

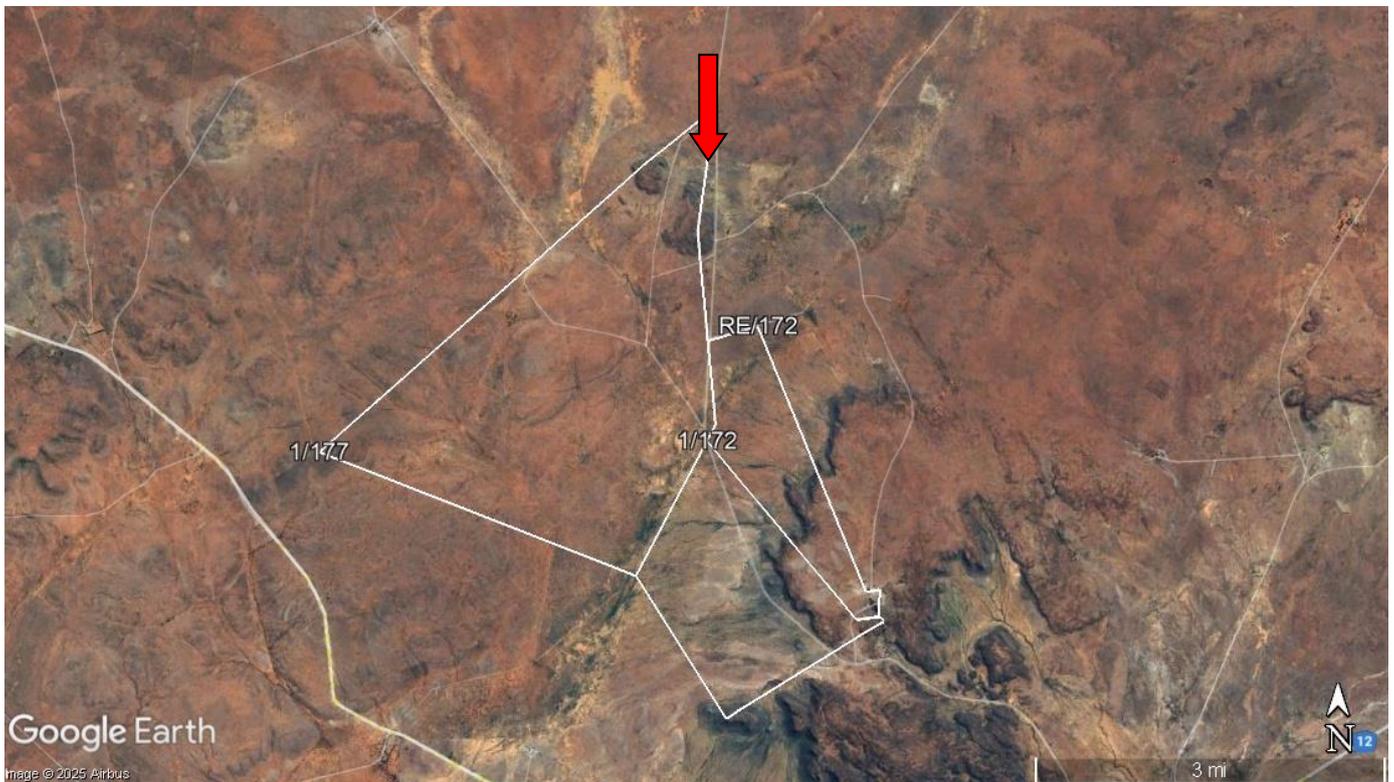
INFORMATION BROCHURE – ONSITE AUCTION

25 APRIL 2025

HOPETOWN DISTRICT, NORTHERN CAPE PROVINCE

3 X ADJOINING AGRICULTURAL PROPERTIES

(TOTAL COMBINED SIZE: 2641 HECTARES)



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DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS

Auction Information

Deposit	10% of the bid price
Commission	6% plus 15% VAT thereon of the bid price
Confirmation period	14 days

Rules of auction and conditions of sale available at: www.ubique.co.za

Terms & Conditions

10% of the purchase price and 6% 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)

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.

EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS

Street address / Location: ± 6- 9km North of Strydenburg, Northern Cape Province

GPS Coordinates: **(Lat/Long):** GPS: (Lat/Long): -29.877624 / 23.639774 (RE Platkuil)



Pin location:

Registered Land size: **Total combined size: 2641 hectares**

Zoning: Agricultural

Assessment Rates: Details on page 11 **(details currently not available, awaiting information from the local municipality)**

(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 9-11**

Key Investment Highlights * Agricultural Properties | Grazing Farms | Sheep 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:****REGISTERED OWNER INFORMATION:**

OWNER INFORMATION (1)	
ROOIDAM TRUST	
Company Type**	TRUST
Registration Number	61/2013(K)
Name	ROOIDAM TRUST
Multiple Owners**	NO
Multiple Properties**	NO
Share (%)	-

DEEDS OFFICE PROPERTY DESCRIPTION**1. R/E farm Plat Kuil 172 [347.4386 hectares]**

PROPERTY INFORMATION			
Property Type	FARM	Diagram Deed Number	HOQ1-45/1861
Farm Name	PLAT KUIL	Local Authority	EMTHANJENI MUNISIPALITEIT
Farm Number	172	Province	NORTHERN CAPE
Registration Division	HOPETOWN RD	Extent	347.4386H
Portion Number	0 (REMAINING EXTENT)	LPI Code	C03300000000017200000
Previous Description	-	Co-ordinates (Lat/Long)**	-29.877624 / 23.639774
Suburb / Town**	7KM NORTH OF STRYDENBURG		

2. R/E Ptn 1 farm Plat Kuil 172 [595.2939 hectares]

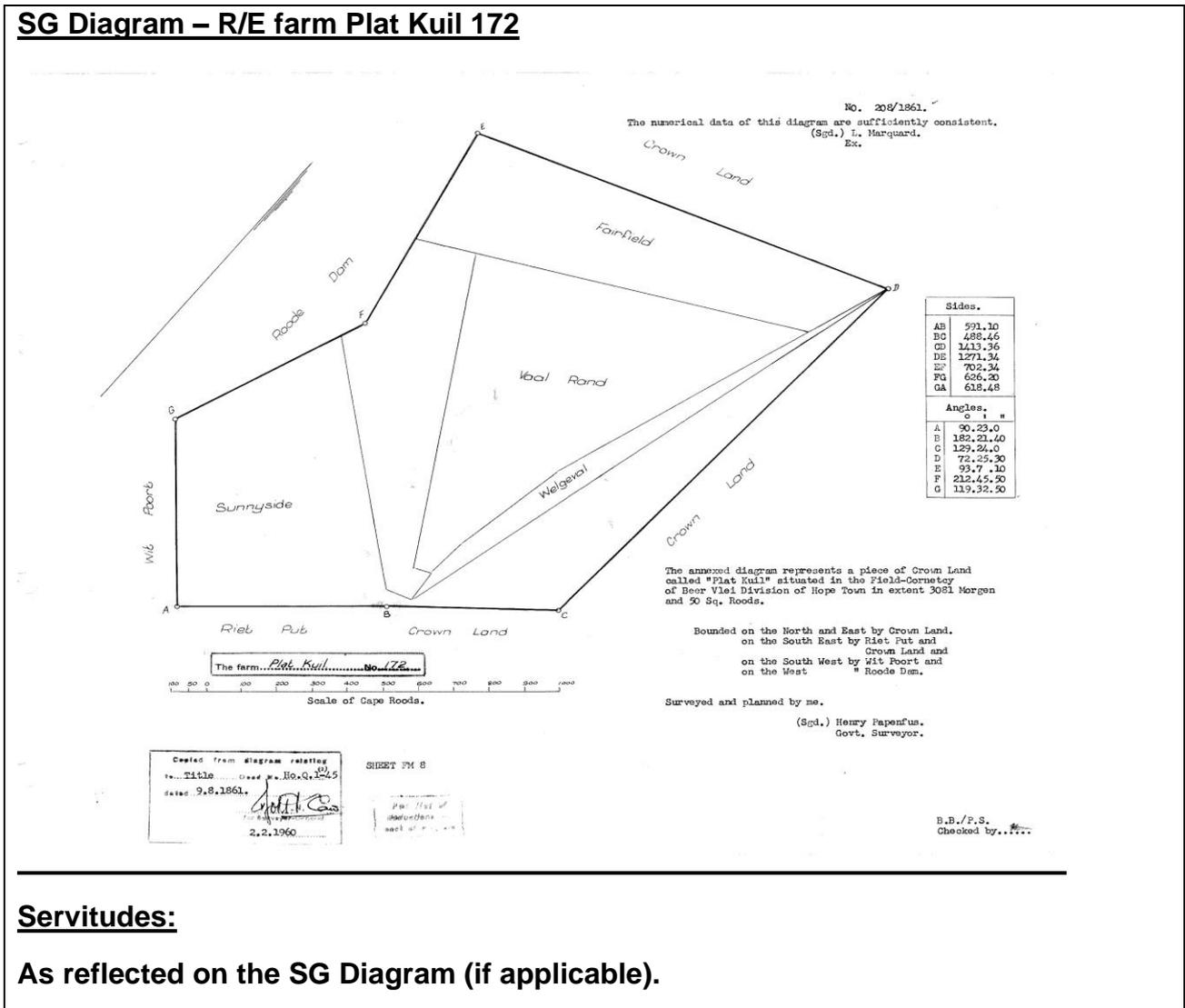
PROPERTY INFORMATION			
Property Type	FARM	Diagram Deed Number	T7821/1912
Farm Name	PLAT KUIL	Local Authority	EMTHANJENI MUNISIPALITEIT
Farm Number	172	Province	NORTHERN CAPE
Registration Division	HOPETOWN RD	Extent	595.2939H
Portion Number	1 (REMAINING EXTENT)	LPI Code	C03300000000017200001
Previous Description	SUNNYSIDE	Co-ordinates (Lat/Long)**	-29.893648 / 23.63423
Suburb / Town**	6KM NORTH OF STRYDENBURG		

