

ON AUCTION



±59.8097 HA Farm with Guest Lodge, Irrigation & Sheep Farming, Kimberley

BUSINESS CLOSURE/RETIREMENT INSTRUCTION

Property Information

Registered Details:	FARM ROODEPAN 70 PTN 11 & 21
Suburb & City:	Kimberley
Property Type:	Farm
Zoning:	Agricultural 1
Property Size:	±59.8097Ha
Rates & Taxes:	±R2,526.66. p/m
Other:	Water: Borehole Supply Electricity: Prepaid Average Rental Income ±R114 000 p/m

This well-established diversified income-earning small holding, is situated about ±9 km outside Kimberley. The farm is comprising of two portions: Portion 21: ±55.0435 Ha & Portion 11: ±4,7662 Ha

The farm is very neat, well established, safe and completely fenced in with game fencing and consist of the following: Well established guest accommodation, suitable and in use for overnight, short term and possibility of long-term rentals, fully furnished and equipped, total of 92 beds, income earning approximately ±R100 000 – R150 000 per month. Pre-paid power from Sol Plaatje Municipality Big lock up sheds, well suited for workshops, storage, farming equipment, etc. ±35 hectares are used for irrigation. 2 x 3 tower pivots ±15 hectares with established lucerne. 1 hectare in use for Kikuyu grass under irrigation. 6 bore holes with pumps (of which one produces ±26 000-liter water per hour). Water right application pending. Air strip. Safe sheep kraals and horse stable

Auction Information & Rules

	AUCTION	ONLINE & ON-SITE
	Thursday	7 November 12:00
	Newlands Country Lodge, 11 Midlands Rd, Kimberley	
	https://maps.app.goo.gl/vLPCnrfd3A9aY17v9 GPS	Rudi 082 695 6658
	Viewing by Appointment	
	https://www.saauctiongroup.co.za/Auctions/3862/day-3-business-closure-farm-	

Registrations: Bidders can register prior to the auction or on auction day. A copy of you ID and proof of address for FICA compliance is required. The property is sold "Voetstoots". The auction is not subject to finance, unless pre-approved.

Deposit:	15% deposit payable on the highest bid
Confirmation period:	7 Business days
Buyer's commission:	5% + VAT
Guarantees period:	Balance of the purchase price payable within 45 days after confirmation of sale
VAT / Transfer duties:	Transfer
Arens on accounts: (Rates & Taxes)	For the account of the Seller
Electrical (COC):	For the account of the Seller



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