

## INFORMATION BROCHURE

### ONLINE AUCTION

**START @ 11:00 ON 13 November 2024**

**END @ 15:00 ON 14 NOVEMBER 2024**

**VARIOUS PORTIONS OF THE FARM THE BRAKFORTEIN SETTLEMENT 268**

**REGISTRATION DIVISION IS, MPUMALANGA PROVINCE**

**Measuring: ± 398 hectares (combined size)**



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## DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS

### Auction Information

<b>Deposit</b>	10% of the bid price
<b>Commission</b>	5% plus 15% VAT thereon of the bid price
<b>Confirmation period</b>	14 days

Rules of auction and conditions of sale available at: [www.ubique.co.za](http://www.ubique.co.za)

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### Terms & Conditions

10% of the purchase price and 5% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. Balance on transfer, guarantees to be furnished within 30 days of acceptance. Bidders must provide original proof of identity and residence on registration. All bids are exclusive of VAT. Ubique Auctioneers may bid up to the reserve on behalf of the sellers. Subject to change without notification.

**Auctioneer: Rudi Müller (082 490 7686)**

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### Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither Ubique Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of Ubique Auctioneers (Pty) Ltd or the Seller/s or any other person.

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## EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS

**Street address / Location:** The farms are situated  $\pm$  40km from Ermelo and  $\pm$  22km from Bethal (Access from N17), opposite Davel.

**GPS Coordinates:** (Lat/Long): GPS: (Lat/Long): -26.48609 / 29.634399.

**Pin location:**



**Registered Land size:** **COMBINED SIZE IN TOTAL  $\pm$  398 HECTARES**

**Zoning:** Agricultural

**Assessment Rates:** Details on page 6

*(Note: The registration of transfer of the property might be subject to the application for and issuing of a certificate by the Municipality in terms of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, read with the relevant section(s) of the applicable By-Law).*

**Improvements:** Details of improvements on **page 6**

**Key Investment Highlights** \* Adjoining irrigation / grazing farms

*Note: By bidding on this property, prospective purchasers acknowledge that they have acquainted themselves with the extent and the nature of the property they are buying and that they accept the property as such.*

**GENERAL INFORMATION:****Title Deed information:****Portion 1:**

PROPERTY INFORMATION			
Property Type	FARM	Diagram Deed Number	G192/1951
Farm Name	THE BRAKFORTEIN SETTLEMENT	Local Authority	MSUKALIGWA LOCAL MUNICIPALITY
Farm Number	268	Province	MPUMALANGA
Registration Division	IS	Remaining Extent	-
Portion Number	1	Extent	88.8866 H
Previous Description	-LG1025/965	LPI Code	TOIS00000000026800001

**Portion 5:**

PROPERTY INFORMATION			
Property Type	FARM	Diagram Deed Number	G169/1956
Farm Name	THE BRAKFORTEIN SETTLEMENT	Local Authority	MSUKALIGWA LOCAL MUNICIPALITY
Farm Number	268	Province	MPUMALANGA
Registration Division	IS	Remaining Extent	-
Portion Number	5	Extent	128.4798 H
Previous Description	-LG1025/965	LPI Code	TOIS00000000026800005

**Portion 28:**

PROPERTY INFORMATION			
Property Type	FARM	Diagram Deed Number	G192/1951
Farm Name	THE BRAKFORTEIN SETTLEMENT	Local Authority	MSUKALIGWA LOCAL MUNICIPALITY
Farm Number	268	Province	MPUMALANGA
Registration Division	IS	Remaining Extent	-
Portion Number	28	Extent	141.8546 H
Previous Description	LG1025/65	LPI Code	TOIS00000000026800028

**Portion 34:**

PROPERTY INFORMATION			
Property Type	FARM	Diagram Deed Number	G169/1956
Farm Name	THE BRAKFORTEIN SETTLEMENT	Local Authority	MSUKALIGWA LOCAL MUNICIPALITY
Farm Number	268	Province	MPUMALANGA
Registration Division	IS	Remaining Extent	-
Portion Number	34	Extent	39.5932 H
Previous Description	LG1025/65	LPI Code	TOIS00000000026800034

