



RYNCOR AUCTIONEERS

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PROPERTY GUIDE



PORTION 3 & 6, THE FARM FLORENCE, 78
Chrissiesmeer, Mpumalanga

Portion 3: 454.0933 HA

Portion 6: 428.2440 HA

TENDER CLOSING DATE: 13 January 2022 at 12:00

VIEWING: Only by Appointment

CONTACT: Werner Rynners – Cell: 082 578 5324 or Johan Rynners – Cell: 082 576 3477

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: THE FARM FLORENCE, 78

Number: Portion 3 & Portion 6

Street Address:

Suburb: Chrissiesmeer

City:

Province: Mpumalanga

Sector: Agriculture

Sub Sector:

Co-ordinates:

Erf size: Portion 3: 454.0933 HA

Portion 6: 428.2440 HA

GLA size:

Title deed & Erf Portion 3: T117387/2001

number: Portion 6: T137675/2001

PROPERTY DETAILS

WATER PROVISION

Water is supplied from 1 borehole fitted with manual pumps and some smaller streams and a large pan and springs. Water supply is adequate for the current usage.

FENCING

Normal cattle fencing in a reasonable condition.

ELECTRICITY

None.

SUMMARY OF LAND USE

Portion 3 of the farm Florence 78, IT:

Land Use	Size (ha)
Arable Lands	71.0000 ha
Pan	12.0000 ha
Grazing	371.0933 ha
Total	454.0933ha

Portion 6 of the farm Florence 78, IT:

Land Use	Size (ha)
Arable Lands	90.0000 ha
Pan	67.0000 ha
Grazing	271.2440ha
Total	428.2440ha

The arable land consists of medium potential soils with an average yield of \pm 6ton / ha. Avalon soils in the area.

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 – Portion 3 - 454.0933 HA



Arial view – Portion 6 - 428.2440 HA



PHOTOS



PHOTOS



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