



VENDITOR
AUCTIONEERS



ONLINE LIQUIDATION AUCTION

AUCTION DATE:

TUESDAY 29 SEPTEMBER 2026 @ 11:00

(Bidding will open prior to the auction)

AUCTION ADDRESS:

100 CALEDON STREET

FICKSBURG

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Disclaimer:

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LIGHTSTONE REPORT

LIGHTSTONE

Property Details

100 Caledon Street, Ficksburg, Free State

Suburb: Ficksburg

LAND SIZE (REGISTERED)
4461 m²

LEGAL

Erf 271

Township: "FICKSBURG"

Mun: "SETSOTO LOCAL MUNICIPALITY"

Province: "FREESTATE"

Coordinates: [-28.881735,27.879732](#)

[Google maps](#) | [Street View](#)

FREEHOLD

Amenities

FILLING STATION 0.64 km Total 1.02 km Filling Station 1.39 km Engen Borelsa Motors	BUS STATION No bus stations in the proximity	HOSPITAL/CLINIC 0.48 km Health Ficksburg Clinic 2.91 km Wellness Clinic
POLICE STATION 0.95 km South African Police Service - Fontein Street 1.14 km Police Service 1.37 km South African Police Service Ficksburg Police Station	SHOPPING CENTRE 0.14 km Bester Street Shopping Centre 1.09 km Ficksburg Shopping Centre 1.26 km Imperani House	EDUCATION 0.69 km Quantum Primary School 0.47 km Ficksburg Secondary School 0.68 km Oaks Learning Centre



PROPERTY DETAILS

DESCRIPTION

COMMERCIAL PROPERTY – 4,461 m² STAND

Situated at 100 Caledon Street, Ficksburg, this commercially zoned property situated on a 4,461 m² corner stand, fenced off with gated access.

The property comprises two prefabricated buildings and two smaller prefabricated storerooms. Structures are in a dilapidated condition and require substantial rehabilitation, providing an opportunity for refurbishment or redevelopment.

Additional Improvements:

- Covered carport accommodating approximately 6 vehicles
- Gated carport accommodating approximately 6 vehicles or suitable for storage
- Brick loading ramp
- Truck cooler-box body on bricks, currently utilized for storage

