



VENDITOR

A U C T I O N E E R S

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Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor 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 or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.



LIGHTSTONE REPORT


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Property Details FARM

Iq, Gauteng
Suburb: Wilgeheuwel

LEGAL
RE of Ptn 271
Farm 190 "WILGESPRUIT" Portion 271
Reg Div: "IQ"
Province: "GAUTENG"
Coordinates: [-26.106923,27.884509](#)
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED) 3.9878 ha	LAND SIZE (CADASTRAL) 0 ha	LAST SALES DATE 2007/10/23
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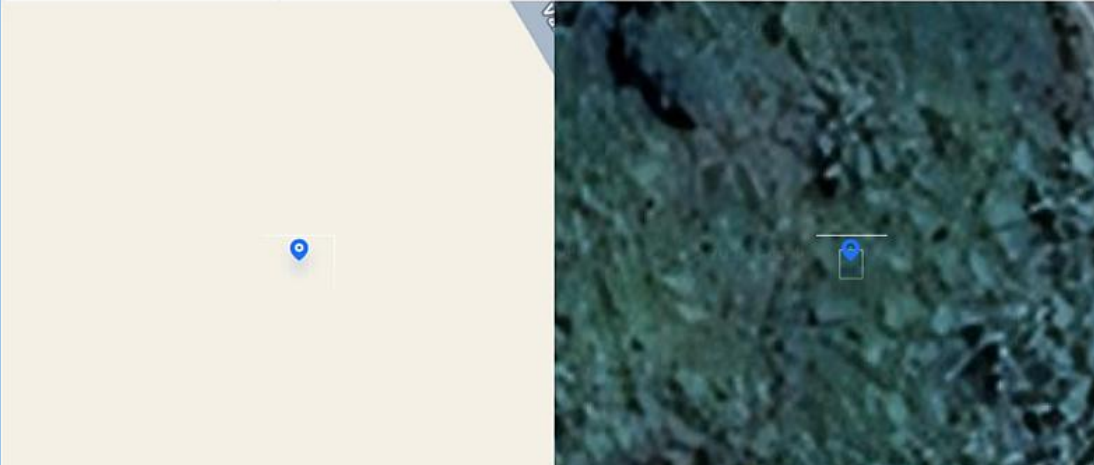
The image shows a map on the left and a Street View image on the right. The map displays a large, mostly empty plot of land with a few small structures. The Street View image shows a paved area with several vehicles parked, including a white van and a white car, with a building in the background.

Property Details FARM

Iq, Gauteng
Suburb: Wilgeheuwel

LEGAL
RE of Ptn 667
Farm 190 "WILGESPRUIT" Portion 667
Reg Div: "IQ"
Province: "GAUTENG"
Coordinates: [-26.105586,27.88222](#)
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED) 0.2973 ha	LAND SIZE (CADASTRAL) 0 ha	LAST SALES DATE 2007/10/23
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The image shows a map on the left and a Street View image on the right. The map displays a large, mostly empty plot of land with a few small structures. The Street View image shows a dense field of green crops, likely a farm or agricultural area.



PROPERTY DETAILS

IMPROVEMENTS

The two farms are situated in the Wilgespruit area, which forms part of the Roodepoort region in Gauteng.

The property comprises two portions, namely a larger northern portion and a smaller southern portion. The northern portion is affected by existing roads (refer to paragraph 3) and falls within a designated wetland area.

Subclause (n)(i)1 of the 2018/19 Rates Policy refers to land without zoning, land with unresolved zoning, de-proclaimed mining land, and any undeveloped land or erf within a proclaimed township or land development area. In light of the above, the appropriate category cannot be classified as Vacant Land, as the subject property falls outside the definition and clarification applicable to Vacant Land.

Accordingly, the property should be categorised as Farming or, alternatively, Agricultural Other.

- Please refer to the below diagrams, extracts, and photographs for further information.