**Other Title Deed information**

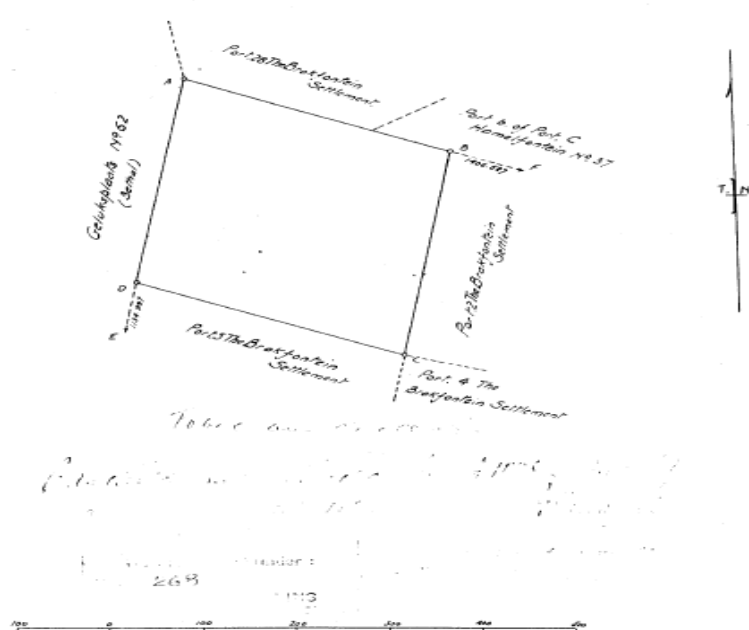
**SG Diagram:**

**Portion 1**

Form B2.—Diagram Form for a Sub-Division of a Farm or portion of a Farm.

S.G. No. A. 2484/20

SIDES.	ANGLES.	(Y) CO-ORDINATES	(X) CO-ORDINATES
A B 305.262	A 79.14.20	A + 547.440	+ 579.010
A C 300.103	B 100.48.40	B + 535.717	+ 368.955
C O 305.262	C 79.14.20	C + 240.840	+ 424.713
O A 300.103	D 100.48.40	D + 332.103	+ 708.808
		E - 782.640	+ 919.760
		F - 20.829	+ 940.008



The above Figure lettered **A B C O** represents 150 Morgen **O** Square Rods of land, being **Portion 1** of the Farm **THE BRAKFORTEIN SETTLEMENT N°129**

as appears on Diagram S.G. No. A. 1886/20 framed by Surveyor **A.O. Stone** in **January and February 1920** relating to Deed of Transfer No. **17088-1920** dated **15-11-1920** made in favour of **The Government of The Union of South Africa** situate in the District of **Ermelo** Ward **Ermelo** Province of **Transvaal**. Bounded as indicated above. The Beacons were pointed out by **A.O. Stone & J.S. Burger** and have been properly erected according to law by me **A.O. Stone** Land Surveyor. Surveyed in **February and March 1920**

No. **A 2484** Examined. The numerical data of this diagram are sufficiently consistent. Approved **A.O. Stone** Acting Surveyor-General. This diagram belongs to Deed of Transfer No. **17088-1920** made this day in favour of **The Government of The Union of South Africa**. **A. J. H. J. J.** Registrar of Deeds.

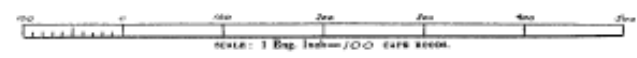
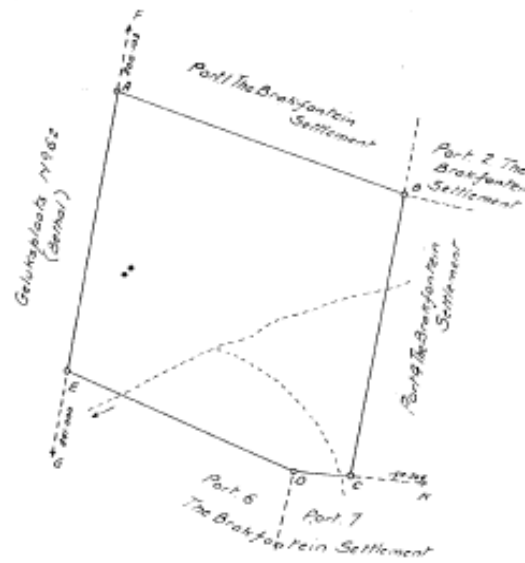
**Portion 5**

*file 9112*

S.G. No. A. 2488/20

Form 82.—Diagram Form for a Sub-Division of a Farm or portion of a Farm.

