



VENDITOR

AUCTIONEERS



71 ha GRAZING FARM FOR SALE | BETWEEN NEWCASTLE & VOLKSRUST

ADDRESS:

PTN 18 OF THE FARM WITKLIP 98

HS NATAL

KWAZULU NATAL

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The background is black with several large, abstract geometric shapes. A grey shape starts from the top left and extends towards the center. A red shape starts from the top right and extends towards the center. A large grey shape is at the bottom, resembling a stylized 'V' or a mountain peak. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.

LIGHTSTONE REPORT

Property Details

FARM

 Hs, KwaZulu-Natal

Suburb: Emadlangeni Non Urban

LEGAL

Ptn 18 [PTN 12]

Farm 98 "WITKLIP" Portion 18

Reg Div: "HS NATAL"

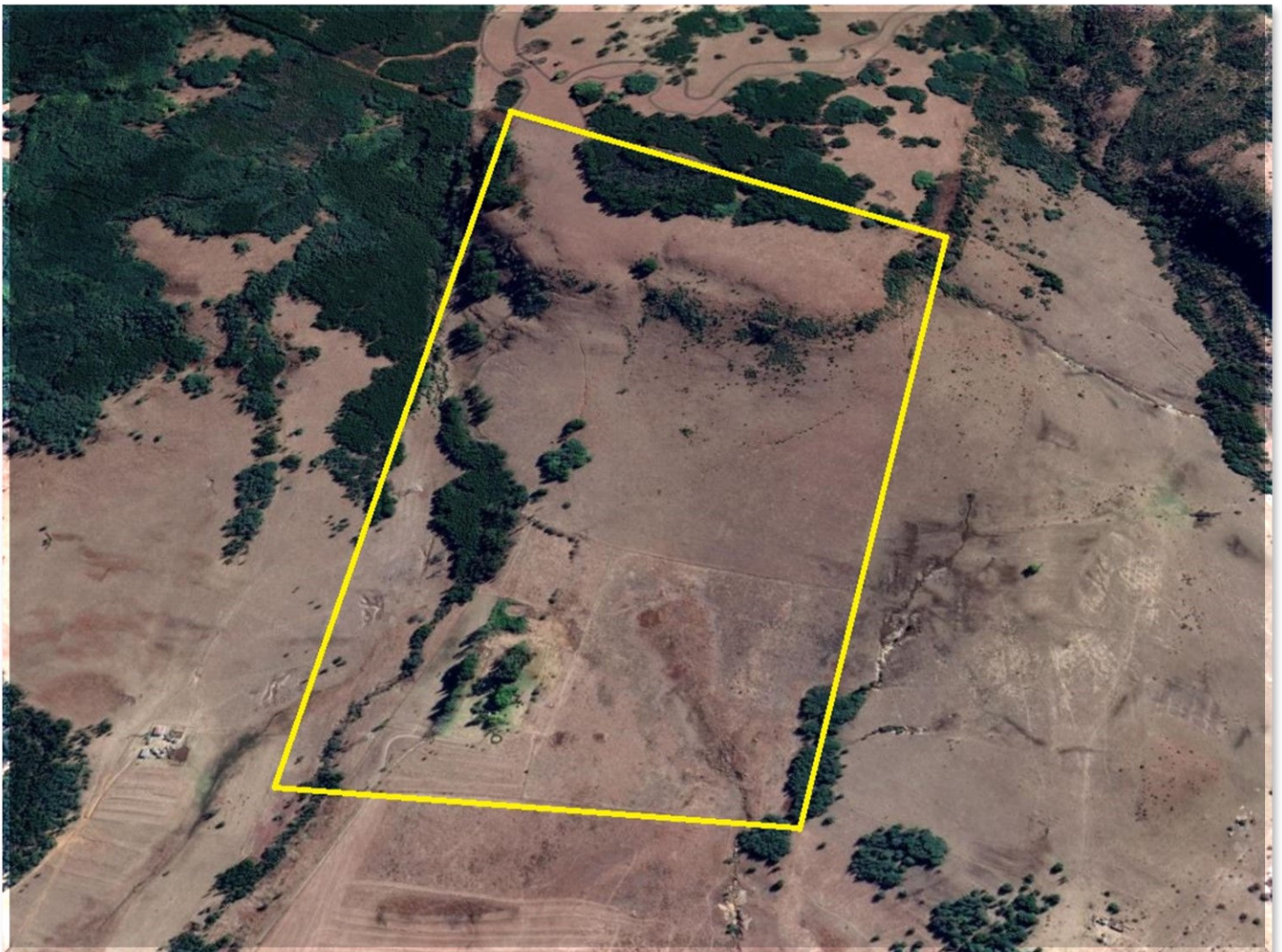
Province: "KWAZULU NATAL"

LAND SIZE (REGISTERED)

71.6389 ha

LAND SIZE (CADASTRAL)

71.7382 ha



The farm is situated 10km from Ingogo.
25km from Newcastle & 25km from Volksrust.
GPS Coordinates: -27.503574, 29.936537





PROPERTY DETAILS

FARM DESCRIPTION

71.6389 ha Grazing / Lifestyle Farm. The farm offers a furnished 4 Bedroom Home and includes various farm implements and a herd of Blesbuck.

