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Live Onsite and Webcast Property Auction
Well-known Radermacher Equestrian and Lifestyle Property
Kraaibosch, Victoria Heights, George
Tuesday, 30 March 2021 @ 12:00

Prop Description: Ptn 239 of Farm 195 Kraaibosch, George

Size of stand	3,0755ha
Size of total improvements	± 1920m ²

Municipal Information:

Rates & Taxes	± R2 700/month
Zoning:	Agricultural Zone 1 (see attached Use Zones Table)

Improvements:

Main House (±700m²)

- 6 Bedrooms
- Main bedroom with en-suite, lounge, jacuzzi and aircon
- 3 Full bathrooms, and guest toilet
- Kitchen, living room, separate TV room, study, scullery and laundry
- Sewing room
- Entertainment area and braai
- Double volume entrance hall
- Swimming pool with heat pump
- Double garage and 4 car port
- 3 Covered verandas
- 25kVA 3-phase generator (included to the sale)
- Log cabin with own bathroom
- 3 000m² garden

Cottage (±220m²)

- 2 Bedrooms
- 2 Full bathroom
- Linen cupboard
- Open plan kitchen and living room
- Scullery
- 40m² Covered veranda with braai
- Single garage and car port
- 500m² Garden

Currently rented out on a month-to-month basis: R5 000/month



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Office and Shop Space ($\pm 600\text{m}^2$)

Office Area:

- Reception
- 3 Offices
- Conference room
- 2 Kitchenettes

Shop Area:

- Horse tack shop
- Aquarium shop
- 5 Aircon units
- Cold room (included to the sale)
- 25kVA 3-phase generator (included to the sale)
- Workshop

Currently rented out to 2 tenants on a month-to-month basis: R17 000/month combined

Stables and Yard

- 9 Face brick and mortar stables ($\pm 400\text{m}^2$)
- 22 Timber stables (no stables or any fixed structures to be removed)
- Tack room
- Feed room
- Truck shed
- Hot house - growing plants for gardens
- Lunging ring (sand is included to the sale)
- 2 Open dressage / show jumping arenas (sand will be included to the sale of the property)
- Various open day pens

Currently rented out on a month-to-month basis: R8 000/month

Water and Infrastructure

- Municipal water
- Earthen dam with pump for watering the property. The dam is filled from rain water running off the property. (No registered water allocation from the river)

Excluded from the sale

- All movable assets (except for the cold room and generators mentioned above)
- All the containers

Total monthly rental income: R30 000

Viewing: Friday, 19 March @ 12:00-14:00 and Monday, 29 March 2021 @ 12:00-14:00 or by appointment



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Summary of Conditions of Sale

The Highest bidder / purchaser shall be bound to the following conditions of sale:

- 10% Deposit payable into the auctioneer's trust account on day of auction.
- 6% + VAT buyer's commission payable in addition to the bid price on the day of the auction.
- VAT payable in addition to the bid price.
- The deposit on auctioneer's commission will be non-refundable in a case where the SELLER accepts the offer and refunded if not accepted.
- The sale is not subject to approval of a bond.
- The purchaser shall within 30 days of acceptance of this offer furnish the Seller's Conveyancers with an acceptable guarantee for payment of the balance of the purchase price.
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
- No arrears payable by the Purchaser.
- Occupation against registration of transfer.
- Sale is subject to a 3-month notice period to tenants, should the new owner not sign new lease agreements with the existing tenants.
- Period for higher offers ends on Tuesday, 6 April 2021 @ 12:00 noon. The seller will accept / decline the offer by Friday, 9 April 2021 @ 12:00 noon. The seller reserves the right to accept or decline the offer at any point in time during this period.
- If the SELLER does not accept the PURCHASER'S offer during the CONFIRMATION PERIOD because it has received a higher offer from a third party, the PURCHASER shall be entitled to increase the PURCHASER'S offer during the CONFIRMATION PERIOD in order to match the third party's offer.
- Every such offer shall be submitted to the highest bidder, who will have the first right to equal the offer.
- The highest bidder is held bound by his bid until 12:00 noon on Friday, 9 April 2021.
- This property is being sold subject to confirmation by the seller.
- The property is purchased and sold "voetstoots" and the seller shall not be liable for any defects, patent, latent or otherwise in the property nor for any damage occasioned to or suffered by the purchaser by reason of such defect. The Purchaser confirms that he or she has effected the necessary enquiries with local authority regarding compliance or non-compliance of improvements located on the property in respect of statutory requirements.
- The auctioneer or his agent shall be entitled to bid up to, but not exceeding, the reserve price at the auction on behalf of the seller or as proxy for a registered bidder.

