



**PETER  
MASKELL**  
AUCTIONEERS

Timed Online Auction

**13 – 14 March 2024**

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**±850ha Potato And  
Livestock Farm Located  
In The Bergrivier  
District, Western Cape**

**±20km From Aurora  
And ±43km From Piketberg**



**CONTACT: DANIELLE HOSKINS**

(Registered with the PPRA | Candidate  
Property Practitioner)



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**Auction details**

Auction Type	:	Timed Online Auction through our App
Bidding starts	:	Wednesday, 13 <sup>th</sup> March 2024 at 10h00
Bidding closes	:	Staggered *from 10h00 on the 14 <sup>th</sup> March 2024

**\*Online Auction Notes:**

- If a lot receives a bid within the last 10 min. it will remain open for an additional 10 min
- If any further bidding occurs, the extension timer will reset to 10 min.
- If no further bidding activity occurs, the lot closes when the timer runs out.

**Auction Participation**

To participate in this online auction, please complete the Rules Of Auction / Bidder Participation Form. By signing the Rules of Auction, you consent and agree to be bound by the Auctioneers Rules of Auction in addition to any other conditions specified by the Auctioneer or the Seller. These Rules of Auction are non-negotiable.

Please submit an ID copy, proof of address (NOT older than 3 months), and proof of payment together with your signed and completed Rules of Auction.

**Bidder's pack**

Link to all documentation: [https://1drv.ms/f/s!AsEpBHo\\_4ijKvF5r-6c3HuZ5g8Dt?e=v3KlbV](https://1drv.ms/f/s!AsEpBHo_4ijKvF5r-6c3HuZ5g8Dt?e=v3KlbV)

**App Details**

Download our APP "Peter Maskell Auctioneers" from IOS or the Play Store or visit [bidlive.maskell.co.za](https://bidlive.maskell.co.za) → Set up profile → Register for the auction <https://bidlive.maskell.co.za/>

Should you have any problems registering on our Auction Mobility Online App, please contact our offices or click on the link below: <https://auctionmobility.zendesk.com/hc/en-us/articles/115002077774-How-do-I-Register-for-an-Auction->

**Buyer's card registration**

Buyer's card deposit: - R50,000.00

Strictly by EFT payments only – NO CASH

Signed and completed auction registration documents, proof of residence, ID copy and proof of payment to be sent via email to [registrations@maskell.co.za](mailto:registrations@maskell.co.za)

**Banking details**

Account holder	Peter Maskell Auctions CC
Bank	Nedbank
Account number	1343096103
Branch	198765
Reference	your name # Klaase

**Buyer's costs and Liabilities**

- VAT or TRANSFER DUTY shall be applicable;
- 10% deposit on the purchase price payable on fall of hammer by successful bidder;
- Occupation and possession of the property will be given by the seller to the purchaser on date of registration of transfer;
- 30 Day Guarantee Period
- The PURCHASER shall at his own cost obtain all compliance certificates (as applicable) and any further or additional documentation for effective registration of transfer or occupation of the property.

**Important Note**

The purchaser acknowledges that his or her offer to purchase, made on the auction is not subject to viewing. The purchaser acknowledges that all items are sold voetstoots and the onus is on the Purchaser to inspect all assets prior to the commencement of the auction. It has been recorded that the Purchaser is fully acquainted with goods and the Purchaser hereby indemnifies the Auctioneer or the Seller against any possible claim that may arise as a result of his or her failure to inspect the assets prior to the commencement of the auction.

DISCLAIMER – Whilst all reasonable care has been taken to provide accurate information, neither Peter Maskell Auctions CC nor the Sellers 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 the negligence or otherwise of Peter Maskell Auctions CC or the Sellers or any other person.