SIDES.		ANGLES.		(Y) CO-ORDINATES (X)	
AB	305.262	A	79.14 20	A	+ 352.583
BC	293.668	B	100.6 30	B	+ 260.800
CD	35.601	C	95.21 50	C	- 47.737
DE	248.759	D	161.0 0	D	- 61.416
EA	293.997	E	100.17 20	E	+ 63.706
				F	+ 607.060
				G	- 262.640
				H	- 47.508
					+ 708.808
					+ 424.733
					+ 422.631
					+ 538.017
					+ 263.457
					+ 653.030
					+ 919.750
					+ 289.387



The above Figure lettered *ABCDE* represents *130 Morgen* of *130* Square Rods of land, being *Portion 5* of the Farm

**THE BRAKFONTein SETTLEMENT No 129**

as appears on Diagram S.G. No. A. 1886/20 framed by Surveyor *A.O. Shone* in *January and February 1920*  
 relating to Deed of *Amended* No. *17006-1920* dated *15-11-1920* made in favour of *The Government of The Union of South Africa*  
 situate in the District of *Ermelo* Ward *Ermelo* Province of *Transvaal*. Bounded as indicated above,  
 and have been properly erected according to law  
 The Beacons were pointed out by *A.O. Shone & S.J. Burger* and have been properly erected according to law  
 Surveyed in *February and March 1920* by me *A.O. Shone*  
 Land Surveyor.

<p>No. <i>A. 2488</i> Examined. The numerical data of this diagram are sufficiently consistent.</p> <p><i>[Signature]</i>                  Acting Examiner of Diagrams.</p>	<p>Approved</p> <p><i>[Signature]</i>                  Acting Surveyor-General.</p>	<p>This diagram belongs to Deed of Transfer No. _____ made this day in favour of _____</p>
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**Portion 28**

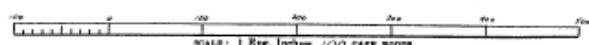
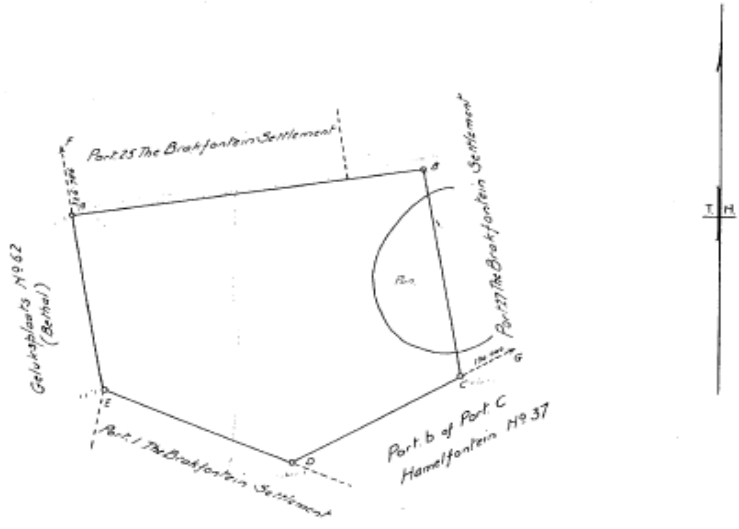
1202

*file 9112*

S.G. No. A.2511/20

Form B2.—Diagram Form for a Sub-Division of a Farm or portion of a Farm.

SIDES.	ANGLES.	(Y) CO-ORDINATES (X)
AB 378.636	A 88° 21' 50"	A + 465.535 + 688.546
BC 235.546	B 91° 32' 10"	B + 901.405 + 316.075
CD 203.708	C 109° 43' 0"	C + 469.485 + 276.898
DC 216.810	D 128° 44' 40"	D + 588.279 + 431.755
EA 201.235	E 121° 38' 30"	E + 647.460 + 633.030
		F + 1167.190 + 748.270
		G + 786.060 + 167.070



The above Figure lettered ABCD represents  
165 Morgen 369 Square Rods of land, being Portion 28 of the Farm  
THE BRAKFONTein SETTLEMENT N° 129  
as appears on Diagram S.G. No. A. 1886/20 framed by Surveyor A.O. Shone in January and February 1920  
relating to Deed of Amendment No. 17008-1920 dated 15-11-1920 made in favour of The Government of The Union of South Africa  
situate in the District of Ermelo Ward Ermelo Province of Transvaal bounded as indicated above.  
The Beacons were pointed out by A.O. Shone & S.J. Burger and have been properly erected according to law  
Surveyed in February and March 1920 by me A.O. Shone  
Land Surveyor.