➤ Extent – Ptn 271:	3.9878 ha
➤ Rates:	± R 3 690.73 (Estimated)
➤ Extent – Ptn 667:	0.2973 ha
➤ Rates:	± R 2 737.09 (Estimated)

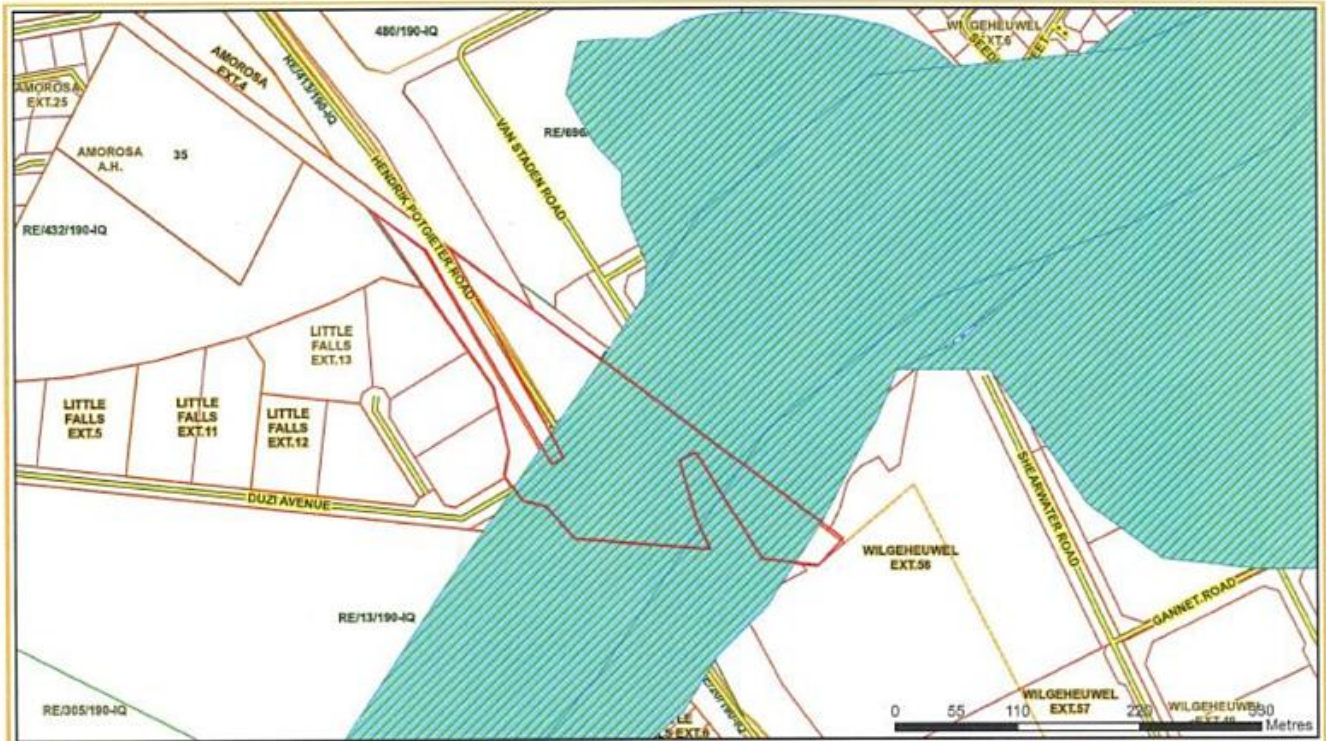


**PROPERTY DIAGRAMS,
EXTRACTS, & PHOTOGRAPHS**

V VENDOR

A U C T I O N E E R S

The northern portion is affected by roads, see paragraph 3 and falls within a wetland area.