# Cape Town, Pampoene Kraal, Piketberg RD, 33, 6

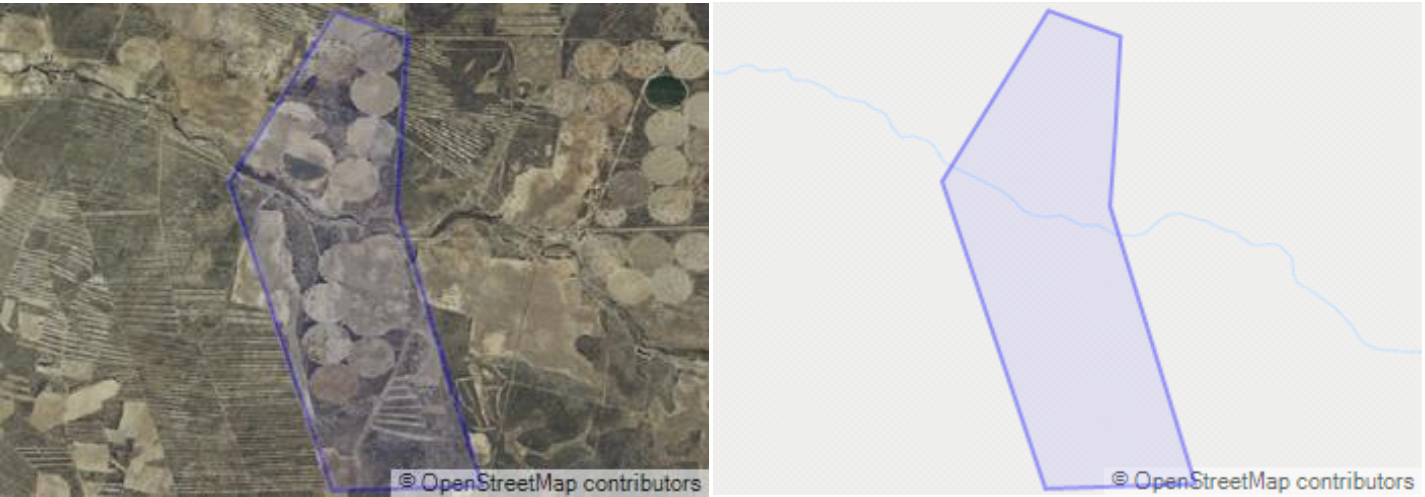
## Registered property details

Property type	:	Farm	Diagram Deed	:	T9135/1908
Farm number	:	33	Size (registered)	:	850,7620 ha
Portion no.	:	6	Municipality	:	Swartland DC
Farm Name	:	Pampoene Kraal	Province	:	Western Cape
Registration div.	:	Piketberg RD	Co-ordinates	:	-32.655323 / 18.363631

## Owner details

Person type	:	Company	Title Deed	:	T71483/2008
Purchase Date	:	2008/07/04	Reg. Date	:	2008/11/11

## Maps



## Municipal information

Account number	:	0000217701	Physical address	:	De La Rey, 0
Market Value	:	R 9,000,000.00	Category	:	Agricultural

The seller is liable for all the outstanding rates and taxes levied on the property.



## Property description

### Location

The farm is located approximately 20km from Aurora along the Aurora/Elandsbaai road. Aurora is a town on the west coast of South Africa situated 43 kilometres north-west of Piketberg and 29km south of Redelinghuys. The West Coast District Municipality is a district municipality located in the Western Cape province of South Africa. The municipality, which covers an area of 31,119 square kilometres and lies along the Atlantic coast of the Western Cape, extending approximately 350 kilometres from north to south. It includes the coastal plain and is generally bounded on the east by the mountains of the escarpment, though in the case of the Cederberg mountains the border passes further to the east, along the Doring River, so that the mountains are included in the municipal area. The principal rivers in the area are the Berg River, which drains the southern part of the municipality, and the Olifants River, which drains the Cederberg and the northern part of the municipality.

The southernmost part of the district, adjacent to Cape Town, is known as the Swartland and is primarily a grain-farming area. The Berg River flows across the Swartland from its sources in the Boland mountains. On the coast west of the Swartland is the Cape Columbine peninsula, with a number of coastal holiday resorts as well as the ore-export harbour at Saldanha Bay. On the north the Swartland is bounded by mountains which separate it from the Olifants River Valley.

The upper valley of the Olifants is predominantly a citrus-farming region. The Cederberg mountains, much of which are a protected wilderness area, rise from the eastern bank of the river, while along the coast to the west are fishing and holiday villages. The Olifants river continues northwards until, on the edge of the Knersvlakte, it turns west towards the Atlantic. In the lower valley there is a narrow strip of lush agricultural land irrigated by the river's water. The Knersvlakte, which is part of the arid Namaqualand region, forms the northernmost part of the district.

The largest towns in the district are Vredenburg and Saldanha on the Cape Columbine peninsula, Malmesbury in the Swartland, and Vredendal in the Olifants River Valley.

### Directions

Travel along R27 until reaching the R399 Junction, turn left at the junction and travel along the Main Road for approximately 20km passing through Dwarskersbos and take the Loop 1 road to the left. Travel until reaching the railway line and take the road immediately to the left. Track the railway line until it deviates inland and travel for a short distance until the road runs through the farm.