<p>No. <u>A 2511</u> Examined. The numerical data of this diagram are sufficiently consistent.</p> <p><i>A.O. Shone</i> Acting Examiner of Diagrams.</p>	<p>Approved</p> <p><i>H. Maxwell Edwards</i> Acting Surveyor-General.</p> <p>Surveyor-General's Office Pretoria, 26 November 1920</p>	<p>This diagram belongs to Deed of Transfer No. _____ made this day in favour of _____</p> <p><i>J. J. 112/57</i> Registrar of Deeds.</p> <p>Deeds Office.</p>
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**Portion 34**

S.G. OFFICE COPY

*file 9112*

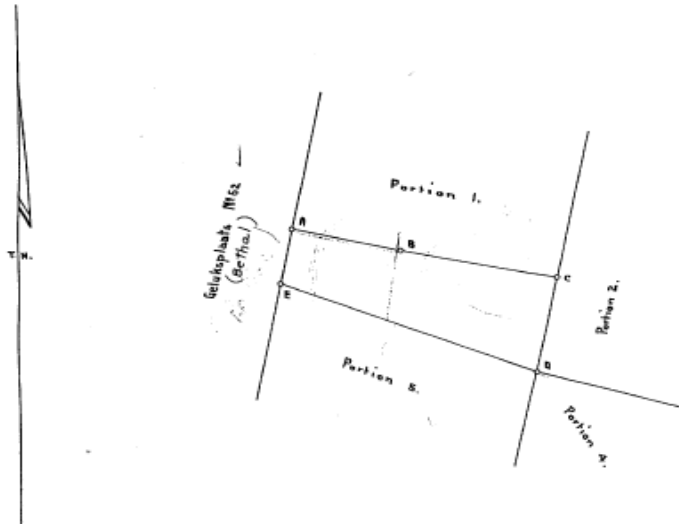
A No. 1079

*127*

Form 112.—Diagram Form for a Sub-Division of a Farm or portion of a Farm.

Exam<sup>n</sup> No. 2512-1887.

SIDES		ANGLES		(Y) CO-ORDINATES		(X)
A B	122 - 812	A	87 - 46 - 40	A	+ 418 - 675	+ 656 - 117
B C	177 - 46	B	181 - 35 - 48	B	+ 392 - 25	+ 576 - 71
C D	118 - 78	C	30 - 33 - 40	C	+ 357 - 560	+ 402 - 653
D E	205 - 262	D	78 - 14 - 20	D	+ 240 - 840	+ 424 - 733
E A	68 - 25	E	100 - 43 - 40	E	+ 352 - 563	+ 106 - 808



268  
 1915  
 18

The above Figure lettered A, B, C, D, E, represents  
46 Morgen 135 Square fronts of land, being Portion 34  
 of the Farm The Brakfontein Settlement No 129  
 according to Diagram A. No. 1886] 20 relating to Part of Amend. Title No. 17006] 20 dated 15 N-1920 made in favour of  
 The Government of the Union of South Africa situate in the District of Ermelo  
Ward Ermelo Province of the Transvaal. Bounded as indicated above.  
 The Boundaries have been properly erected according to law.

Surveyed in March 1927 by me

*A. O. Shone*  
 Land Surveyor.

Approved  
*W. J. ...*

Surveyor-General.  
 1 - 1927

This diagram refers to Deed of  
 made this day in favour of  
*Grant 169/1956*  
 Registrar of Deeds.

**Servitudes:**

As reflected on the SG Diagrams (if applicable).

## **PROPERTY DESCRIPTION – ADJOINING PROPERTIES:**

### **LOCATION:**

**GPS: (Lat/Long): -26.48609 / 29.634399. The farms are situated ± 40km from Ermelo and ± 22km from Bethal (Access from N17), opposite Davel.**

**Properties:** 4 x portions of the farm THE BRAKFORTEIN SETTLEMENT 268, IS (± 398ha)

- a. **Portion 1** - Measuring: 88 hectares
  
- b. **Portion 5** – Measuring: 128 hectares
  
- c. **Portion 28** – Measuring: 141 hectares
  
- d. **Portion 34** – Measuring: 40 hectares

## **THE IMPROVEMENTS MAINLY CONSIST OF:**

- a. **Portion 1** – Measuring 88.8866 hectares  
**Layout: 45ha arable lands; 30ha under pivot; 13ha natural grazing**  
There are no structural improvements on this farm.
  