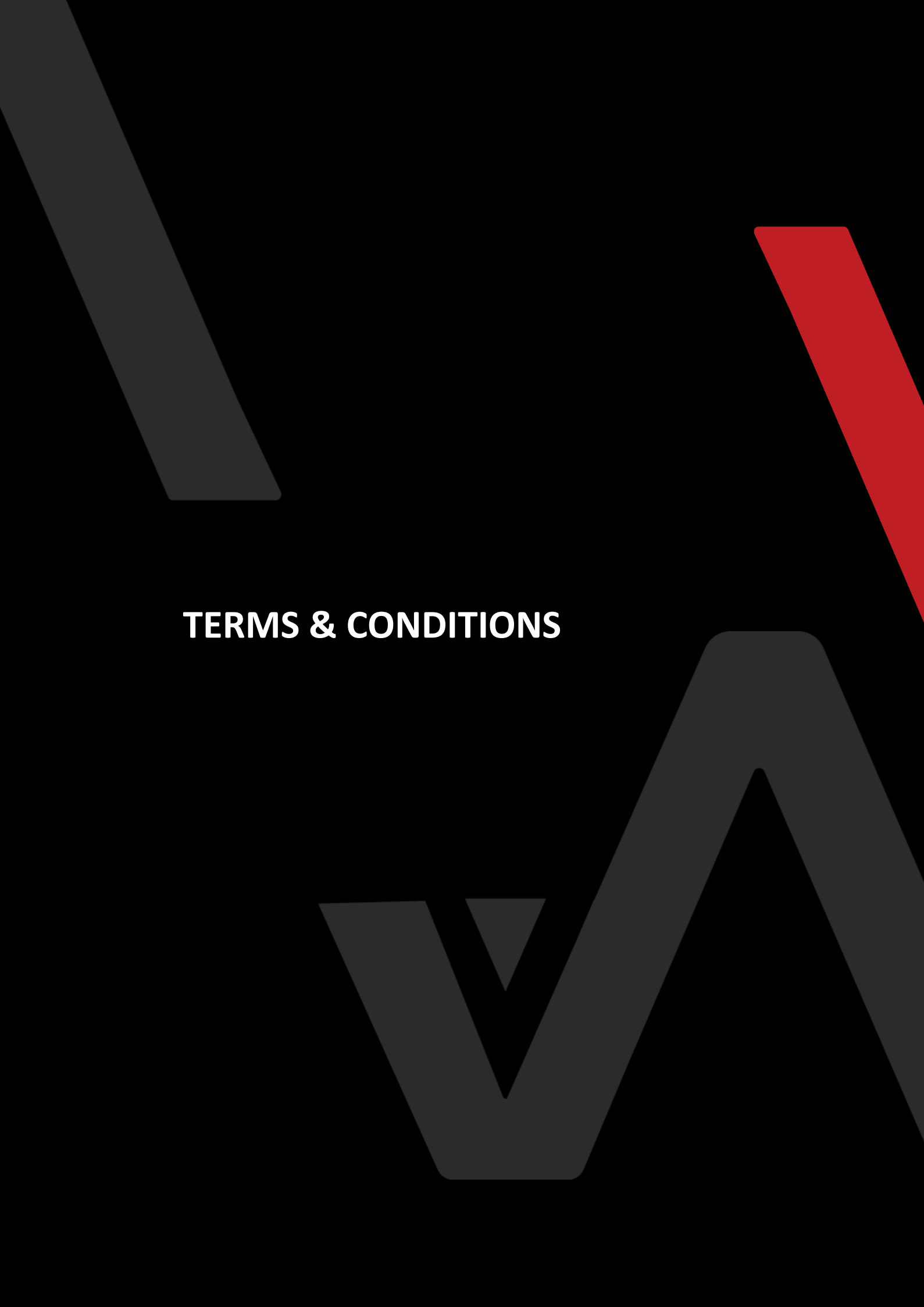
Fully fenced stand with gated access

Amenities & Location:

The property is conveniently situated within Ficksburg, with access to a range of local amenities including retail stores, supermarkets, restaurants, pharmacies and other commercial services. The central location provides convenient access to the surrounding town and main routes.

GPS Coordinates: 28°52'54.3"S 27°52'47.0"E

Viewing is only available by appointment, should you wish to view – feel free to contact our offices.



TERMS & CONDITIONS

VENDOR AUCTIONEERS

- R 20 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction. Pre-registration is required.
- The successful bidder on auction, will be liable for the payment of 5% deposit and buyer commission plus VAT on the commission only, which is payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is 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: 16200LJ/Name and Surname

Proof of payment: leonie@venditor.co.za



HOW TO REGISTER ON

www.venditoronline.co.za

VENDOR AUCTIONEERS

Go to the online portal: www.venditoronline.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

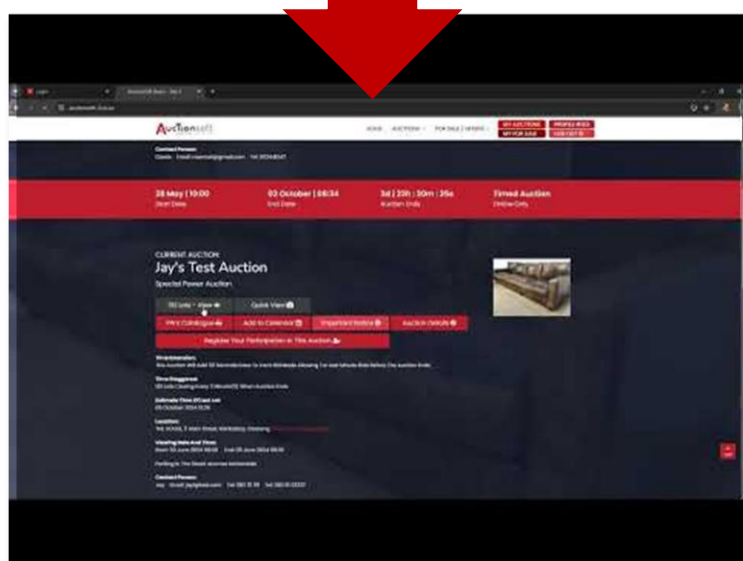
Banking Details

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

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