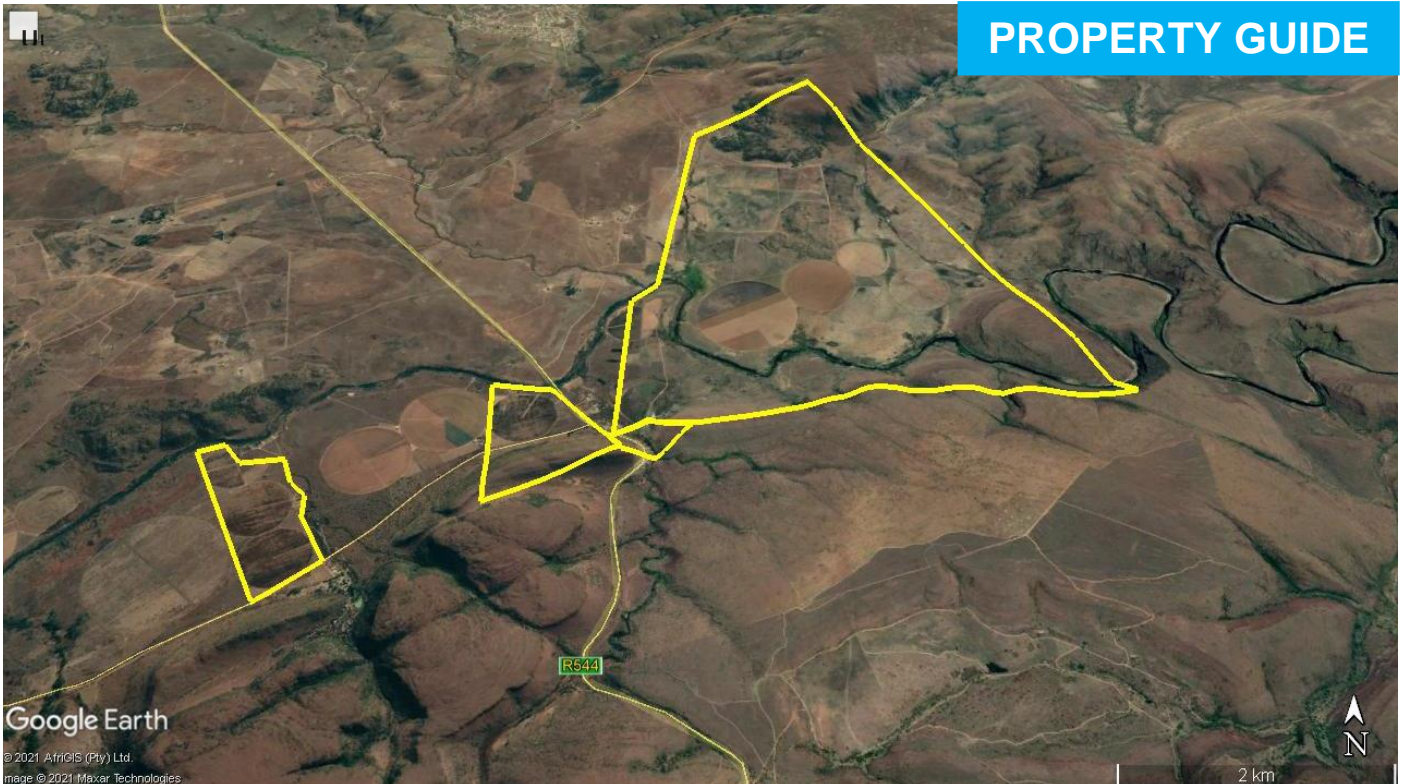




RYNCOR AUCTIONEERS

Address: 456 Jan van Riebeeck Street, Pretoria North, 0182

Tel: (012) 546 8409 / (012) 546 8411 | **Fax:** 086 696 5471 | **E-mail:** info@ryncor.com | **Web:** www.ryncor.com



THEMBISILE, MPUMALANGA

2035 HA IRRIGATION & GRAZING FARM

AUCTION DATE: Thursday, 19 May @ 11:00

VIEWING: By Appointment



Werner Rynners
(082) 578 5324 | info@ryncor.com

HOW IT WORKS

OBTAIN INFORMATION

- Visit our website to view the desired property.
- Communicate any questions you may have with us.
- Schedule a viewing appointment.