3. Ptn 1 farm Roode Dam 177 [1698.6814 hectares]

PROPERTY INFORMATION			
Property Type	FARM	Diagram Deed Number	T3029/1903
Farm Name	ROODE DAM	Local Authority	EMTHANJENI MUNISIPALITEIT
Farm Number	177	Province	NORTHERN CAPE
Registration Division	HOPETOWN RD	Extent	1698.6814H
Portion Number	1	LPI Code	C03300000000017700001
Previous Description	ROODE DAM	Co-ordinates (Lat/Long)**	-29.86733 / 23.610048
Suburb / Town**	9KM NORTH OF STRYDENBURG		

Bondholder: ABSA BANK LIMITED

Other Title Deed information



R/E Ptn 1 Plat Kuil 172

S.G. Dgm. No. 1225/1912

Deducted No. 1627
 (Sgd.) W.P. Murray
 Registry Surveyor and Examiner
 June 28, 1912.

Data according to Beacons

Sides	Angles
AB 81 17	A 243 26 0
Bc 848 83	B 235 4 0
cd 553 49	c 67 47 20
de 617 95	d 119 41 30
ef 591 32	e 90 22 0
fg 489 61	f 182 23 0
gH 1409 00	g 129 54 10
HA 1695 09	H 11 22 0

Co-ordinates

	y	x
A	- 1843 54	+ 1367 88
B	- 1897 37	+ 1428 63
c	- 1698 89	+ 2253 93
d	- 2246 03	+ 2170 31
e	- 2467 51	+ 1593 42
f	- 1916 84	+ 1377 94
g	- 1468 70	+ 1180 72
H	- 206 04	+ 1805 98

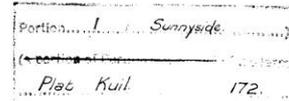
Area - 1097 morgen 311 square roods.

Data for Transfer

Sides	Angles
AB 81 17	A 243 26 0
BC 846 34	B 235 4 0
CD 545 52	C 68 26 30
DE 618 48	D 119 32 50
EF 591 10	E 90 23 0
FG 488 46	F 182 21 40
GH 1413 36	G 129 24 0
HA 1695 09	H 11 22 0

Servitude Note:

The Well at the point marked "A" is in common with this property and the Remaining Extent.



The above diagram lettered A B C D E F G H represents 1094 morgen 107 square roods of land situate in the Field-cornetoy Bear Vlei - Division of Hope Town - called SUNNYSIDE - being part of the farm Plat Kull granted on Perpetual Quitrent to Godlieb Petrus Swiegers on the 9th, August 1861.

