

# INFORMATION PACK

FOR

## 8.9936Ha

# LUCERNE FARM

## ON RIVERFRONT

PTN 19 OF UITVLUGT FARM 434, HELDERSTROME AH, VEREENIGING

**\*\*DECEASED ESTATE\*\***



ON SITE AUCTION – Thursday, 23 May 2024 @ 11h00  
Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

### Title Deed Information –

#### **PORTION 19 OF UITVLUGT FARM 434, GAUTENG - IR**

**Known As:** PTN 19 OF THE FARM UITVLUGT 434, HELDERSTROME AH, VEREENIGING, GAUTENG

**Title Deed:** T42141/2015

**Extent:** 8.9936Ha

**Master's Reference:** 024460/2023 – MASTER OF THE HIGH COURT: JHB

**Local Authority:** EMFULENI LOCAL MUNICIPALITY

**Registration Division:** IR

**VAT Status:** The seller is NOT registered for VAT

**Zoning:** AGRICULTURAL

## Property Description

This 8.9936Ha farm is situated in Helderstrome AH Vereeniging on the Vaaldam Road, only ±8km from Three Rivers CBD with easy access from the R54. This property is ideally located close to all the necessary amenities that Three Rivers has to offer. Situated along the Suikerbosrant River, the property offers breathtaking views and a tranquil environment.

This productive lucerne farm is on a boundary on the riverfront with a shed. Lucerne is harvested 8 times annually and it is possible to cultivate a wide variety of crops such as vegetables or grains. There are ± 250 established Pomegranate trees on the farm.

This agricultural property boasts a sophisticated mother-line irrigation system with an 18.5kw pump that directly drew water from the nearby perennial river. There is a weir (low-head dam) on the Suikerbosrant River that feeds water to the farm. The water rights have subsequently lapsed.

There is a class 6 sprayer system in place making use of gravity/slope to the lucerne fields. With a mobile sprayer system and 12 connection points, you have complete control over water distribution.

The farm has three-phase electricity supply - farming efficiency is guaranteed. There is a borehole situated on the property that is not fitted.

The 180sqm shed/workshop situated on the farm ensures you have ample space for storage, equipment maintenance, and any other farming necessities.

This property has ample space and diverse vegetation that is ideal for farming sheep and other livestock.