Electricity:

- The farm is off the grid with power generated via solar
- Back-up generator
- Eskom line right up to the homestead

Water:

- Water is supplied via 2 fountains (gravity feed)
- Ample supply of water on the farm for the past 15 years

Additional Information:

- The farm is divided into 4 camps
- The farm is completely fenced
- There is no land claim on the farm
- The farm is ideal for cattle & sheep

List of movable assets included in the sale:

- Various Household Items / Furniture
- Tractor
- Tractor Rake
- Dis
- Scraper
- Lawnmower
- Slasher
- Drukgang
- Red Trailer
- Garden Tools
- Generator
- Pressure Pump
- Water Tanks
- Wind Turbine



SG DIAGRAM



VENDOR

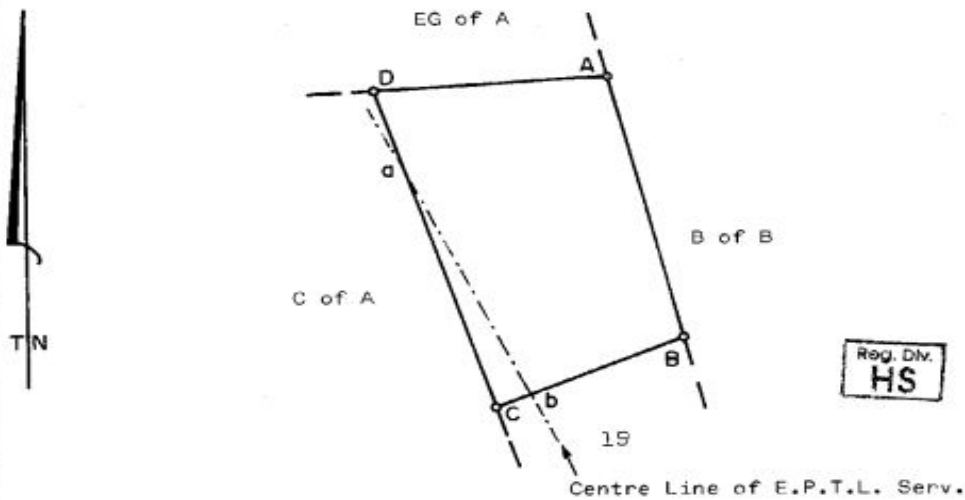
AUCTIONEERS

BUB-DIVISIONAL DIAGRAM

SIDES METRES	DIRECTIONS	CO-ORDINATES		S.G. No.
		Y SYSTEM	X	
	Constants	+/- 0,00	+3000 000,00	123/1985 Approved Surveyor-General 1985-02-08
AB	957,98 346 55 34	A -92 745,00	+42 478,77	
BC	632,60 67 31 50	B -92 961,70	+43 411,92	
CD	1189,56 162 37 51	C -92 377,13	+43 653,70	
DA	724,07 266 51 50	D -92 022,01	+42 518,39	
	103	Δ -92 938,08	+40 370,27	
	234	Δ -91 881,83	+46 437,65	

NOTE: The line a b represents the centre line of an Electric Power Transmission Line Servitude vide diagram S.G. No.1450/1969 and Deed of Servitude No. 118/1970⁹

EXEMPT Section 2(b)



BEACONS: A,B,C,D : 20mm iron peg in cairn.

NOW SUB. 18 (OF 12) OF THE FARM Witklip NO. 98

SCALE 1: 20 000

The figure A B C D represents 71,6389 hectares of land, being

SUB 18 OF B OF A OF THE FARM WITKLIP NO.98

situate in the Administrative District Utrecht Province of Natal

Surveyed in November 1984

by me

A. T. Saffery

Land Surveyor.

This diagram relates to <i>DIT</i> No. 18881/1985 Registrar of Deeds	The original diagram is S.V. No. 538 Fol 41 Transfer/Grant No. 3305/1923	File No. 11 S.R. No. 44/1985 Comp. HSNZ HSS E-21 Degree Sheet 7
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TERMS & CONDITIONS



- 10% Deposit and Buyers Commission payable upon signing of the agreement.
- The Seller is Not VAT registered.
- The Offer is subject to the acceptance of the seller.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots, “as is”.
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15376

Proof of payment: monique@venditor.co.za



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