



VENDITOR
AUCTIONEERS



LIQUIDATION

2 X VACANT FARMS

REMAINDER OF PTN 271 & PTN 667

FARM 190 WILGESPRUIT, IQ

ROODEPOORT, GAUTENG



VENDITOR AUCTIONEERS

INDEX

Lightstone Report	4
Property Details	6
Property Photos	8
Terms & Conditions	10

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

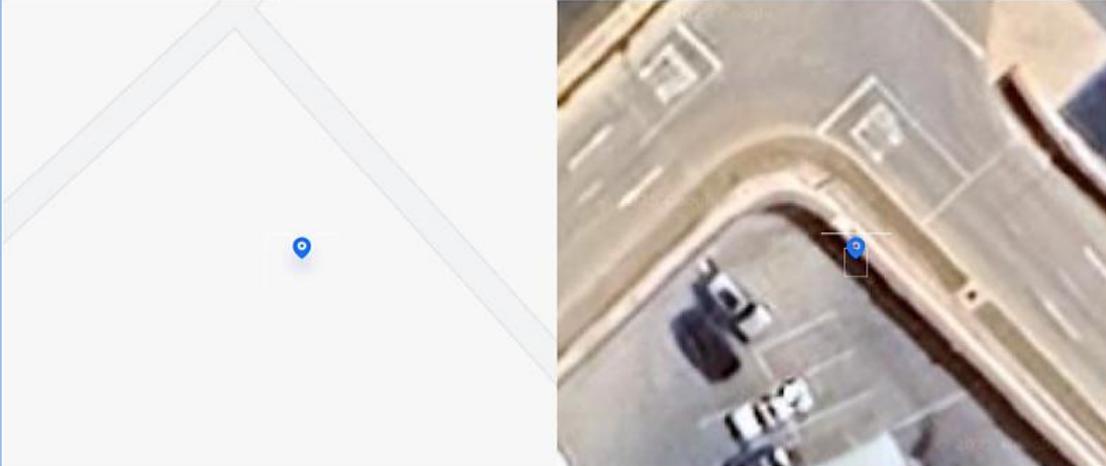
V VENDOR AUCTIONEERS

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
-------------------------------------	-------------------------------	-------------------------------



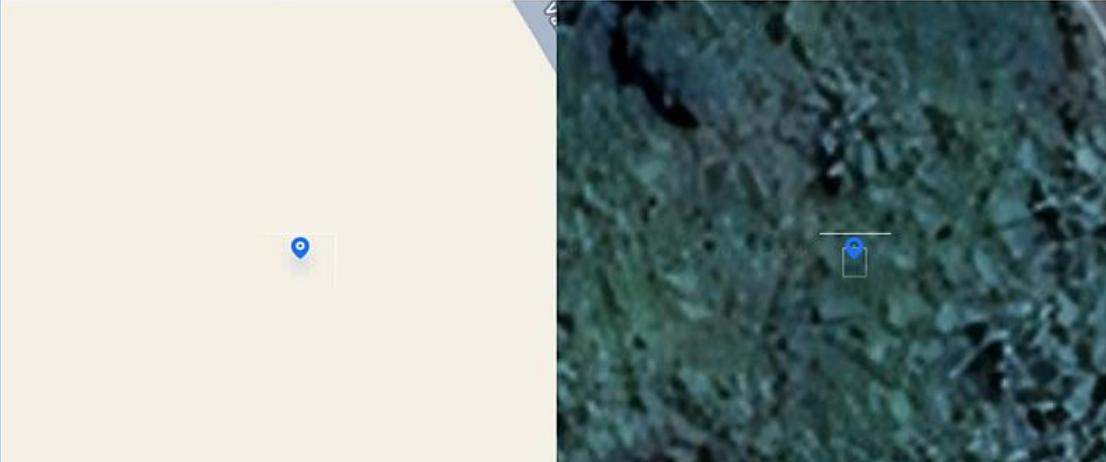
The image shows a map and a Street View of a property. The map on the left is a light-colored satellite-style map with a blue location pin. The Street View on the right shows an aerial view of a paved area with a blue location pin and a small white box indicating the camera's position.

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
-------------------------------------	-------------------------------	-------------------------------



The image shows a map and a Street View of a property. The map on the left is a light-colored satellite-style map with a blue location pin. The Street View on the right shows an aerial view of a green field with a blue location pin and a small white box indicating the camera's position.