- Bounded: N. & N.E. by Remaining Extent
 W. " Remaining Extent & Roode Dam
 S.W. " Wit Poort
 S.E. " Annex Wit Poort - Annex Riet Put & Riet Put
 E. " Annex Sunny Side

Surveyed and Beaconsed according to Regulations by me
 (Sgd.) Charles L. Hull
 Govt. Land Surveyor
 April 1912.

Transfer — 7821

23rd, September, 1912.

Andries Marthinus Jacobus Liebenberg.

Sheet FM - 8. P

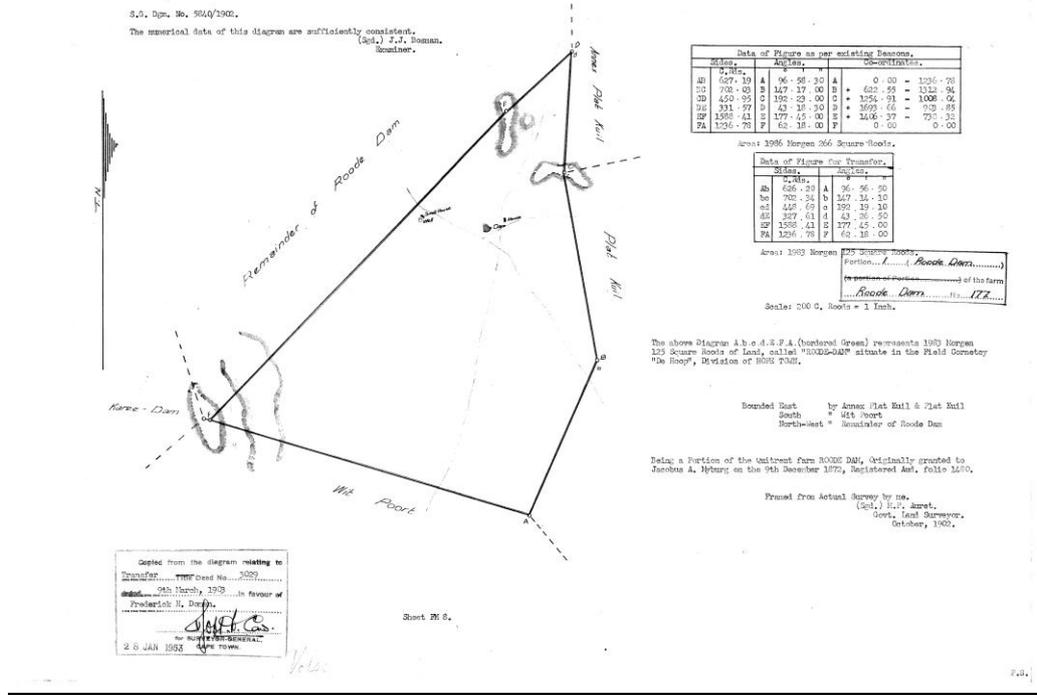
C

MR

Servitudes:

As reflected on the SG Diagram (if applicable).

Ptn 1 farm Roode Dam 177



Servitudes:

As reflected on the SG Diagram (if applicable).

PROPERTY DESCRIPTION

PROPERTY

AGRICULTURAL PROPERTIES

1. REMAINING EXTENT OF THE FARM PLAT KUIL 172,

REGISTRATION DIVISION HOPETOWN RD, NORTHERN CAPE PROVINCE

MEASURING: 347.4386 HECTARES

2. REMAINING EXTENT OF PORTION 1 OF THE FARM PLAT KUIL 172,

REGISTRATION DIVISION HOPETOWN RD, NORTHERN CAPE PROVINCE

MEASURING: 595.2939 HECTARES

3. PORTION 1 OF THE FARM ROODE DAM 177,

REGISTRATION DIVISION HOPETOWN RD, NORTHERN CAPE PROVINCE

MEASURING: 1698.6814 HECTARES

All three properties Held by Deed of Transfer Nr T 46393/2015CTN

Location: ± 6 – 9KM NORTH OF STRYDENBURG, NORTHERN CAPE PROVINCE

GPS: (Lat/Long): R/E Plat Kuil: -29.877624 / 23.639774

R/E Ptn 1 Plat Kuil: -29.893648 / 23.63423

Ptn 1 Roode Dam: -29.86733 / 23.610048

THE IMPROVEMENTS MAINLY COSIST OF THE FOLLOWING:

