

# VENDITOR AUCTIONEERS

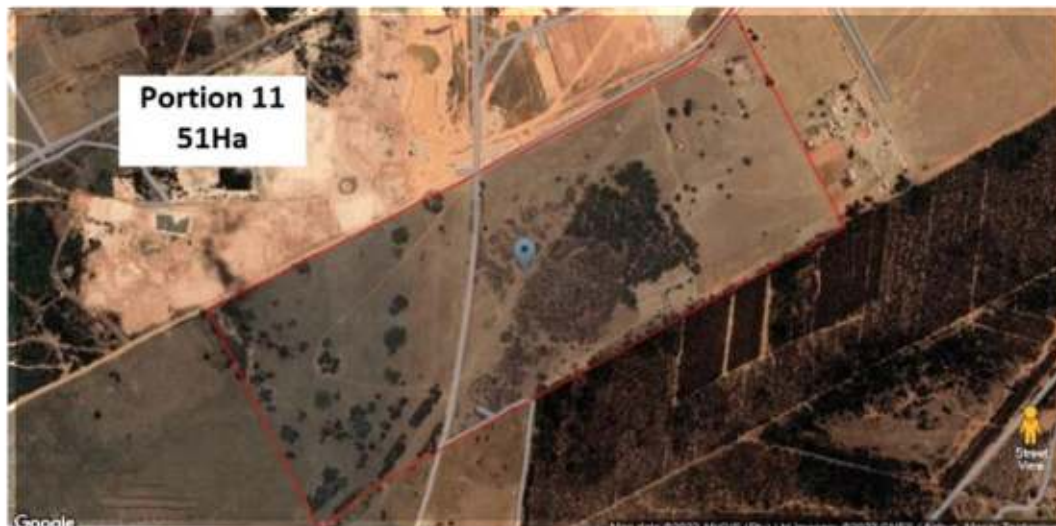
199 Gordon Road, Queenswood | Tel: 012 403 8360  
[monique@venditor.co.za](mailto:monique@venditor.co.za) | [www.venditor.co.za](http://www.venditor.co.za)

## ONSITE AUCTION | BIDDERSPACK

### PORTION 11 & 19 OF THE FARM WITFONTEIN 510 JR; RAYTON

### 2 X 51HA FARMS WITH IMPROVEMENTS

**AUCTION DATE: 24 AUGUST 2022 @ 11AM**



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## LIGHSTONE & DESCRIPTION: PORTION 11

Property Details			
Property Type:	FARM	Legal Description:	RE of Ptn 11 [PTN3-LG40/972] Farm 510 WITFONTEIN Reg Div: JR GAUTENG
Province:	GAUTENG	Municipality:	City of Tshwane
Registration Division:	JR	Erf #:	510
Farm Name:	WITFONTEIN	Portion #:	11
Suburb:	City of Tshwane NU	Street:	Not Available
Street #:	Not Available	Last Sales Price:	R 1 500 000
Last Sales Date:	20140124	Coordinates (Lat/ Long):	<a href="#">Google Maps</a> : -25.7590, 28.6098   <a href="#">Street View</a>
Land Size (Registered):	51.3960 ha	SG Code:	TOJR00000000051000011
Land Size (Cadastral):	51.6315 ha		
Estimate Size Under Roof:	Not Available		

\* Property Appears to be a Remaining Extent

Owner Details <span style="float: right;">i</span>				
Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
DIAMOND X RANCH PTY LTD	201100635407	T41132/2014		Not Available

**Portion 11:** Single storey dwelling constructed with painted brick walls under a corrugated iron roof comprising, *open plan kitchen – lounge – dining room – 4 bedrooms – 2 bathrooms – Servant’s room and bathroom – double garage – double carport - staff accommodation & a Stable for 5 horses*



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## LIGHSTONE & DESCRIPTION: PORTION 19

Property Details

Property Type:	FARM	Legal Description:	RE of Ptn 19 [PTN11-LG40/972] Farm 510 WITFONTEIN Reg Div: JR GAUTENG
Province:	GAUTENG	Municipality:	City of Tshwane
Registration Division:	JR	Erf #:	510
Farm Name:	WITFONTEIN	Portion #:	19
Suburb:	City of Tshwane NU	Street:	Not Available
Street #:	Not Available		
Last Sales Date:	20140124	Last Sales Price:	R 1 500 000
Land Size (Registered):	51.3961 ha	Coordinates (Lat\ Long):	<a href="#">Google Maps: -25.7494, 28.6233</a>   <a href="#">Street View</a>
Land Size (Cadastral):	52.3550 ha	SG Code:	T0JR00000000051000019
Estimate Size Under Roof:	Not Available		

\* Property Appears to be a Remaining Extent

Owner Details i

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
DIAMOND X RANCH PTY LTD	201100635407	T41132/2014		Not Available

Portion 19: Single storey dwelling constructed with painted brick walls under an IBR roof comprising: *Kitchen – lounge – 4 bedrooms – 2 bathrooms – outside storeroom and toilet – Rondavel (bedroom for servant) – Natural dam in Southern corner of the property.*





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## LOCATION & AMENITIES

The subject properties are located off the R104 road from Rayton towards Bronkhorstspuit. Travelling from the R 515, turn onto the R104 towards Bronkhorstspuit, travel approximately 6 kilometers, turn left onto a gravel road and follow the signs for Diamond X Ranch for 8 kilometers

The subject property is surrounded by agricultural land used for farming of cattle and poultry as well as sand mining. Vibro Sand is located 1.2 km West of the subject property



## AUCTION TERMS AND CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required.
- 5% Deposit + 10% Buyers Commission payable on the fall of the hammer.
- The Offer is subject to a 14-day Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots. Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.
- Although all information in this bidder's pack is given in good faith, as received from the seller, the property is sold voetstoots and the auctioneer cannot be held liable for any error on his part.

Kindly see below banking details for your records:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15243/Your name and surname

Proof of payment: [monique@venditor.co.za](mailto:monique@venditor.co.za) / [auctions@venditor.co.za](mailto:auctions@venditor.co.za)