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)

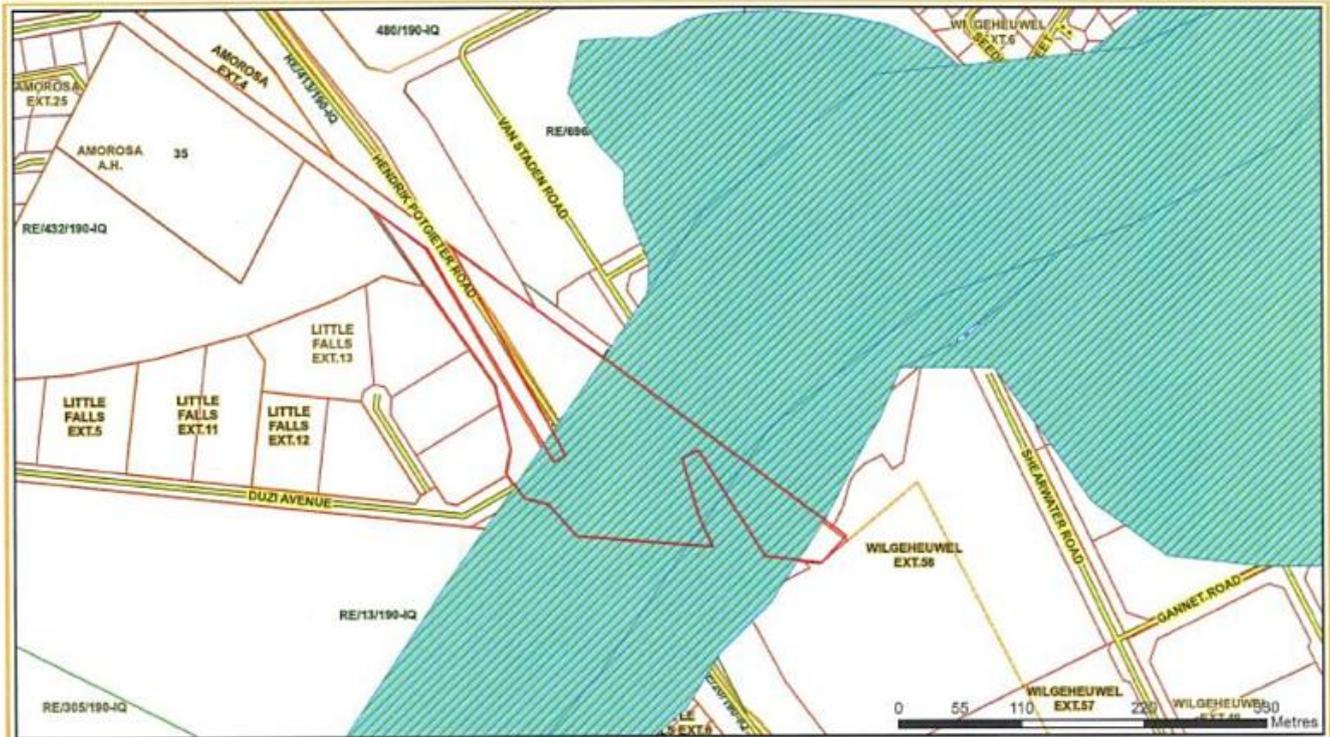


**PROPERTY DIAGRAMS,
EXTRACTS, & PHOTOGRAPHS**

V VENDOR

AUCTIONEERS

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

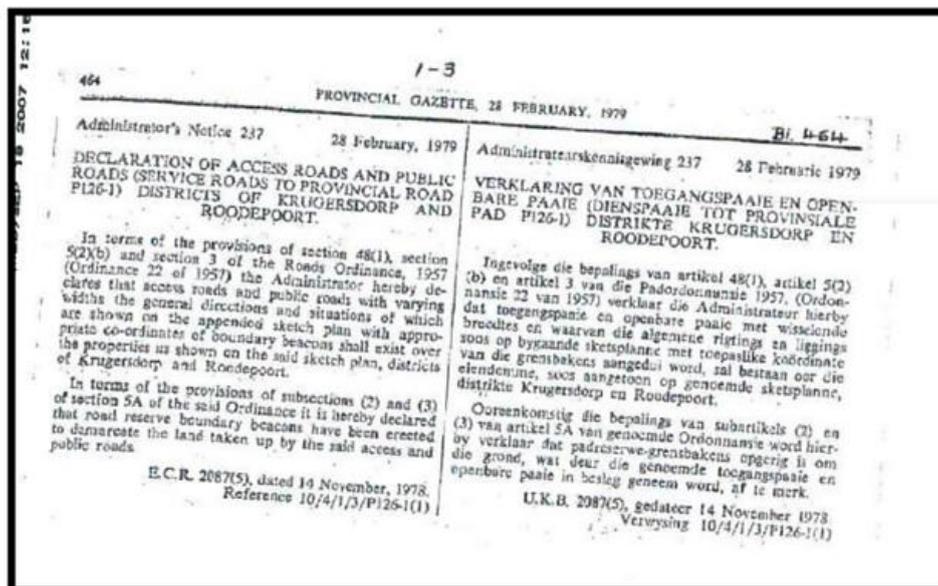
Johan Road was constructed over the southern portion.