REMAINING EXTENT OF THE FARM PLATKUIL 172 [347HA]

- Fenced homestead yard:
- Dwelling with:
 - 3 x bedrooms
 - 1 x bathroom
 - Kitchen
 - Living area
- Outbuilding adjacent to the house – outside room of ± 15m².
- Mobile cold room ± 2m x5m (fixture to the improvements)
- Farm shed (± 300 m²) – divided into two portions (± 200m²) enclosed farm shed and two separate workshops / offices under same roof.
- Further improvements:
 - Worker's house

- Corrugated iron farm dam.
 - Informal mobile livestock pens ($\pm 60\text{m}^2$)
- This farm is divided into 2 grazing camps and is fenced with normal cattle fence of 1.3 metres (6-8 wire strands).
 - The entire farm consist of grazing.

WATER SUPPLY: No equipped boreholes.

POWER SUPPLY: No Eskom or Solar power available.

REMAINING EXTENT OF PORTION 1 OF THE FARM PLAT KUIL 172

- No structural improvements.
- This farm is divided into 4 grazing camps and is fenced with normal cattle fence of 1.3 metres (4-8 wire strands).

Remarks:

- There are currently no farming activities on the farm.
- The entire farm consist of grazing.

WATER SUPPLY: 4 x boreholes (of which 1 is in a working condition and equipped with a windmill), water sufficient for water for the camps.

POWER SUPPLY: No Eskom or Solar power available.

PORTION 1 OF THE FARM ROODE DAM 177 [1698.6 HA]

- No structural improvements.
- This farm is divided into 4 grazing camps and is fenced with normal cattle fence of 1.3 metres (6-8 wire strands).

Remarks:

- There are currently no farming activities on the farm.
- The entire farm consist of grazing.

WATER SUPPLY: 4 x boreholes (on equipped with a windmill)

POWER SUPPLY: No Eskom or Solar power available.

Municipal account information – Account Number: - information currently not available

Remaining Extent of the farm Plat Kuil 172

Remaining Extent of portion 1 of the farm Plat Kuil 172

Portion 1 of the farm Roode Dam 177

Google earth and GIS images:

R/E farm Plat Kuil 172



R/E Ptn 1 farm Plat Kuil 172

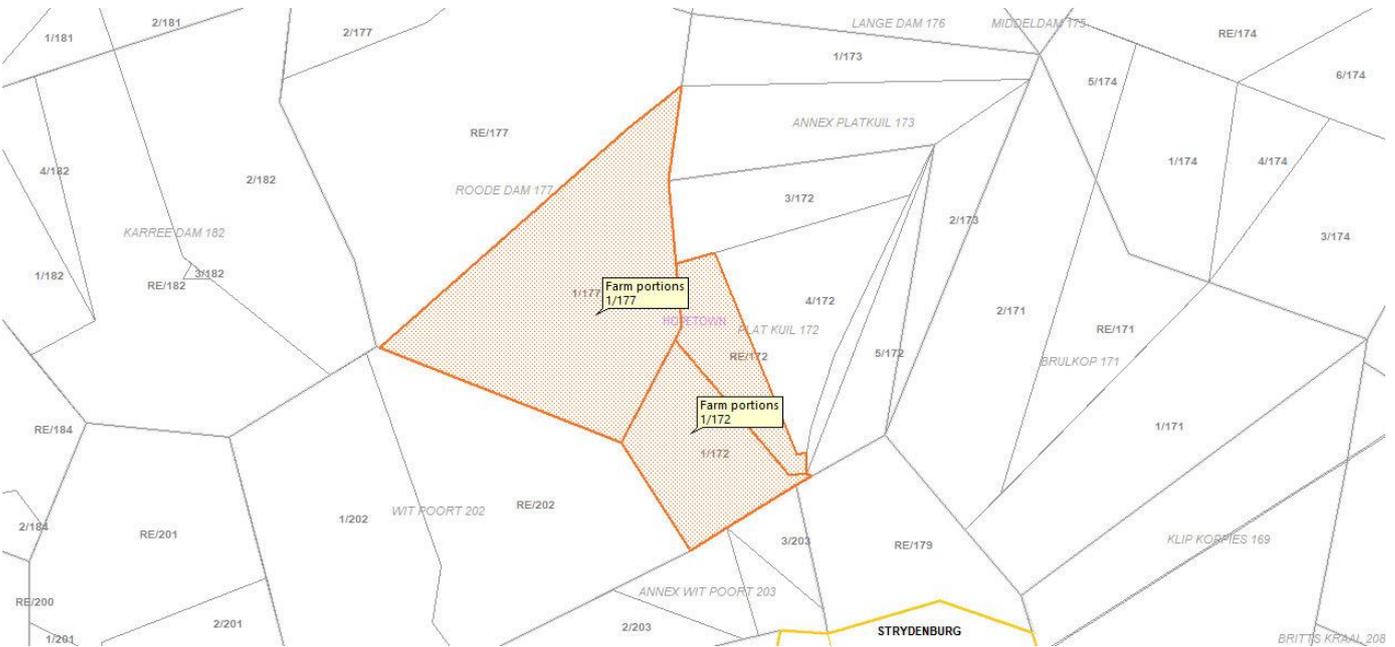
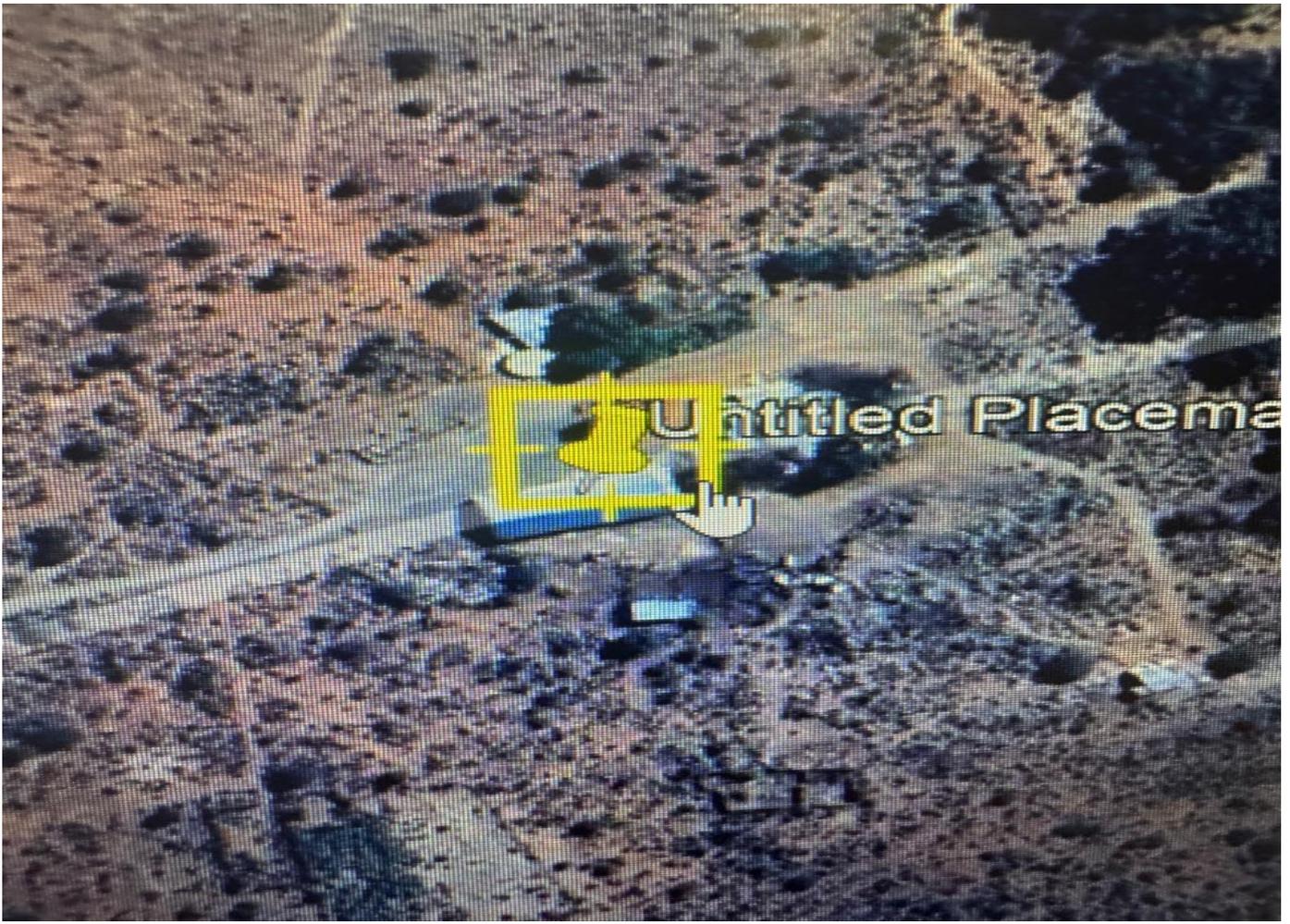