- b. **Portion 5** – Measuring: 128.4798 hectares  
**Layout: 54ha arable lands; 15ha under pivot; 59ha natural grazing (divided into two camps).**  
30ha pivot (5-tower Valley with overhang).  
**Improvements:** Good infrastructure 4-bedroom house; shed; sheep shed; 2 boreholes (1 equipped).
  
- c. **Portion 28** – Measuring: 141.8546 hectares  
**Layout: 51ha arable lands; 50ha under pivot; 40 ha natural grazing**  
50ha pivot (6-tower Valley with overhang); pump house; natural earth dam; feedlot.  
There are no structural improvements on this farm.
  
- d. **Portion 34** – Measuring: 39.5932 hectares  
**Layout: 25ha arable lands; 15ha under pivot.**  
30ha pivot (5-tower Valley with overhang).  
There are no structural improvements on this farm.

**Zoning:** *Agricultural*

## **FENCING**

- The property is fenced with livestock fencing.

## **WATER SUPPLY:**

2 Boreholes (of which 1 is equipped).

**WATER RIGHTS INFORMATION:** 65 270 cubic metres per year is utilized on portion 28 of the farm The Brakfontein Settlement and belongs to Leading Edge 212 (Pty) Ltd.

## **ELECTRICITY SUPPLY**

### **Municipal account information: - not available**

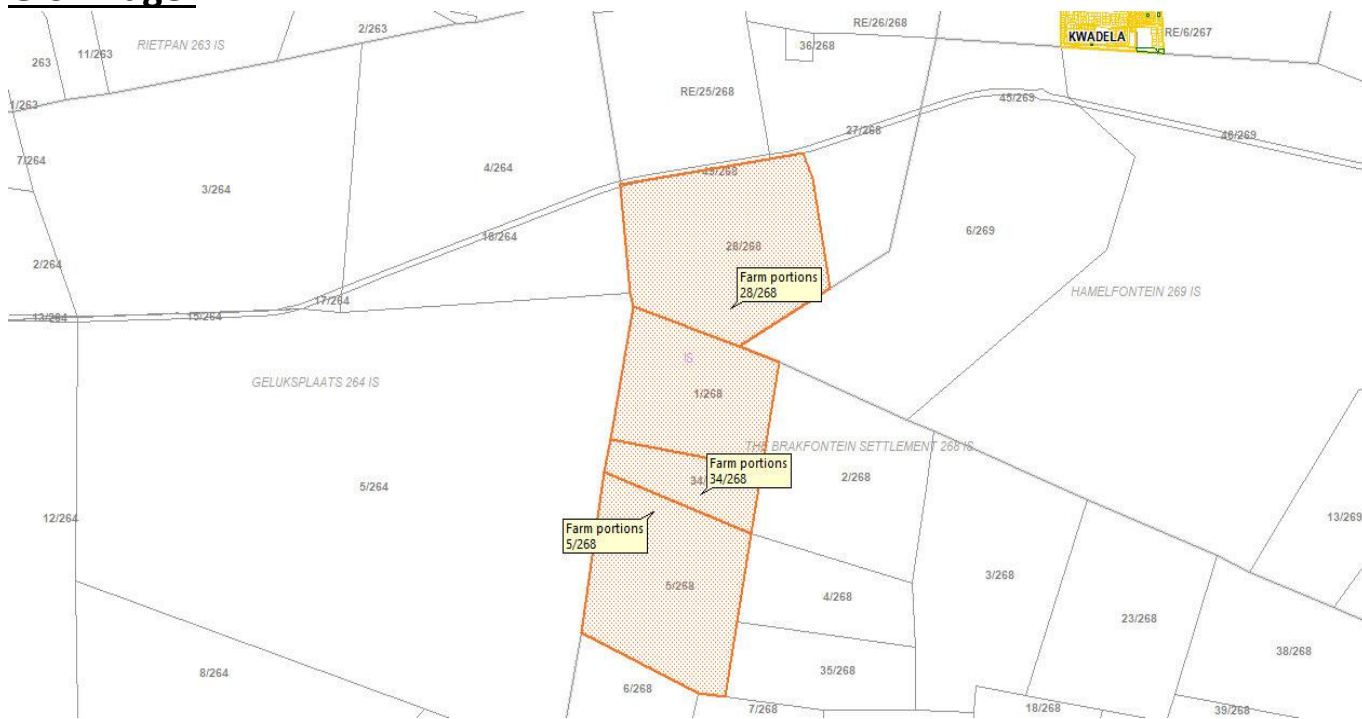
Monthly property rates levy:	R
Basic sewerage levy	R
Basic refuse levy	R _____
Total monthly rates & levies	<b><u>R</u></b>