Map

PREPARED BY: CGIS GeoLIS

DATE: 10/7/21, 9:42 AM

City of Johannesburg

CORPORATE GEO-INFORMATICS

1:4 000



Wetland area

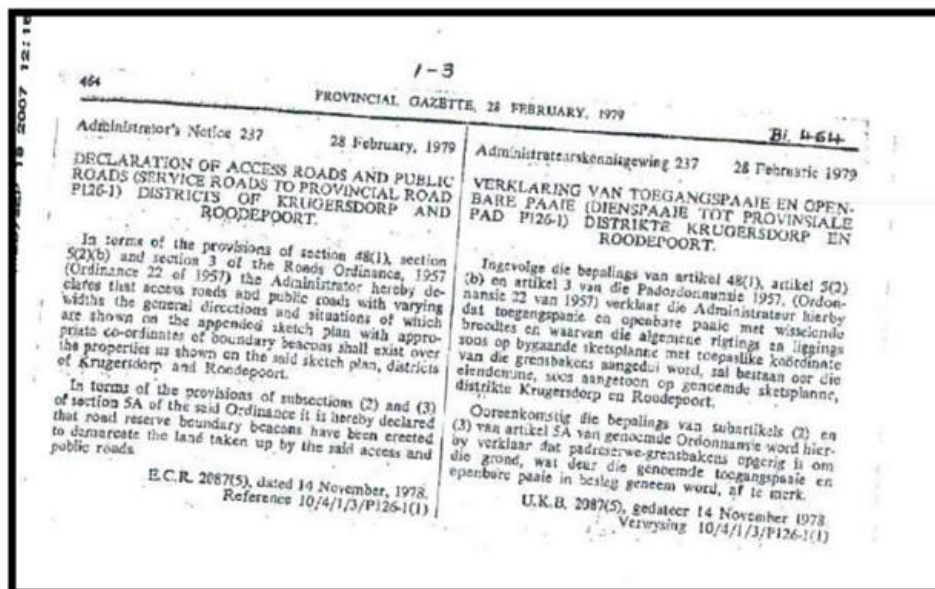
Johan Road was constructed over the southern portion.