SUBMIT OFFER

- Register, create a profile and place your offers on our website.
- Or download the tender documents from our website and email it to info@ryncor.com.
- Or drop the tender off at your nearest Ryncor tender box.

CONFIRMATION

- The sale is subject to confirmation by the seller.
- A 10% deposit is paid into the Ryncor CC trust account.
- If the offer is accepted, guarentees are paid within 30 business days.

REGISTRATION OF TRANSFER

- Congratulations on aquring your new property.



PROPERTY INFORMATION

Name: Waterval 230 Js & Klipfontein 256 Js
Number: Remaining Extent of Farm Waterval 230 JS
Portion 7 of Farm Waterval 230 JS
Portion 10 of Farm Waterval 230 JS
Portion 20 of Farm Klipfontein 256 JS

Street Address:

Suburb: Thembisile
City: Near Witbank
Province: Mpumalanga
Sector: Agriculture

Sub Sector:

Co-ordinates: -25.585995802411695, 29.103691641802264

Erf size: 2035 Hectare

GLA size:

Title deed & Erf number: T7503/2016 - Remaining Extent of Farm & Waterval 230 JS & Portion 7
T14074/2017 - Portion 10 of Farm Waterval 230 JS
T14073/2017 - Portion 20 of Farm Klipfontein 256 JS

PROPERTY DETAILS

Waterval 230 JS & Klipfontein 256 JS | Erf Size: 2035 Hectare

This region was traditionally known as strong irrigation and drylands farming region. Surface water is supplied by the means of the Wilgeriver. The farms are accessible via the R25 from Bronkhorstspruit and the R544 towards Emalahleni.

Call us to schedule an appointment to view this property or e-mail us your offer to info@ryncor.com.

Key Property Features

PORTIONS 0:

Extent of Farm Waterval 230JS Portion 0

Land Size: +/- 1790 Hectare

120 Ha - Irrigation Rights

Breakdown of portion:

- 120 Ha - Irrigation
- 117 Ha - Dryland
- 264 Ha - Old Lands
- 43 Ha - Pasture
- 1245 Ha - Grazing

Extent of Farm Waterval 230JS

Erf Size:

+/- 1790 Hectare

- 120 Ha - Irrigation Rights



Breakdown of portion:

- 120 Ha - Irrigation
- 117 Ha - Dryland
- 264 Ha - Old Lands
- 43 Ha - Pasture
- 1245 Ha – Grazing

Main Residential Dwelling:

- 4x Bedrooms
- 2x Bathrooms
- Lounge/Dining Room
- Kitchen

2nd Residential Dwelling:

- 5x Bedrooms
- Kitchen
- 2x Outside Rooms

3rd Residential Dwelling:

- 3x Bedrooms
- 2x Bathrooms
- Lounge/Dining Room
- Kitchen
- Carport for 1 Vehicle

Farm Buildings:

- Structure +/- 400sqm
- Semi Closed Steel Structure +/- 600sqm
- Steel Structure Shed with two lean-on's and 10 labor rooms
- Steel Structure +/- 1000sqm

PORTION 7:

Farm Waterval 230JS Portion 7

Land Size: +/- 21 Hectare

No Irrigation Rights

Breakdown of portion:

- 21 Ha - Grazing Bushveld

PORTION 10:

Farm Waterval 230JS Portion 10

Land Size: +/- 117 Hectare

62 Ha - Irrigation Rights

Breakdown of portion:

- 32 Ha - Irrigation
- 13 Ha - Irrigable land (no equipment)
- 4 Ha - Dryland
- 71 Ha – Grazing

PORTION 20:

Farm Klipfontein 256JS Portion 20

Land Size: +/- 107 Hectare

90 Ha - Irrigation Rights

Breakdown of portion:

- 77 Ha - Irrigation
- 12 Ha - Irrigable land (no equipment)
- 4 Ha - Dryland
- 13 Ha - Grazing



