

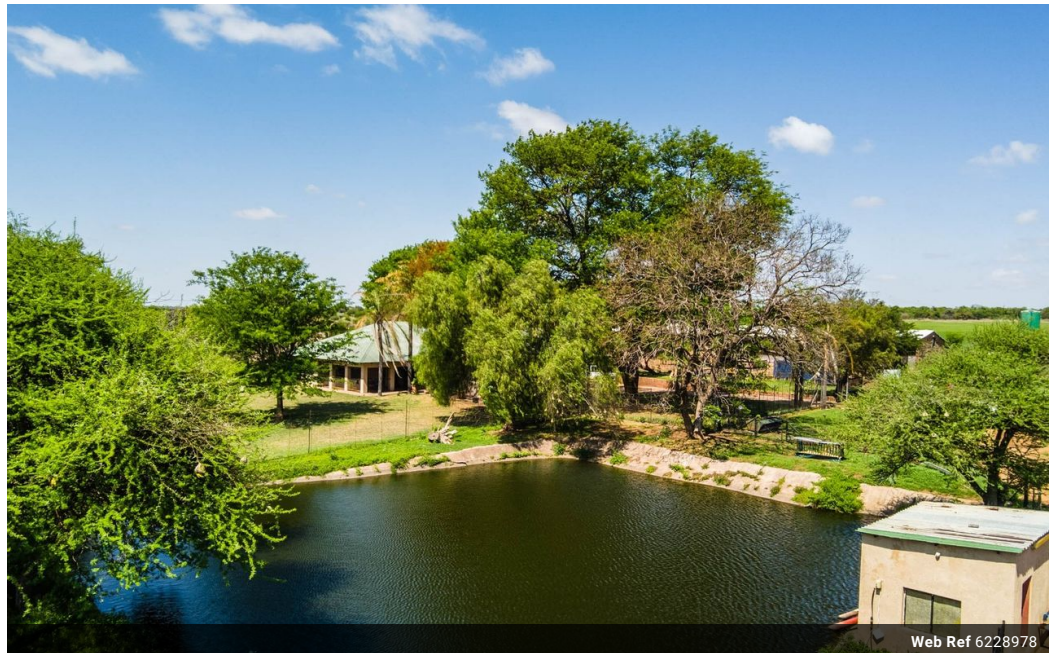
**Alett Nel**

Non-Principal Property Practitioner  
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**R10,850,000**



**Monthly Bond Repayment** R111,992.44  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,080,327.00    **Bond Costs** R89,535.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

## LUCRATIVE WELL DEVELOPED FARM CLOSE TO PRETORIA

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Intensively farmed 32.5 hectare farm with ample water storage facilities/holder dams, water rights, centre pivots, dairy facilities, egg laying chicken infrastructure, three large houses and a flat, available to a discerning investor.

This fertile farm is situated on the banks of the Apies River in an area where bumper crops and successful farming are the norm for those folk who are dedicated to the land and the immense potential that it offers.

#### MAIN FEATURES:

- Three large houses and a flat
- Three garages
- 32.5 hectares with paid-up water rights, two centre pivots and irrigated lands with special crops that provide fodder for the livestock (currently cattle and goats)
- Cages for 6 000 laying hens and raising sheds to raise 2 000 replacement chicks at a...

## Features

| Exterior |    | Sizes     |                       |
|----------|----|-----------|-----------------------|
| Security | No | Land Size | 325,064m <sup>2</sup> |
| Pool     | No |           |                       |