

RYNCOR PROPERTY GUIDE



BETHAL AH, HOLDING 2 – VACANT LAND



PROVINCE OF MPUMALANGA, ERF SIZE: 4.7326 H

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DETAILED DESCRIPTION

MBS TRANSPORT (PTY) LTD (IN PROVISIONAL LIQUIDATION) – BETHAL PROPERTY

Physical Address	2 Noord Avenue, Bethal AH
Title Deed number	T10594/2010
Township	Bethal Agricultural Holdings
Erf Number	Holding 2
Erf Size	4.7326 Hectare
Servitudes	±3 240 m ² right of way servitude situated along southern boundary (Street boundary).
Registered Owner	MBS Transport cc
GPS Co-ordinates	26°25'49.1"S 29°29'03.9"E

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Location & Surrounding Areas

When considering location and surroundings, one must take both a micro location (property specific), and a macro location (area specific) analysis into account.

Micro locality – (property specific)

The subject property is situated along North Street within an industrial node forming part of the town of Bethal. Said industrial area is located approximately 3.5 km from the CBD along the northern periphery of the town. The main access routes linking the subject property to the Bethal CBD include Schosberg Avenue (R35) and Station Road (R38). The aforementioned routes also provide access to the N17 which in turn links to the East Rand and Johannesburg to the west as well as Ermelo to the east.

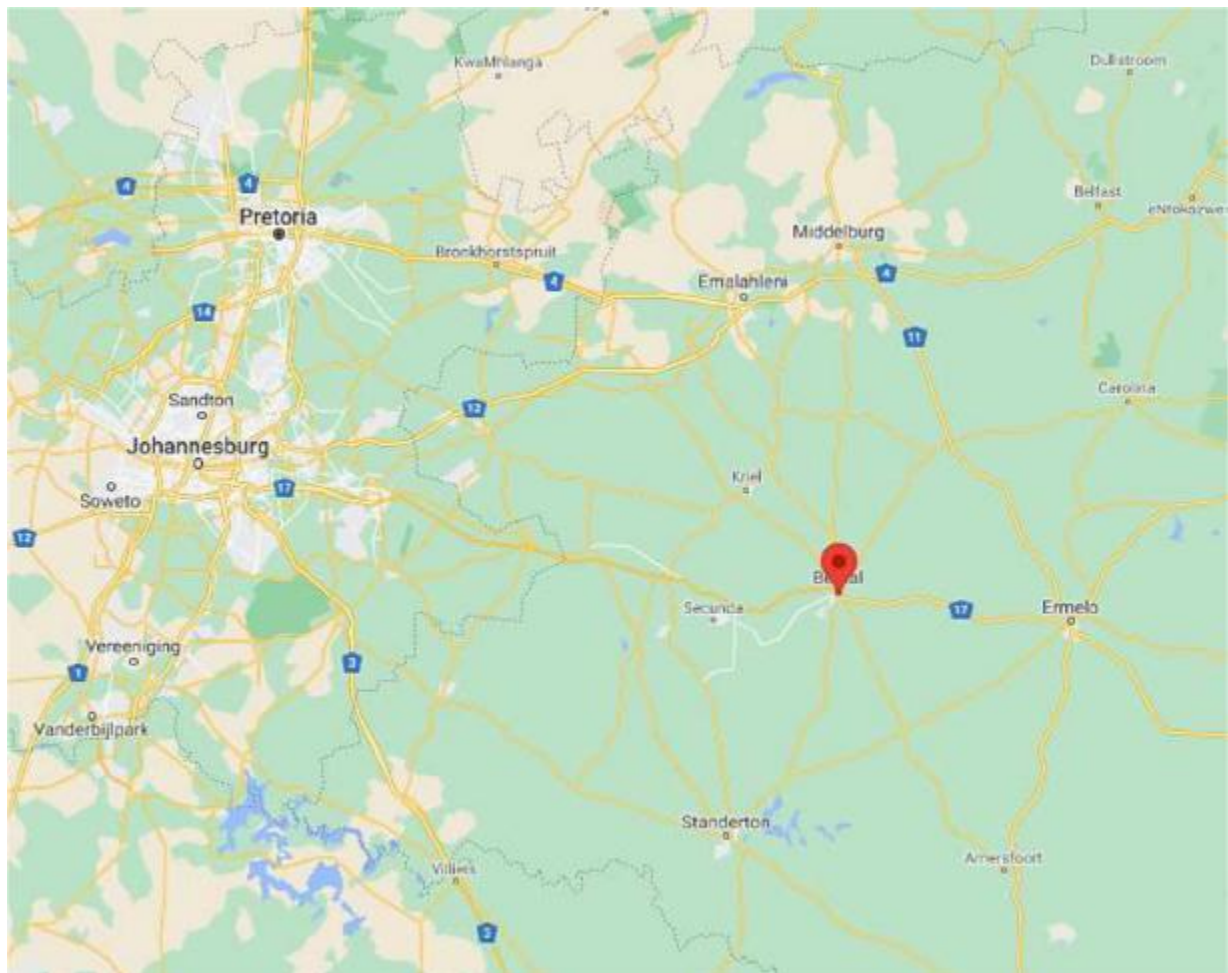


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Macro locality – (Area specific)

Bethal is a small town situated in the Mpumalanga Province. The main economic drivers of the town are the agriculture and mining industries. Bethal falls under the jurisdiction of the Govan Mbeki Local Municipality and is located within the borders of the Gert Sibande District Municipality. The town is situated along the N17 national freeway, ± 155 km to the east of Johannesburg and ± 50 km to the west of Ermelo. The surrounding area is home to a number of mining towns such as Evander, Secunda and Kriel.



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