



# VENDITOR

AUCTIONEERS



## 71 ha GRAZING FARM ON AUCTION

Between Newcastle & Volksrust

**AUCTION DATE:**

WEDNESDAY, 12 JULY 2023 @ 11AM

**AUCTION ADDRESS:**

PRT 18 OF THE FARM WITKLIP 98 – HS NATAL, KZN

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The background is black with several large, abstract geometric shapes. A grey shape resembling a stylized 'V' or 'W' is positioned in the lower half. A red shape, also a stylized 'V' or 'W', is in the upper right. Another grey shape is in the upper left. The text 'LIGHTSTONE REPORT' is centered in the middle.

**LIGHTSTONE REPORT**

Property Details

FARM

 Hs, KwaZulu-Natal

Suburb: Emadlangeni Non Urban

LEGAL

Ptn 18 [PTN 12]

Farm 98 "WITKLIP" Portion 18

Reg Div: "HS NATAL"

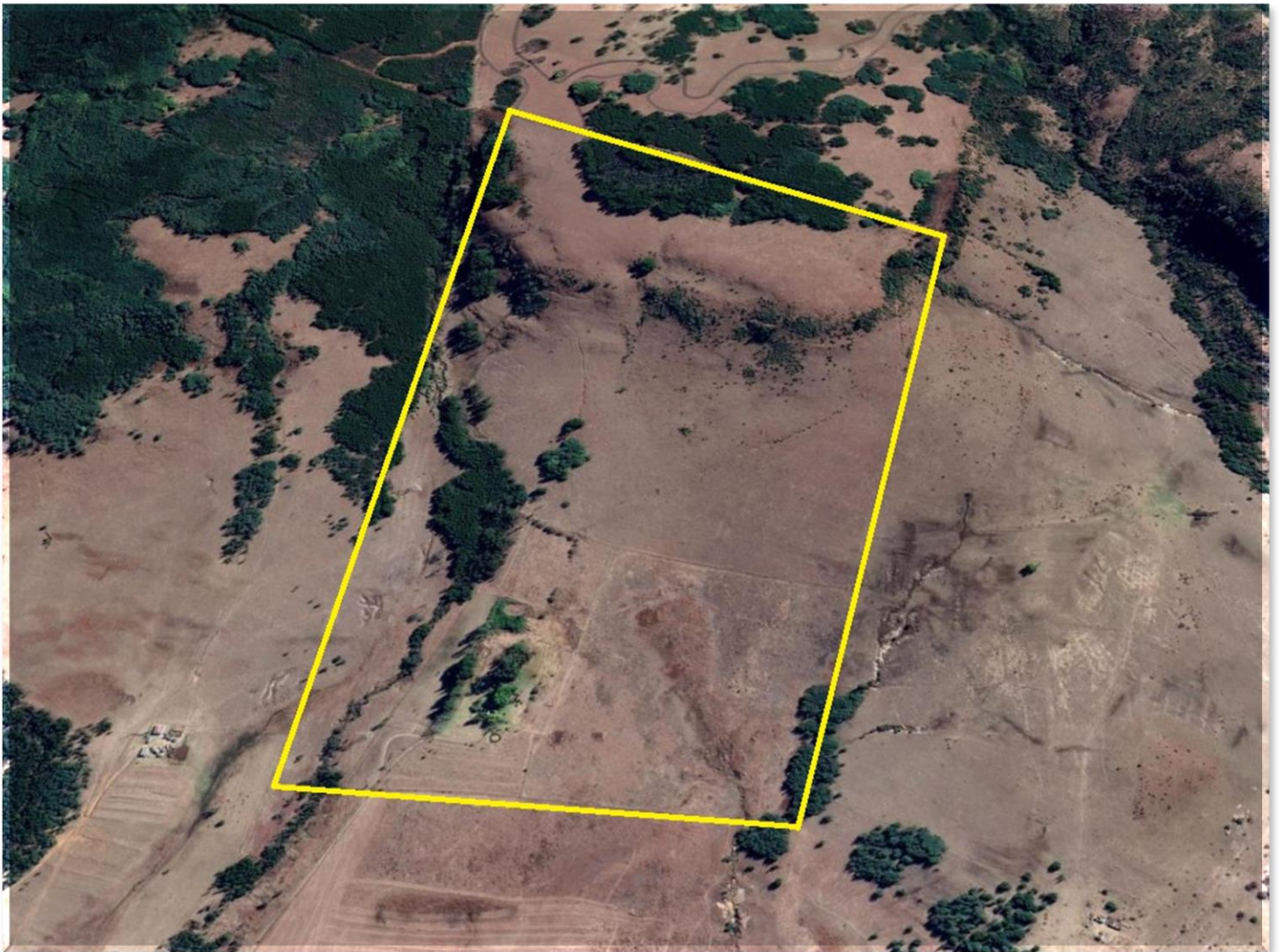
Province: "KWAZULU NATAL"

LAND SIZE (REGISTERED)

