

# INFORMATION PACK

FOR

# 88 Ha COMMERCIAL FARM

## *MACADAMIA NUTS*

PORTION 186 OF FARM ROODEWAL 251, MPUMALANGA - JT



**ON SITE AUCTION – Wednesday, 17 May 2023 @ 11h00**

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## Property Information

### Title Deed Information –

#### PORTION 186 OF FARM ROODEWAL 251, MPUMALANGA - JT

Title Deed: T7405/2020

Extent: 88.1032Ha

Known As: PORTION 186 OF FARM ROODEWAL 251, MPUMALANGA

Local Authority: THABA CHWEU LOCAL MUNICIPALITY

Registration Division: JT

Province: MPUMALANGA

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL

## PROPERTY INFORMATION

88.10Ha established commercial Macadamia farm including a **modern family home** situated  $\pm 10$ km northwest of Nelspruit with easy access to the farm from the R37.

Nelspruit is situated in Mpumalanga province which is one of South Africa's most productive and important agricultural regions and plays a key role in the export profile of South Africa, primarily in fruit and nuts. The main farming activity in the area is citrus / avocados / macadamia / timber forests.

The climate in the Lowveld is said to be one of the best in South Africa with a high rainfall ratio and, is not excessively hot in summer, nor overly cold during the sunny winters.





## FARMING

There are 43.63Ha established macadamia orchards. Guavas are planted in between to increase output and support an income stream.

The farm consists of 6 Orchards with  $\pm 13\,613$  Macadamia Nut Trees with different cultivars as per the table below.

Code	Orchard	Cultivar	Irrigation Technique	Tree Spacing	Trees Per Hectare	Hectares	No Of Trees
329	A	816	Micros	8.00 X 4.00	312	4,73	1476
329	B	695 Beaumont	Micros	8.00 X 4.00	312	16	4992
329	C	A4	Micros	8.00 X 4.00	312	11	3432
329	Eden 1	A4	Micros	8.00 X 4.00	312	3	936
329	Eden 2	695 Beaumont	Micros	8.00 X 4.00	312	6,4	1997
329	Eden 3	A4	Micros	8.00 X 4.00	312	2,5	780
<b>Total</b>	<b>6 Orchards</b>				<b>312</b>	<b>43,63Ha</b>	<b>13,613 Trees</b>

- Orchards A & B: 20,73 Ha (between 7 - 8 years old)
- Orchard C: 11 Ha (between 6 - 7 years old)
- Orchards Eden 1,2 & 3: 11,9 Ha (between 5 - 6 years old)



**Irrigation:**

All irrigation is done by Micro-irrigation and is water comes from the Quarry.

Micro-irrigation conserves water as it delivers water directly to the soil surface close to the plant roots – avoiding wastage of water through evaporation or flooding, reducing the growth of unwanted plants (weeds), soil erosion, and cost of cultivation.

**Security:**

One side of the farm borders a Nature Reserve, which has an electrical fence and is patrolled. The rest of the farm is fenced with 1.8m high Razor Wire.

The house and the storeroom are fenced with an electric fence and are monitored by ADT.

**Staff:**

Staff accommodation with ablutions situated on the farm.

**Implements and Machinery:**

The following implements and machinery will be included in the sale of the farm:

- 2 x Tractors (1 x Landini 75 F 4x4 / 1 x FIAT 640 DT)
- 1 x Falcon Slasher
- 1 x FACMA Mulcher
- 1 x Jacto 2000 ARBUS Macadamia Sprayer
- 2 x 4 Ton Trailer
- 1 x 6 Ton TIP Trailer
- 1 x 600 Lit Weed Sprayer
- 1 x 2200 Lit Diesel Tank
- 1 x Complete 2 LANE DEHUSKER FACILITY

**RESIDENTIAL**

Newly built house with beautiful modern finishes. This family home consists of 4 bedrooms (3 en-suite), 3.5 bathrooms, a spacious open-plan kitchen and living space with a fireplace.

The large contemporary kitchen has ample counter and storage space with a big island that is perfect for family dinners. There is a separate pantry, scullery, and laundry room.

The house has a wing that is currently used as an office and workshop space but can easily be converted into a flat as there is already water pipes installed and only a gas geyser is needed.

Outside you will find a big garden with irrigation, a covered patio with a braai, and an entertainment area.



The property has beautiful views, a double garage, storeroom, a borehole, and 4 x 5000L water tanks.

## PROPERTY DESCRIPTION

### House

- 4 Bedrooms (3 Ensuite)
- 3.5 Bathrooms
- Kitchen
- Pantry
- Scullery
- Laundry Room
- Living Room (with Fireplace)
- Office / Workshop Area
- Double Garage
- Storeroom
- 3 Aircons
- Braai / Entertainment Area
- Covered Patio
- 3 Phase Electricity
- Garden
- Irrigation

### Other Features

- Borehole
- 4 x 5000L Water Tanks

### Aerial View





Photos – Agriculture  
Macadamia Trees







### Photos – Outbuildings





## Photos – Exterior (House)



## Photos – Interior (House)

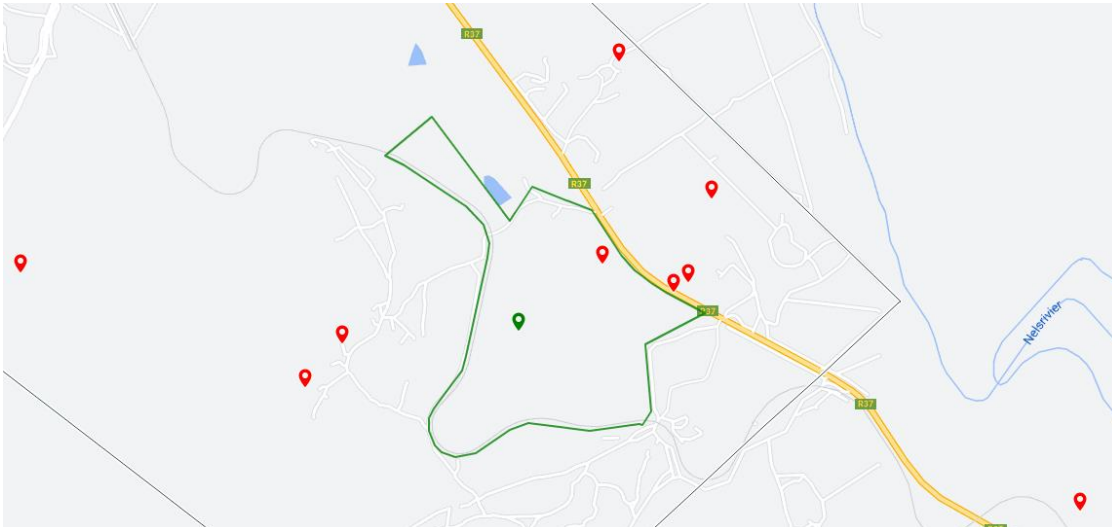








## Map / Aerial View



**GPS Co-Ordinates 25°23'54.3"S 30°52'49.6"E**  
**-25.398402, 30.880430**

### Terms & Conditions

Registration 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:**

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