



RYNCOR AUCTIONEERS

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PROPERTY GUIDE



STERKFontein, GAUTENG

COMMERCIAL FARM – SIZE 230HA

TENDER CLOSING DATE: 10 JUNE 2022 AT 12H00

VIEWING: ONLY BY APPOINTMENT

R20,000.00 REFUNDABLE REGISTRATION FEE

(PLEASE USE COMPANY NAME OR TENDERER'S NAME AS REFERENCE)

ONLY REFUNDABLE FEES INTO THIS ACCOUNT!!

BANK: ABSA, BRANCH: PRETORIA NORTH, BRANCH CODE: 632005, ACCOUNT NUMBER: 4066462915

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, guarantees are paid within 30 business days.

REGISTRATION OF TRANSFER

- Congratulations on acquiring your new property.



PROPERTY INFORMATION

Name:	Commercial Farm
Number:	
Street Address:	
Suburb:	Sterkfontein
City:	Krugersdorp
Province:	Gauteng
Sector:	Agriculture
Sub Sector:	
Co-ordinates:	
Erf size:	230HA
GLA size:	
Title deed & Erf number:	Farm Vlakdrift IQ163 & Sterkfontein IQ173

PROPERTY DETAILS

Description:

Built on a rich family heritage and a passion for farming this 230HA farm has been skillfully developed into a commercial success. Farming operations consist mainly of fresh produce production and a high-quality beef feedlot.

The vegetable production operation produces various types of vegetables that are cultivated in tunnels, under 14HA of shade net, and on 40HA of open land. The farm supplies its own seedlings, which are produced in its seedling nursery. All harvested vegetable crops are packed and boxed in a mechanized packhouse.

Crops that are cultivated on the farm:

- Lettuce
- English Cucumber
- Tomatoes
- Peppers
- Broccoli
- Cauliflower
- Spinach

The beef feedlot operation has the capacity to support 5000 weaners. The farm is known to produce high-quality feedlot animals, ready to be sold for finishing off. The fodder stored is not included in the sale of the farm.

At the bottom section of the farm 12HA of pecan nut trees have been planted alongside a 50HA game camp populated with Impala, ostrich, waterbuck, springbuck, and Nyala.

Each operation is managed by an experienced team that ensures the day-to-day activities of the farm run smoothly.



The farm spans over 9 portions and can be sold as one entity or three separate sections:

Section 1: Size +-50HA

This section is used to cultivate various types of vegetables and has the following structures:

- 225 tunnels of 315sqm each, in immaculate condition.
- 8 of these tunnels are equipped as seedling nursery, and there is a seedling preparation area.
- Open land farming under drip irrigation +- 10HA.
- Irrigation Scheme: Drip and MicroSystems.
- Packhouse, 2800sqm under roof, including 2 Cold Rooms, total size 400 sqm.
- 2 Boreholes, both tested 100 000L per hour, equipped with 40 000L per hour pump in borehole 1 ,and 70 000L per hour pump in borehole 2.
- Water source: 2 corrugated dams and 1 concrete dam about 500 000L combined capacity.

Section 2: Size +-85HA

This section is used for combination farming:

- 40 tunnels of 315sqm each, in immaculate condition.
- Shade Net Structures: Covering an area of 14Ha.
- Multispan Greenhouses covering 1.8ha
- Open-land farming: Coverage of +-30Ha.
- Boiler House: One structure to heat the tunnels in winter.
- Irrigation Scheme: Drip and MicroSystems.
- One feedlot with the capacity of 5000 cattle.
- Two cattle handling facilities with sorting pens.
- Fodder Shed: 2600sqm under roof.
- Dairy Parlour: Single structure.
- Storerooms 2 x 300sqm each.
- Main Office: 820 sqm under roof, consisting of 5 rooms.
- Weigh Bridge with an office located next to it.
- Water source: one ground dam and 5 corrugated dams. Corrugated dams total 1.3m liter
- Boreholes x 4 – 1 tested 100 000L per hour not equipped, 2 tested 40 000L per hour equipped, 1 tested 30 000L per hour, equipped.