### Improvements

The farm is suitable for potato and livestock farming operations and comprises of the following improvements and agricultural infrastructure:

A. Farm house (Approximately 95m²)

The farm house is constructed of face brick under an IBR roof and comprises of 1 bedroom, 1.5 bathrooms and living room. The farm house is serviced by a small carport.

B. Packhouse (Approximately 660m²)

The packhouse is a steel frame structure clad in IBR under an IBR roof with concrete floors. The area is accessed by large industrial doors.

C. Shed (Approximately 285m²)

The shed is a steel frame structure clad in IBR sheeting. The improvement is semi enclosed with two open sides with an exposed sand floor.

Property description

D. Stores (Approximately 160m<sup>2</sup>)

This improvement is constructed of brick under an IBR roof.

E. Staff housing (Approximately 108m<sup>2</sup>)

This improvement is constructed of brick under an IBR roof.

F. Staff housing (Approximately 70m<sup>2</sup>)

This improvement is constructed of brick under an IBR roof.



## Property description

### Electricity and other services

Eskom electricity is connected to the property and provides power to the improvements and the agricultural infrastructure.

### Fencing

The farm has been divided into approximately 14 camps and the fencing is in good to fair condition.

### Water supply

The property currently has six boreholes operating which provide enough water to irrigate the 40ha currently under Center Pivot. The boreholes provide water to two storage dams. The storage dams facilitate water to the two 20-hectare center pivots.

From discussions with the owner it appears that the farming operations have been adapted to allow for two center pivots to be planted simultaneously rather than the normal approach.

- 6 x Boreholes
- 2 x Small storage dams which feed the center Pivots.

### Borehole specifications

Screen	:	200mm PVC
Depth	:	±45m
Capacity	:	± 150 000.00 litres per hour (Assumed no test info available)
Note	:	Flow shared equally between dam one and dam two which in turn feeds 2 20ha centre pivots. The property previously had eight boreholes however we understand that two of these have collapsed and are no longer operational.

### Water Entitlements

National Register of Water Use Registration Record 22118343

Water management area	:	Berg -Olifants
Status	:	Active

Water Use No	Water use	Current Authorisation Type	Volume
1	Borehole	Lawfulness still to be determined	280 000 Cubic metres per year
2	Borehole	Lawfulness still to be determined	80 000 Cubic metres per year

### Agricultural Activities

The infrastructure on the farm is suitable for the following agricultural activities.

- a) Potato farming
- b) Livestock

## Property description

### Land usage

The following is a summary of the current land usage:-

Usage	Extent (±)
Potato centre pivots	40ha
Equipped Land	120ha
Balance of land including veld, and additional pivot land	690ha

Note: It is noted that the farm currently has 14 centre pivot circles, based on a four-year rotation cycle only eight would be necessary. The additional pivot land is possibly as a result of the poor water quality that has resulted in an increase of the rotation cycle from the norm of a four-year cycle to that of a seven-year rotation cycle.

### Bioresource information

Veld Type	Sandveld Veld
Carrying capacity	30ha/LSU
Soils	Soils in Swartland vary greatly over short distances, making this area vulnerable to varying erosion rates. Coastal deposits are particularly prone to erosion if the natural vegetation is disturbed, for example by cultivation.
Climate	Swartland is known for its mild Mediterranean climate with warm very dry summers and mild wet winters. The locality of the region between the Atlantic Ocean in the west and the Berg River and Witzenberg and Great Winterhoek Mountains to the east forms a topographical area with various micro climates that vary between the coastal areasand the inland areas. Coastal temperatures are very mild with average summer temperatures during the day of around 28°C and mild average winter day temperatures in the low 20's. In inland areas have higher average day temperatures in the summer months in the middle to high 30's.
Rainfall	<p>Swartland is located within the winter rainfall region with 80% of the rainfall that occur from April to September.</p> <p>The average annual rail for the following areas in Swartland are:</p> <p>Koringberg Rooikaroo area average 250mm, the lowest with a very short rainfall season.</p> <p>Middle Swartland Piketberg and Porterville average 300mm increasing from the lower lying areas in the west towards the higher lying areas in the east.</p> <p>Koeberg, Kortreibern, Malmesbury and Voorberg average between 400 and 500 mm.</p> <p>Durbanville, Mamreweg, Paardeberg and Riebeek average between 500 and 600 mm with deposits of more than 700 mm occurring in the higher lying areas of the Riebeek mountains.</p>





















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