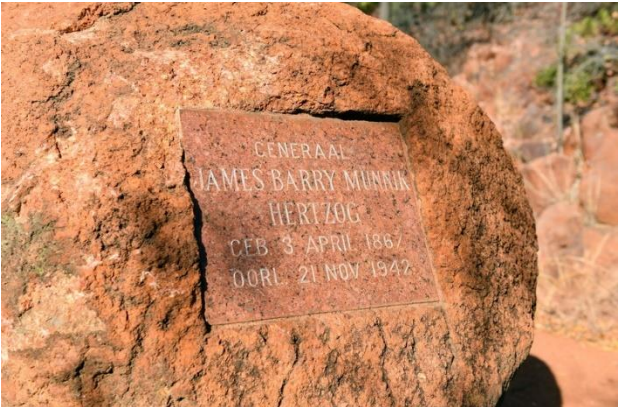
The auctioneers have taken the greatest care to ensure the accuracy of information received, and cannot be held responsible for any errors or omissions in this whole document.

PHOTOS

Remaining Extent of Farm Waterval 230 JS



Waterval 230 JS Portion 7



Waterval 230 JS Portion 10



Portion 20 of Farm Klipfontein 256 JS





OFFICE OF THE REGIONAL LAND CLAIMS COMMISSIONER: MPUMALANGA
 18 Bell Street, Bell Tower building, Restitution House, Nelspruit | Private Bag X11330, Nelspruit, 1200
 Tel: (013) 752 4054 | Fax: (013) 752 5410

Enquiries: Ntokozo Nkambule
 Tell : 013 752 4054 Ext 1019

RYNCOR AUCTIONEERS
 E-MAIL: aneldie@ryncor.com
 NAME: Aneldie Botha

Dear Sir/Madam

LAND RESTITUTION IN TERMS OF THE RESTITUTION OF LAND RIGHTS ACT NO. 22 OF 1994

I refer to your enquiry, 03 February 2022

Please note that claim for the restitution of land rights has been lodged against the following property:

Property Description	Comments	File number	Claim Status
Province: Mpumalanga Magisterial District: Umjindi Property: Ptn 7, Ptn 10 and R/E of Ptn 0 of the farm Waterval 230 JS	<ul style="list-style-type: none"> According to our Database, there is a registered Land Claim which was lodged against the mentioned property. 	<ul style="list-style-type: none"> 5588 	<ul style="list-style-type: none"> Research For more info. Contact Jobe Nkuna 0137561000

It is not within the powers of the Commission on Restitution of Land Rights to grant or withhold permission for the development or alienation in respect of land being claimed until such a claim has been gazetted, unless such development would constitute an obstruction to the achievement of the aims and objectives of the Restitution of Land Rights Act 22 of 1994. In such instances application can be made in the Land Claims Court in terms of Section 6(3) of the Restitution Act; this can be done at any stage after the claim has been lodged - even before the publishing of such a claim in terms of Section 11 of the Restitution of Land Rights Act 22 of 1994.





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Enquiries: Ntokozo Nkambule
 Tell : 013 752 4054 Ext 1019

RYNCOR AUCTIONEERS
 E-MAIL: aneldie@ryncor.com
 NAME: Aneldie Botha

Dear Sir/Madam

LAND RESTITUTION IN TERMS OF THE RESTITUTION OF LAND RIGHTS ACT NO. 22 OF 1994

I refer to your enquiry, 31 January 2022

Please note that claim for the restitution of land rights has been lodged against the following property:

Property Description	Comments	File number	Claim Status
Province: Mpumalanga Magisterial District: Nkangala Property: Ptn 20 of the farm Klipfontein 256 JS	<ul style="list-style-type: none"> According to our Database, there is a registered Land Claim which was lodged against the mentioned property. 	<ul style="list-style-type: none"> 989 	<ul style="list-style-type: none"> Research For more info. Contact Phindile Sibanyoni 0137561000

It is not within the powers of the Commission on Restitution of Land Rights to grant or withhold permission for the development or alienation in respect of land being claimed until such a claim has been gazetted, unless such development would constitute an obstruction to the achievement of the aims and objectives of the Restitution of Land Rights Act 22 of 1994. In such instances application can be made in the Land Claims Court in terms of Section 6(3) of the Restitution Act; this can be done at any stage after the claim has been lodged - even before the publishing of such a claim in terms of Section 11 of the Restitution of Land Rights Act 22 of 1994.