71.6389 ha

LAND SIZE (CADASTRAL)

71.7382 ha



The farm is situated 10km from Ingogo.  
25km from Newcastle & 25km from Volksrust.  
GPS Coordinates: -27.503574, 29.936537





**PROPERTY DETAILS**

## FARM DESCRIPTION

**71.6389 ha Grazing / Lifestyle Farm. The farm offers a furnished 4 Bedroom Home and includes various farm implements and a herd of Blesbuck.**

### Electricity:

- The farm is off the grid with power generated via solar
- Back-up generator
- Eskom line right up to the homestead

### Water:

- Water is supplied via 2 fountains (gravity feed)
- Ample supply of water on the farm for the past 15 years

### Additional Information:

- The farm is divided into 4 camps
- The farm is completely fenced
- There is no land claim on the farm
- The farm is ideal for cattle & sheep

### List of movable assets included in the sale:

- Tractor
- Tractor Rake
- Plow
- Dis
- Scraper
- Lawnmower
- Slashers
- Drukgang
- Trailer
- Fire Fighter Trailer
- Red Trailer
- Garden Tools
- Generator
- Pressure Pump
- Water Tanks
- Solar Fridge
- Gas Fridge
- Wind Turbine



**SG DIAGRAM**





# VENDOR

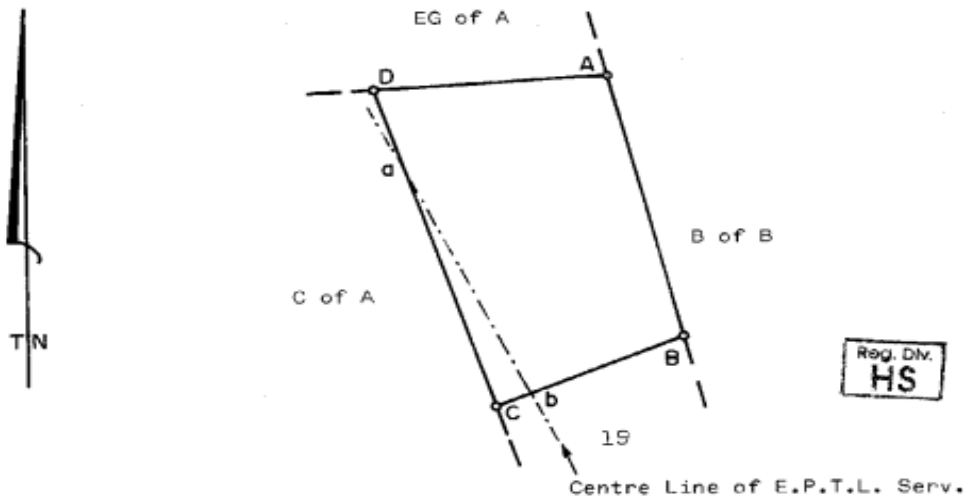
AUCTIONEERS

**SUB-DIVISIONAL DIAGRAM**

SIDES METRES	DIRECTIONS	CO-ORDINATES		S.G. No.
		Y SYSTEM	Lo 29° X	
	Constants	+/- 0,00	+3000 000,00	<b>123/1985</b>
AB	957,98 346 55 34	A -92 745,00	+42 478,77	
BC	632,60 67 31 50	B -92 961,70	+43 411,92	Approved <i>[Signature]</i> Surveyor-General 1985-02-08
CD	1189,56 162 37 51	C -92 377,13	+43 653,70	
DA	724,07 266 51 50	D -92 022,01	+42 518,39	
	103	▲ -92 938,08	+40 370,27	
	234	▲ -91 881,83	+46 437,65	

NOTE: The line a b represents the centre line of an Electric Power Transmission Line Servitude vide diagram S.G. No.1450/1969 and Deed of Servitude No. 118/1970<sup>a</sup>

ACTUAL EXEMPT  
196/1970 Section 2(b)



Reg. Div.  
**HS**

BEACONS:  
A, B, C, D : 20mm iron peg in cairn.

NOW SUB. 18 (OF 12) OF THE  
FARM Witklip NO. 98

SCALE 1: 20 000

The figure A B C D represents 71,6389 hectares of land, being

SUB 18 OF B OF A OF THE FARM WITKLIP NO.98

situate in the Administrative District Utrecht Province of Natal

Surveyed in November 1984

by me

*A. G. Saffery*

Land Surveyor.

This diagram relates to *DIT*  
No. 18881/1985

The original diagram is  
S.V. No. 538 Fol 41

File No. 1  
S.R. No. 44/1985

Transfer/Grant  
No. 3305/1923

Comp. HSNZ  
HSSE-21

Registrar of Deeds

Degree Sheet 7





# TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required.
- 5% Deposit + Buyers Commission payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The farm and all movable assets is sold voetstoots. Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

**KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:**

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15376

Proof of payment: monique@venditor.co.za



**VENDITOR**  
AUCTIONEERS



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