## Aerial



## Photos







Photos – Suikerbosrant River





## Photos – Shed



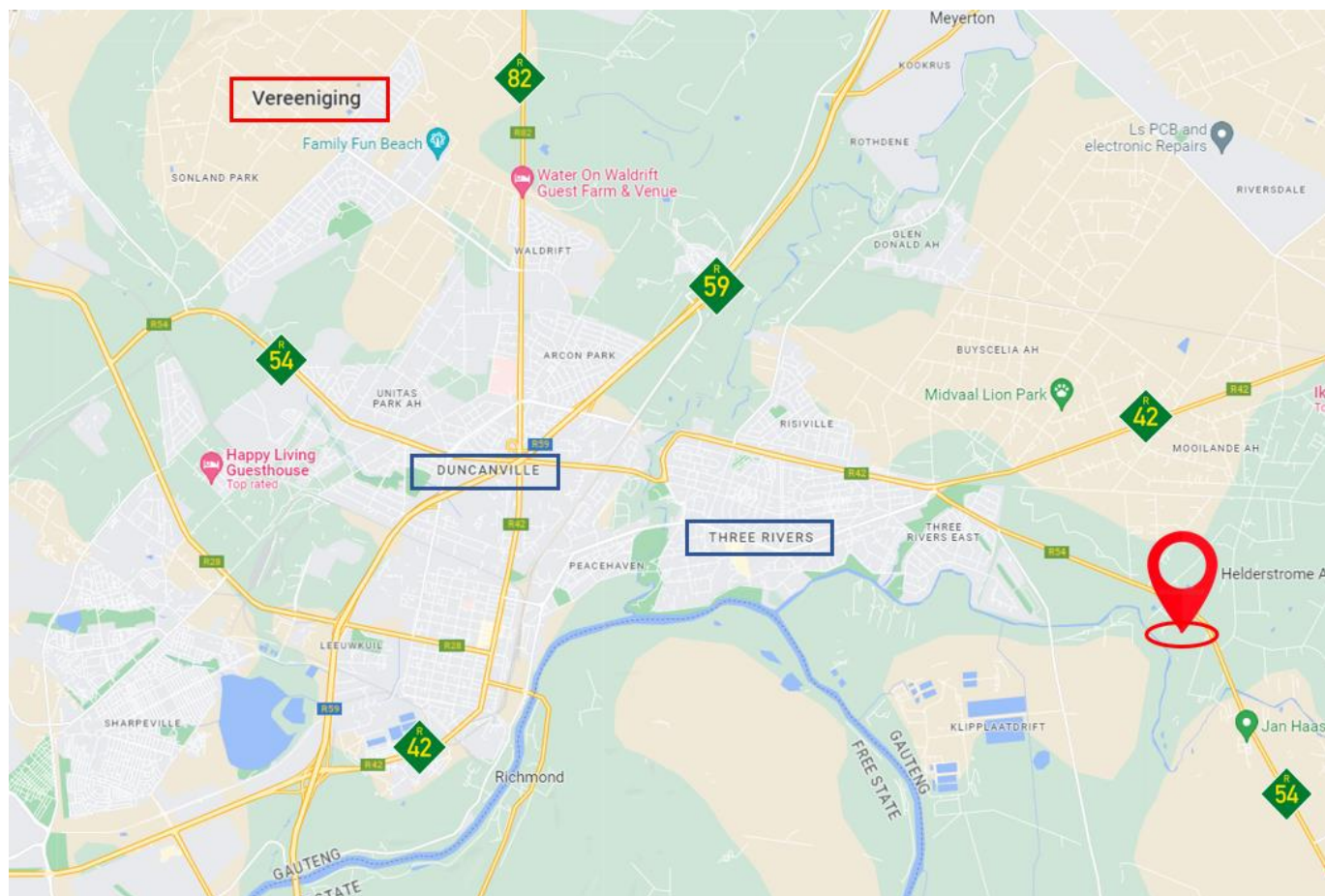
## SCG Diagram



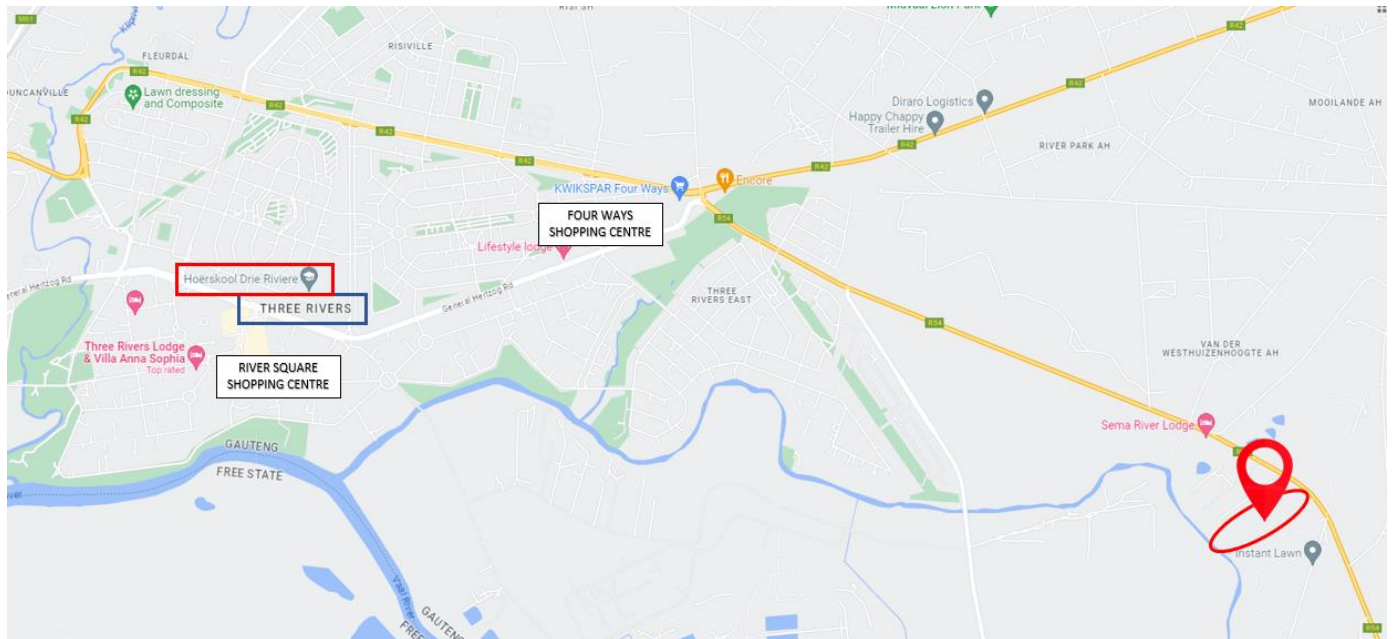
## Map / Aerial View



GPS Co-Ordinates 26°40'22.8"S 28°02'31.7"E  
-26.672987, 28.042128







## Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.  
 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](mailto:pieter@bideasy.co.za)

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