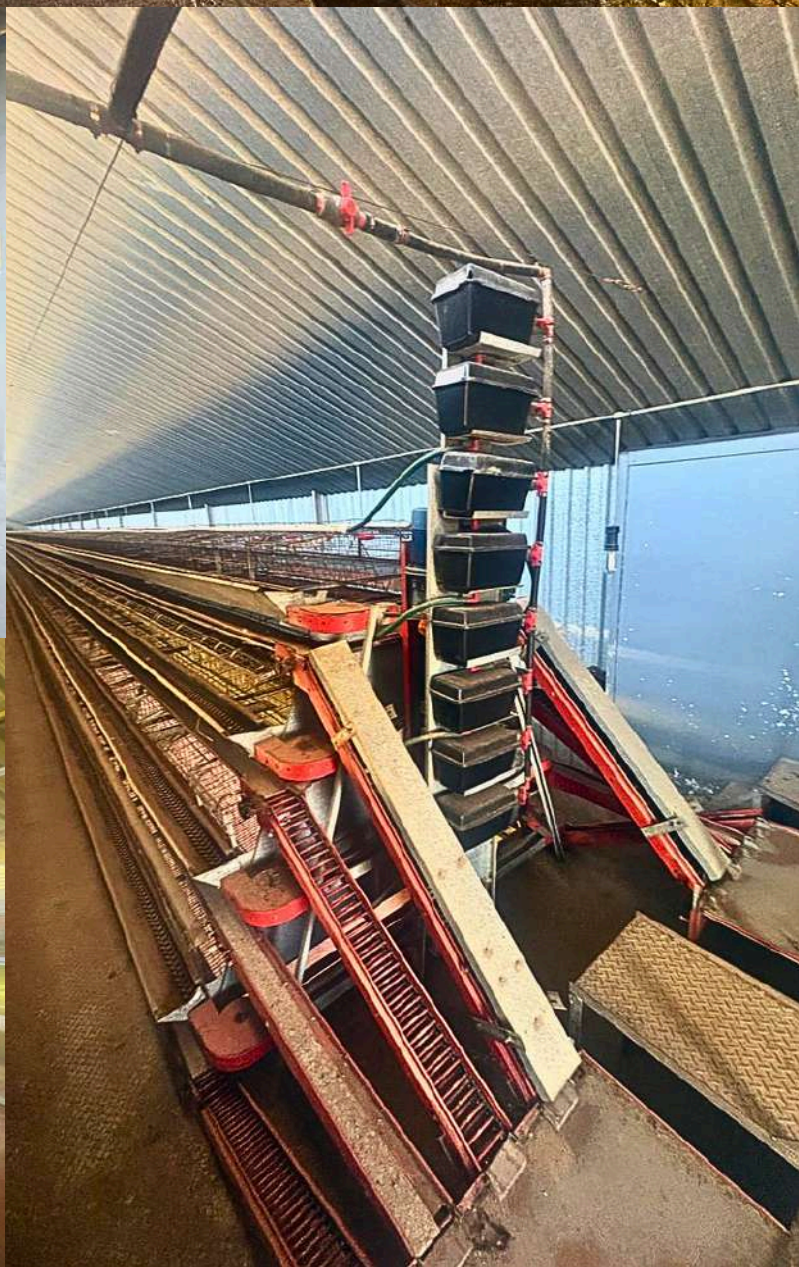
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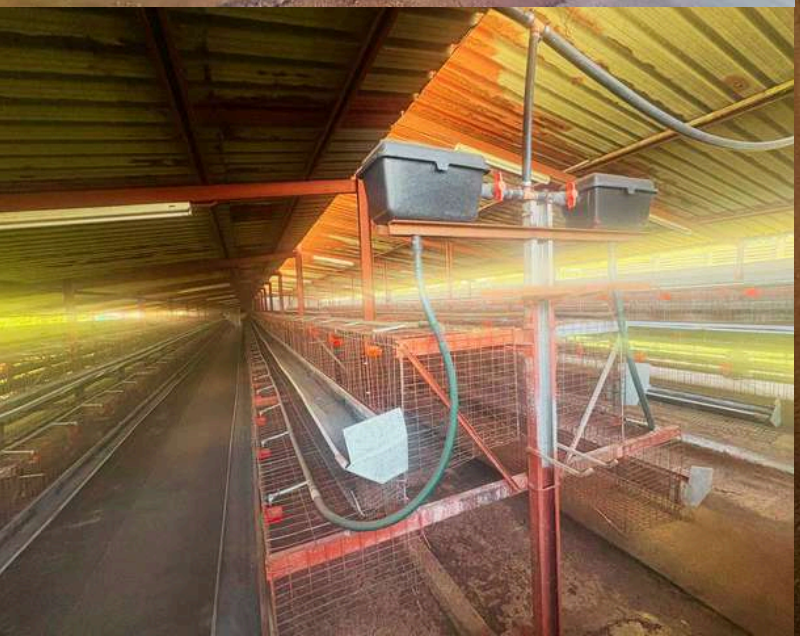






























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