**LAND CLAIMS:** We could not find any registered land claims on the properties, we did however request the Department of Rural Development to notify us whether there are any registered claims and we will notify you as soon as we have received same.

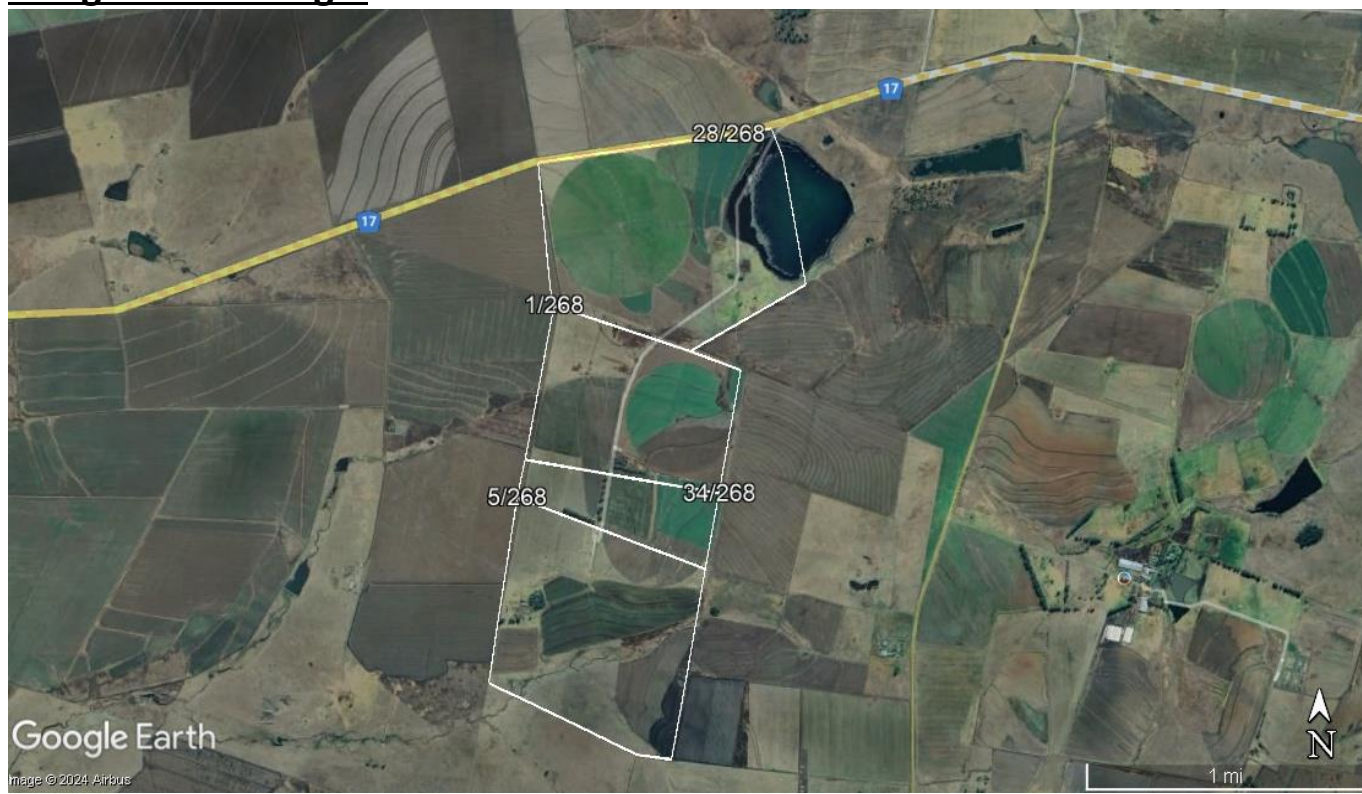
## **LOCATION:**

**GPS: (Lat/Long): -26.48609 / 29.634399. The farms are situated ± 40km from Ermelo and ± 22km from Bethal (Access from N17), opposite Davel.**