Southern portion affected by Johan Road

Road Proclamations

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



V VENDOR AUCTIONEERS

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

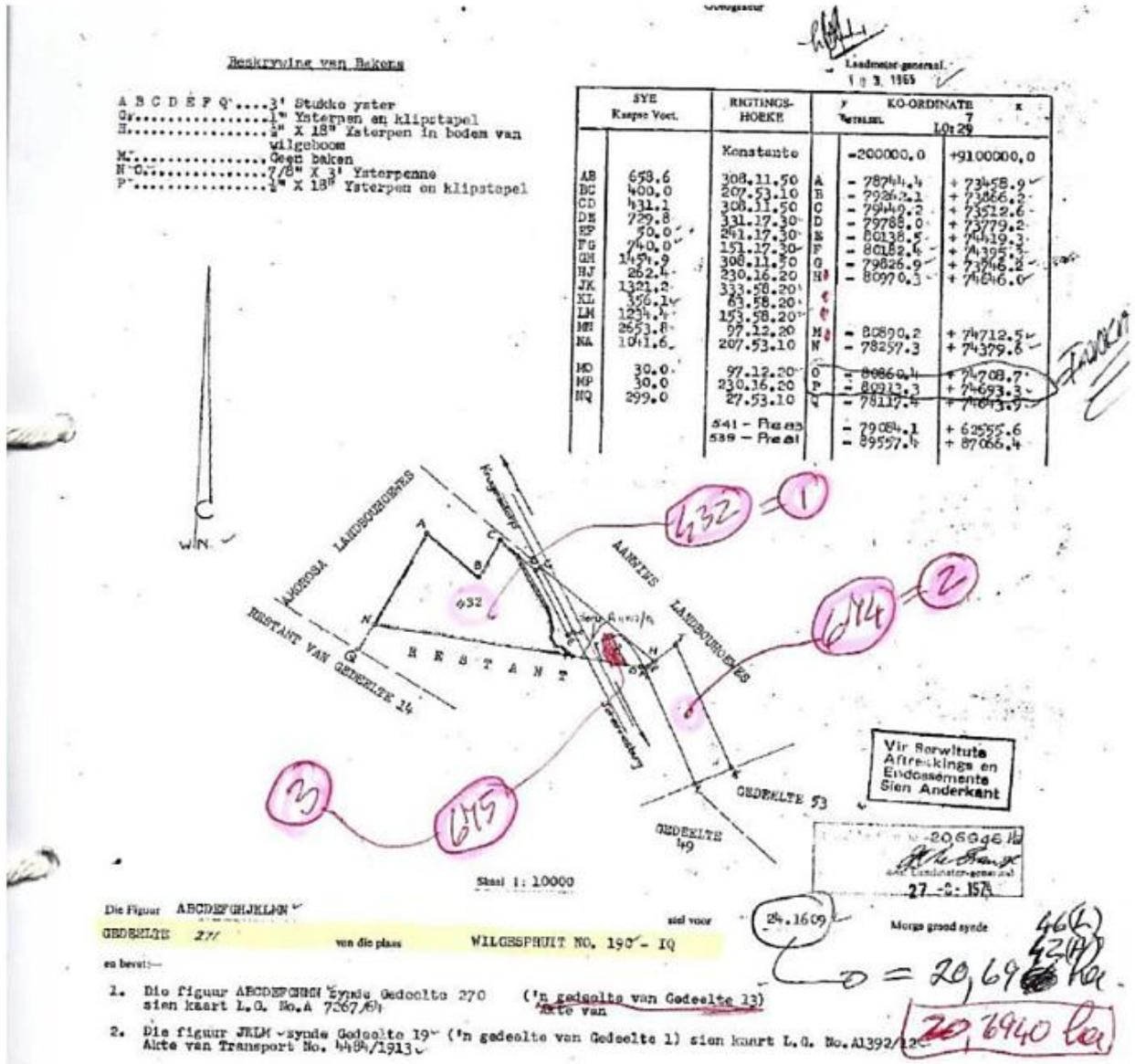
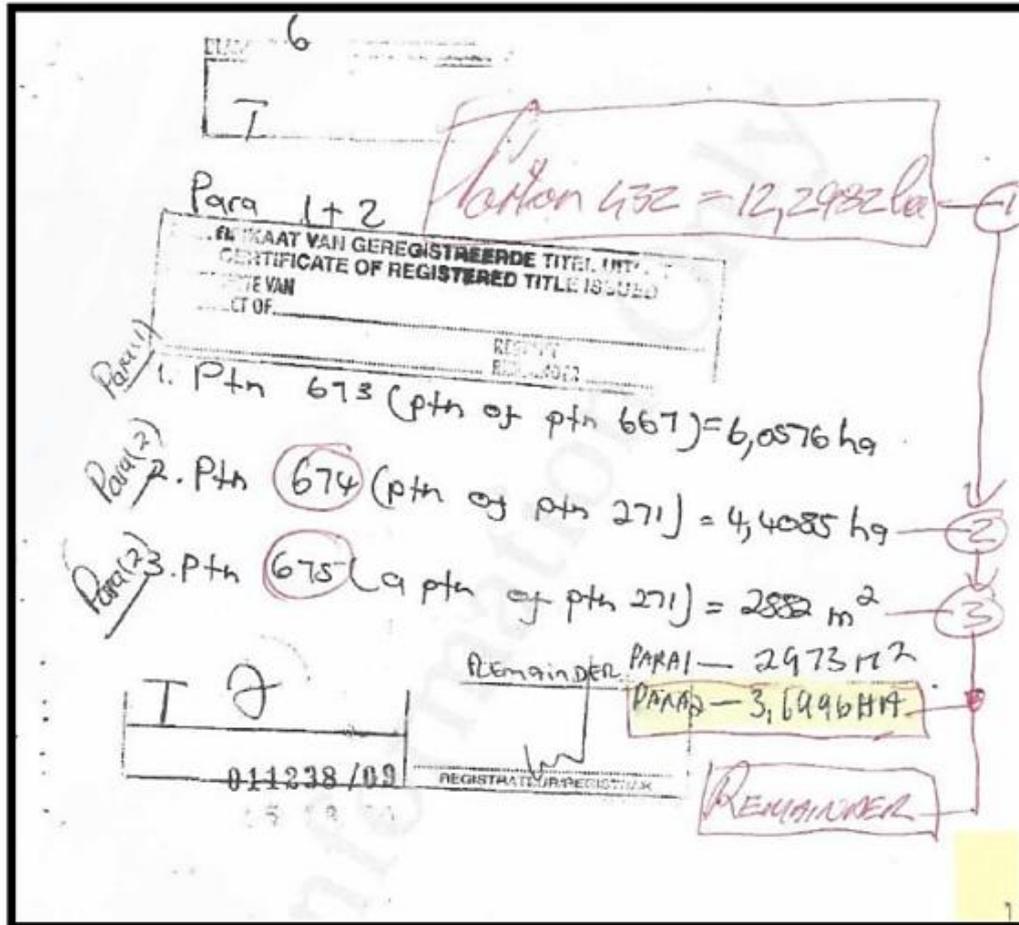


Diagram of portion 271

V VENDOR

A U C T I O N E E R S

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

- 5% Deposit and 10% Auctioneers Commission plus VAT on Commission 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 the Acceptance of the Seller.
- 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



VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za