Southern portion affected by Johan Road

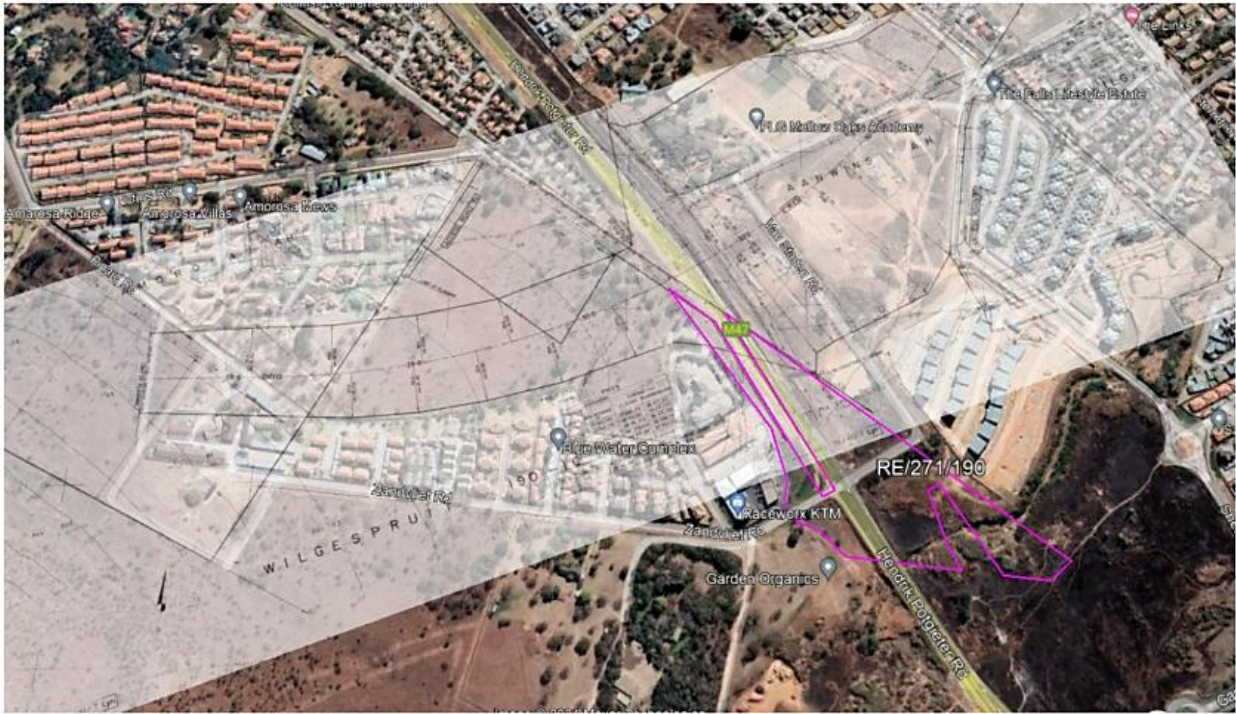
Road Proclamations

The northern portion of the property is subject to a road proclamation:

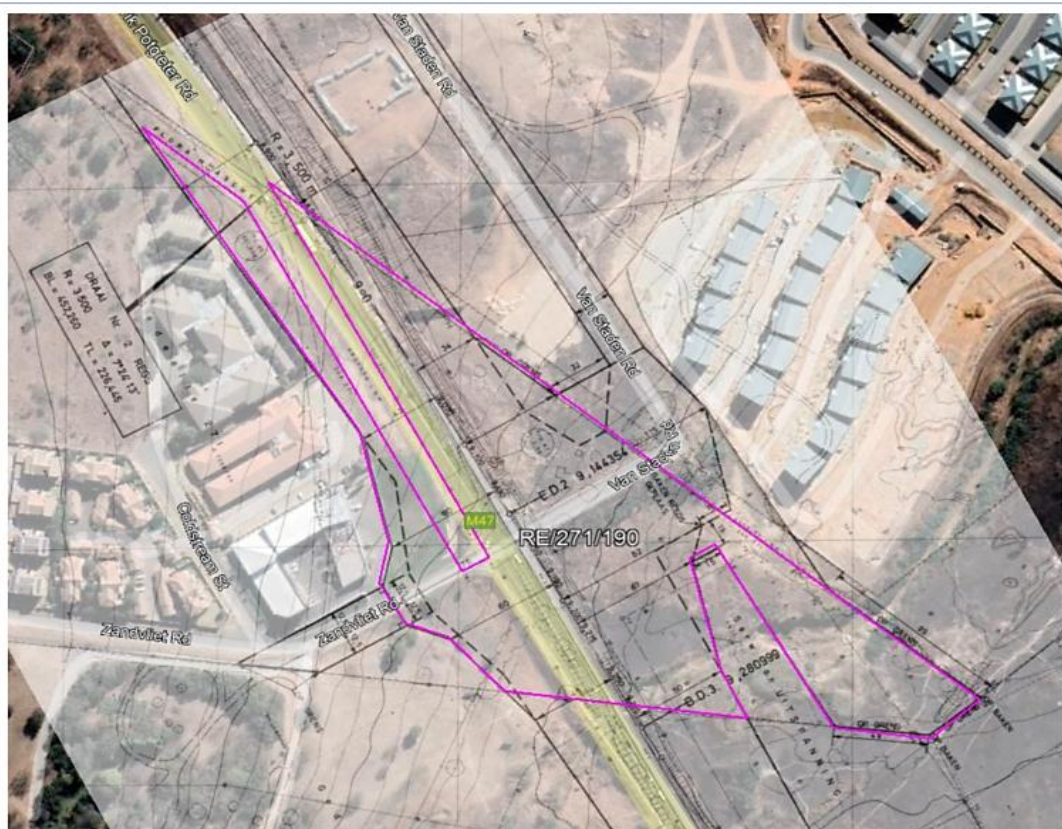


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Proclamation of service Road



Proclamation of P126-1

The total area of the property is within the proclaimed P126-1.