**GIS image:**



**Google Earth Image:**





## PHOTOGRAPHS OF THE PROPERTIES:





**Advertisement:**

# ONLINE AUCTION IRRIGATION & GRAZING FARMS ERMELO DISTRICT, MPUMALANGA PROVINCE

Upon instructions from the trustees in the insolvent estate of WA Nel (T0379/2022) we will sell the undermentioned properties

## ONLINE AUCTION - REGISTER AND BID ONLINE

**START 11:00 ON 13 NOVEMBER 2024**

**END 15:00 ON 14 NOVEMBER 2024**

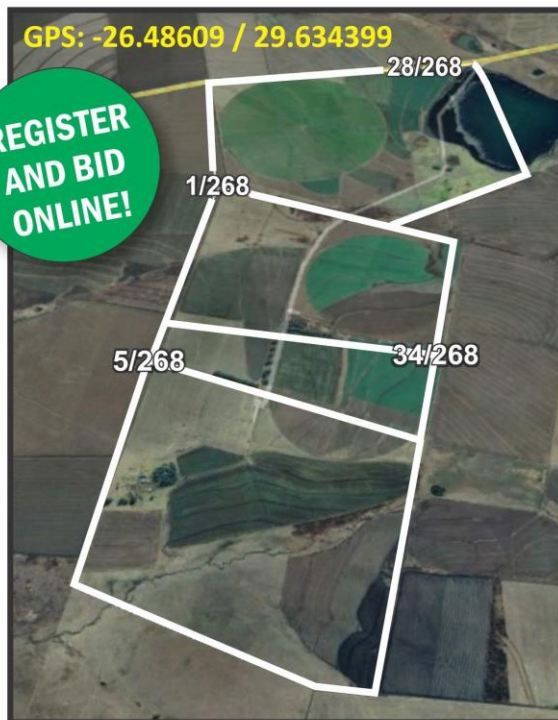
The farms are situated ± 40km from Ermelo and ± 22km from Bethal. (Access from N17), opposite Davel.

Properties: 4 x portions of the farm  
THE BRAKFONTEIN SETTLEMENT 268, IS (± 398ha)

GPS: -26.48609 / 29.634399

- a. **Portion 1 – Measuring:** 88.8866 hectares  
**Layout:** 45ha arable lands; 30ha under pivot;  
13ha natural grazing.  
There are no structural improvements on this farm.
- b. **Portion 5 – Measuring:** 128.4798 hectares  
**Layout:** 54ha arable lands; 15ha under pivot;  
59ha natural grazing (divided into two camps).  
30ha pivot (5-tower Valley with overhang).  
Improvements: Good infrastructure 4-bedroom  
house; shed; sheep shed; 2 boreholes (1 equipped).
- c. **Portion 28 – Measuring:** 141.8546 hectares  
**Layout:** 51ha arable lands; 50ha under pivot;  
40 ha natural grazing 50ha pivot (6-tower Valley with  
overhang); pump house; natural earth dam; feedlot.  
There are no structural improvements on this farm.
- d. **Portion 34 – Measuring:** 39.5932 hectares  
**Layout:** 25ha arable lands; 15ha under pivot.  
30ha pivot (5-tower Valley with overhang).  
There are no structural improvements on this farm.

**REGISTER  
AND BID  
ONLINE!**



**Notes:** The farms will be sold as a unit. The 3 x pivots will be sold with the farms.  
Viewing by appointment only! Contact the auctioneer for further information.

**CONDITIONS:** R20,000.00 REFUNDABLE REGISTRATION DEPOSIT. 10% of the purchase price and 5% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. Balance on registration, guarantees to be furnished within 30 days after acceptance of the offer. Buyers must have proof of residence and identity available. (FICA).  
**REGISTER AND BID ONLINE.**

**For further information:**

**Auctioneer: RUDI MÜLLER: 082 490 7686**  
**ANTON ENGELBRECHT: 082 789 2772**  
**Office: 018 294 7391**



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Auctioneers**

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