Ptn 1 of the farm Roode Dam 177



Google image of all three properties





PHOTOGRAPHS OF THE PROPERTY



















Advertisement (combined – 3 x properties)

AUCTION – GRAZING FARMS [± 2641HA] STRYDENBURG / HOPETOWN DISTRICTS

*Upon instructions from the trustees in the insolvent estate of Rooidam Trust (K00036/2024),
we will sell the undermentioned properties*

@ 11:00 ON FRIDAY, 25 APRIL 2025

AT THE FARM PLAT KUIL (GPS: -29.887624 / 23.639774)

PROPERTIES:

1. REMAINDER OF THE FARM PLAT KUIL 172, HOPETOWN RD: 347 HA
2. REMAINDER OF PORTION 1 OF THE FARM PLAT KUIL 172: 595 HA
3. PORTION 1 OF THE FARM ROODE DAM 177: 1698 HA

The improvements are situated on the remaining extent of the farm Plat Kuil and mainly consist of the following: 3-bedroom house; farm shed (± 300m²); worker's house; outbuildings. There are no improvements on the other two farm portions. The farms have sufficient water, divided into grazing camps.



Notes: 1. Viewing by appointment only!! 2. Contact the auctioneers for further information.

CONDITIONS: 10% deposit of the purchase price and 6% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. 14-day confirmation period. Balance on registration, guarantees to be furnished within 30 days after acceptance of the offer. Buyers must have proof of residence and identification available (FICA).

For further information contact:

Auctioneer/RUDI MÜLLER 082 490 7686

ANTON ENGELBRECHT 082 789 2772

Office: 018 294 7391



UBIQUE *Afslaers*
Auctioneers
www.ubique.co.za

Visit our website for further information, the rules of auction as well as the regulations in terms of the Consumer Protection Act.

VEILING – WEIDINGSPLASE [± 2641HA] DISTRIK STRYDENBURG / HOPETOWN

In opdrag van die kurators in die insolvente boedel van Roodam Trust (K000036/2024)
verkoop ons die ondervermelde eiendomme

OM 11:00 OP VRYDAG, 25 APRIL 2025

BY DIE PLAAS PLAT KUIL (GPS: -29.887624 / 23.639774)

Eiendomme:

1. RESTANT van die plaas PLAT KUIL 172, HOPETOWN RD: 347 ha
2. RESTANT van GED 1 van die plaas PLAT KUIL 172: 595 ha
3. GED 1 van die plaas ROODE DAM 177: 1698 ha

Die verbeterings is geleë op die restant van die plaas Plat Kuil 172 en bestaan uit: 3-slaapkamer huis; stoor (± 300m²); werkershuis; buitegeboue. Die plase het genoegsame water, verdeel in weidingskampe. Daar is geen verbeterings op die ander twee plase nie.



Nota's: Besigting per afspraak of 'n uur voor die veiling. Skakel die Afslaaers vir meer inligting.

VOORWAARDES:

10% van die koopprys en 6% kommissie plus BTW daarop is betaalbaar deur die KOPER by toeslaan van die bod. 14-DAE bekrachtigingsperiode. Balans teen registrasie, waarborg gelewer te word binne 30 dae na aanvaarding. Kopers moet 'n bewys van woonadres en identiteit beskikbaar hê by registrasie. (FICA).

Vir nadere besonderhede skakel:

Afslaer/RUDI MÜLLER 082 490 7686

ANTON ENGELBRECHT 082 789 2772

Kantoor: 018 294 7391



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Besoek ons webtuiste vir meer inligting, die reëls van die veiling asook die regulasies ingevolge die Verbruikerswet