Accommodation

- Accommodation: 5 Bedroom Main House, 4 Bedroom Manager's House with cottage.

Section 3 Size: +-95HA

This section is used to cultivate pecan nuts and has a game camp:

- 12HA of Pecan Tree Farming (2ha – 5 yrs old, 10ha – 1 to 2 yrs old).
- A game camp of approximately 50ha with impala, springbuck, ostrich, nyala, and waterbuck.
- Water source: one ground dam and natural stream.
- 1 borehole equipped and tested 60 000L per hour, pump 5000L per hour
- Maintenance managers house.

Also situated on section 3 is a new and second-hand equipment dealership with new, showroom, offices and workshop. Electricity source for this is 100% solar. The dealership will not be included in the sale of the farm.



This is a once-in-a-lifetime opportunity presented to serious buyers and investors. The moveable assets (including the cattle, crops and tractors and implements) are also available if the farm is bought as a going concern but there will be a price difference. Potential buyers who can provide proof of funding and put down a sizeable deposit, not less than 10%, will be considered.

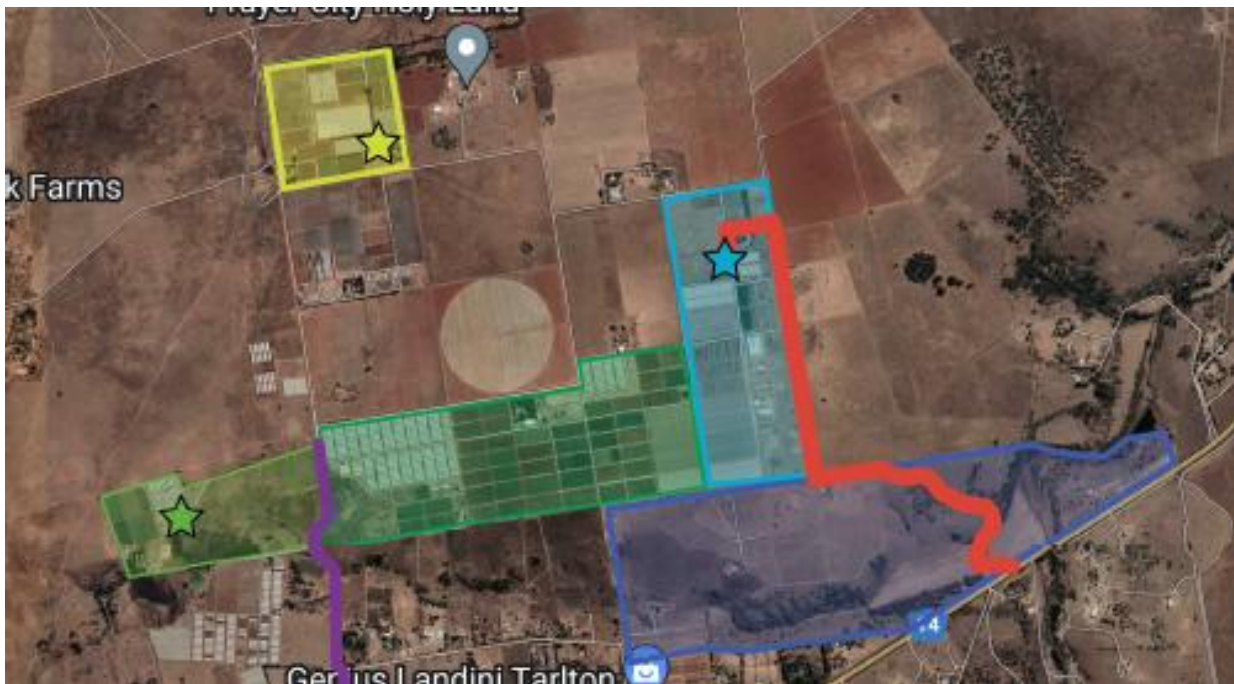
Location:

The farm is roughly 20 minutes' drive from Krugersdorp and is a stone's throw from the Sterkfontein Caves. Situated next to the N14 it offers easy access to all major business hubs in Gauteng.

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

PROPERTY MAPS

Arial view



PHOTOS

Section 1



Section 2





Section 3