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As per the below diagram the extent of the mother property was 20,6940 ha.

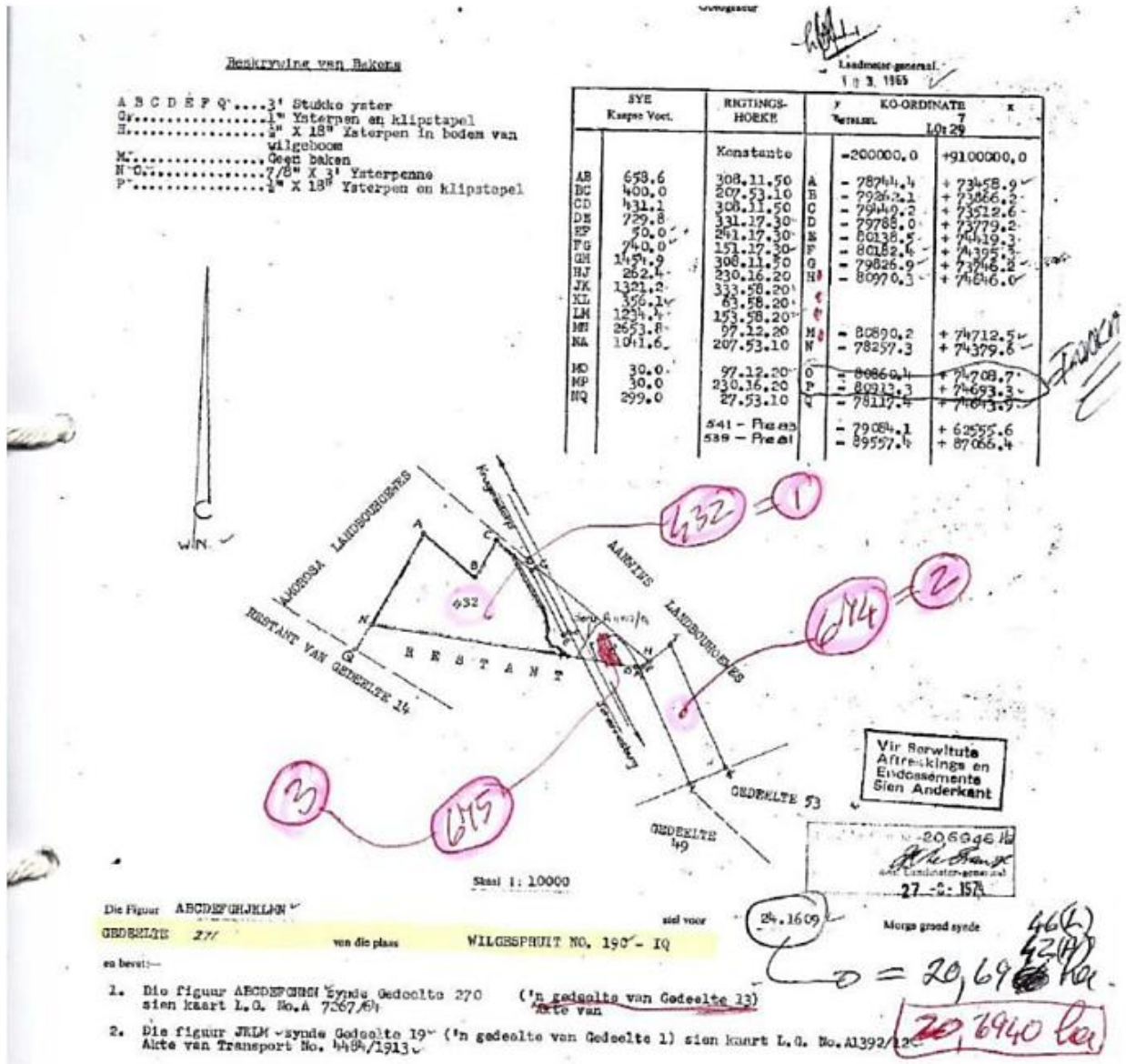
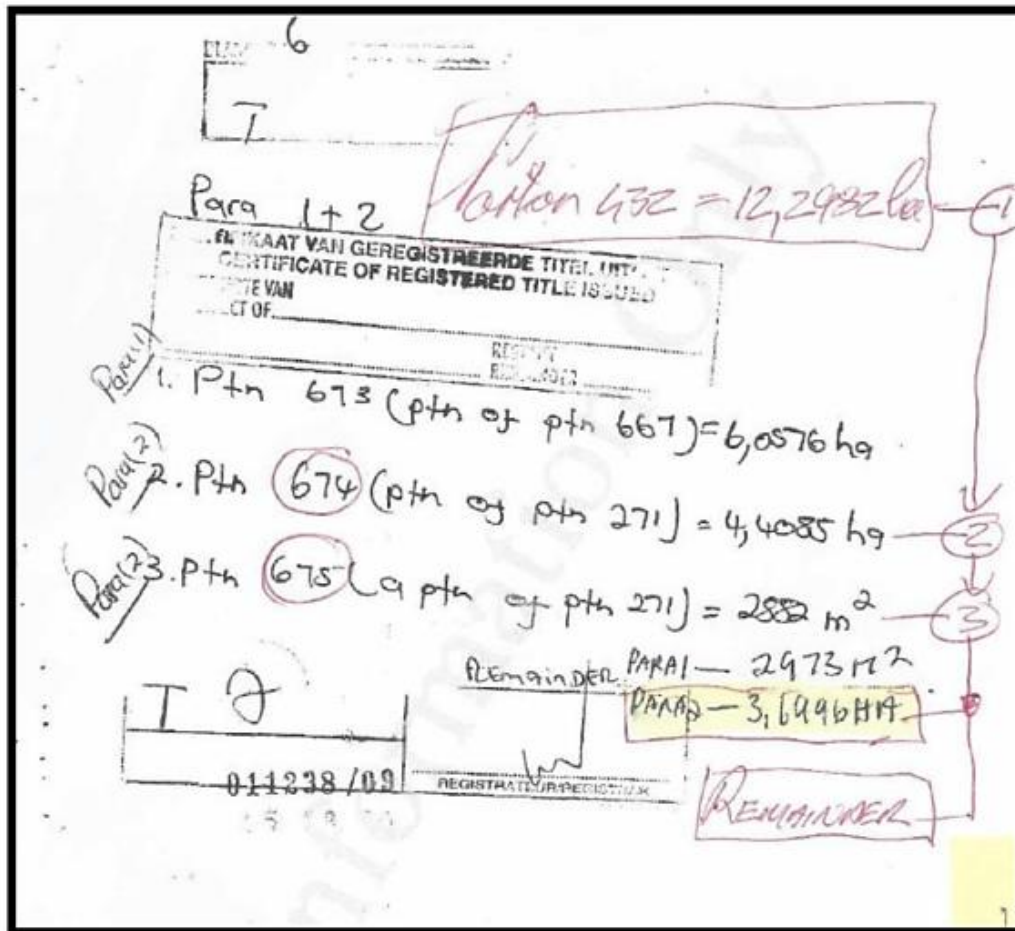


