



**Ronelda Richter**  
 Non-Principal Property Practitioner  
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 Aston Manor  
 Kempton Park



Web Ref 5474665



**R3,530,000**

**Monthly Bond Repayment** R36,436.25  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R225,014.00    **Bond Costs** R47,840.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

 4     3

A Small Farm (21ha) with easy access to the N1 highway and Pretoria.

**Main House (2ha fenced)**  
 Lounge, Dining room, Study Spacious Open Plan Kitchen, Four Bedrooms and Three Bathrooms,  
 Entertainment Area/Lapa  
 Swimming Pool  
 One Bedroomed Flatlet (needs TLC).

8.5 ha of Lucerne Fields (Delivers 100 to 120 bales monthly per hectare in summer).  
 Summer income R 42 000pm (8 months)  
 Winter income (4 months)

**Irrigation:**  
 22kw Motor  
 Lucerne divided into 10 blocks, 2 blocks can be irrigated at a time.  
 Electronic pump system, which you can manually set  
 Water from River.

Large Warehouse, storage for lucerne and Pig-Sty.  
 Various Large Bird cages, sheep and Chicken den

### Features

| Interior     |   | Exterior |     |
|--------------|---|----------|-----|
| Bedrooms     | 4 | Security | Yes |
| Bathrooms    | 3 | Pool     | Yes |
| Kitchens     | 1 |          |     |
| Recep. Rooms | 2 |          |     |