Diagram of portion 271

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The following subdivisions were registered.



Extract from title deed showing subdivisions

First subdivision: vide SG. Nr. 11495/1996 = 12,2982 ha

Second subdivision: vide SG. Nr. 2310/2008 = 4,4085 ha

Third subdivision: vide SG. Nr. 2311/2008 = 0,2882 ha.

After the third subdivision, the remainder of portion 271 is 3,6997 ha in extent



TERMS AND CONDITIONS

TERMS AND CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required. Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za
- 10% Deposit is payable upon signing of the agreement
- **VAT** - We are awaiting confirmation as to whether the Seller/Entity is VAT registered. Should the Seller be VAT registered, VAT will be applicable over and above the purchase price.
- The Offer is subject to 14-Days confirmation period.
- After written acceptance, the buyer has 45-days to deliver guarantees.
- The Property is being sold voetstoots, "as is".
- Occupation is on Registration.
- All arrear Rates & Taxes & Levies are payable by the Seller, not the Purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16028NDB | Your Name

Proof of payment: natasha@venditor.co.za



HOW TO REGISTER ON

www.venditoronline.co.za

V VENDOR AUCTIONEERS

Go to the online portal: www.vendoronline.co.za. If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.

Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.

Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the image below to watch the video on how to register

Click on the buttons below to update

Outbid - Notification Alerts

Profile Details

Password

ID Document Photo

FICA Document

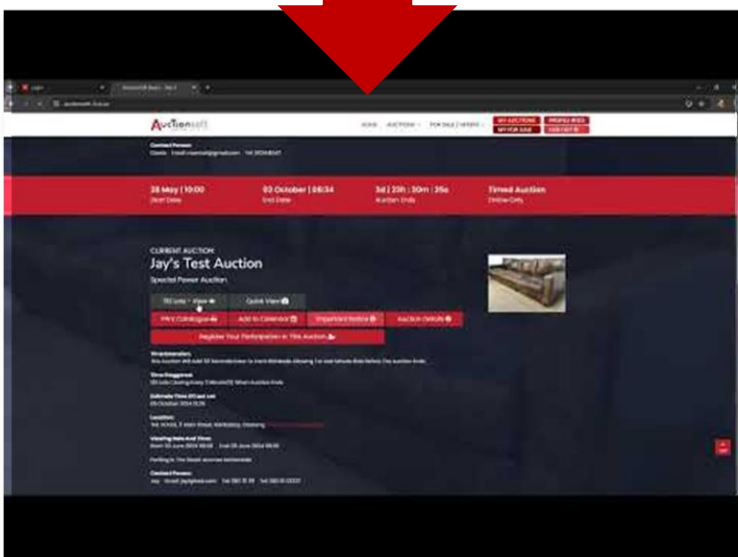
Banking Details

Proof of Bank Account

Proof of Payment (POP)

TV Licence *

*Only Required if you purchase a TV



Auto-Bid Function

Auto-Bid Function Explanation:

The auto-bid function allows the system to bid on your behalf.

It doesn't automatically place your highest bid but follows certain rules.

Example Scenario:

If a Lot is priced at 50(amount) and your auto-bid is set at 450(amount):

- The system won't immediately bid 450(amount).
- Instead, it will start by bidding the next available increment, which is 60(amount).
- If the bid closes at 60(amount) and you're the highest bidder, you win the Lot.
- If someone outbids you at 70(amount), the system will raise your bid to 80(amount).
- This process continues until the system reaches your auto-bid amount.
- If your bid is 450(amount), and someone else's bid is also 450(amount), the system will raise your bid to 450(amount).

Higher Auto-Bid:

If another user sets a higher auto-bid (e.g., 800(amount)), the system will ignore your 450(amount) auto-bid.

The system always favours the user with the highest auto-bid for a specific Lot.

No Consecutive Auto-Bids:

The system won't automatically outbid someone if your auto-bid amount is the same as theirs.

Example 1:

Your auto-bid is 450(amount), and a user bids 350(amount). Your auto-bid raises it to 400(amount). If the next bid is 450(amount), the system takes the user's bid.

Example 2:

If a user bids 400(amount), and your auto-bid is 450(amount), you will be awarded the Lot because your auto-bid is the highest.

Important Note:

Regardless of the item's reserve price, you're responsible for your auto-bid.

If your auto-bid is 5000(amount), and the system reaches that amount through active bids, it will be considered the highest bid.



VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za