Registration requirements:

- FICA documents (ID & proof of residential address)
- Webcast bidders: Register online at online.bekkergroup.co.za (ID, proof of residency and R10 000 registration deposit)

ENQUIRIES: 044 492 0537

AUCTIONEER: Frederick Bekker 066 247 1374

***Please note:** The abovementioned Conditions of Sale are subject to amendments and will be confirmed on the day of the auction by the auctioneer.

Attached hereto SG Diagram and George Integrated Zoning Scheme By-Law Use Zones Table

Frederick Bekker (066 247 1374)

(Professional Auctioneer, Professional Property Valuer, Sworn Appraiser)



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LANDMETERS - GEORGE

KANTOORAFSKRIF

SYE Meter	RIGTINGS -HOEKE	KООRDINATE Y Stelsel Lo. 23° X		L.G. Nr. 10585/1995
		Konstante	+ 0,00 +3 700 000,00	
AB	110,78	317 08 00	A + 44 637,03	+ 62 550,16
BC	175,30	24 00 00	B + 44 561,67	+ 62 631,35
CD	179,73	138 51 20	C + 44 632,97	+ 62 791,49
DA	155,80	227 08 00	D + 44 751,22	+ 62 656,15
Cc		24 00 00		
Dd		47 08 00		
		Δ (108) BERG 14	+ 38 455,57	+ 55 217,28
		Δ (114) GEO 1	+ 46 649,50	+ 55 980,19

Goedgekeur
A.L. Louw
Landmeter-Generaal
1995-12-19

BAKENBESKRYWING:
Alle bakens is 20mm ysterpen

Die figuur A B c middel van stroom d
stel voor 3,0755 hektaar grond synde

GEDEELTE 239 n GEDEELTE VAN GEDEELTE 45 VAN DIE PLAAS KRAAI BOSCH NO.195
geleë in die
Administratiewe Distrik George Provinsie van die Wes Kaap
Opgemeeit in Augustus - September 1995

deur my *A.L. Louw* A.LOUW (PLS0356) Professionele Landmeter

Hierdie kaart is geheg aan Nr. gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is Nr. 2324/42 Transport/Grondbrief Nr.1942- -8130	Leër Nr. Geor.195 M.S. Nr. E 3348/1995 Komp. BL-BCCC (6423)
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SCHEDULE 1

USE ZONES TABLE

1 Zoning	2 Primary use	3 Consent use
AGRICULTURAL ZONES		
Agricultural Zone I (AZI)		
<p><i>The objective of this zone is to promote and protect agriculture on farms as an important economic, environmental and cultural resource. Limited provision is made for non-agricultural uses to provide rural communities in more remote areas with the opportunity to increase the economic potential of their properties, provided these uses do not present a significant negative impact on the primary agricultural resource.</i></p>	<p>Primary use</p> <ul style="list-style-type: none"> • Agriculture 	<p>Consent uses</p> <ul style="list-style-type: none"> • Abattoir • Additional dwelling units • Airfield • Animal care centre • Aqua-culture • Camping site • Farm grave yard • Farm shop • Freestanding base telecommunication station • Function venue • Guest house • Helicopter landing pad • Off-road trail • Plant nursery • Quarry • Renewable energy structure • Shooting range • Tourist facilities • Utility service
Agricultural Zone II (AZII)		
<p><i>The objective of this zone is to accommodate larger residential properties, which may be used for limited agriculture, but primarily serve as places of residence for people who seek a rural lifestyle. Such properties are often found close to towns and villages, and new smallholding areas should only be permitted within an acknowledged, demarcated urban area.</i></p>	<p>Primary use</p> <ul style="list-style-type: none"> • Smallholding 	<p>Consent uses</p> <ul style="list-style-type: none"> • Agricultural industry • Animal care centre • Aqua-culture • Farm shop • Freestanding base telecommunication station • Guest house • Intensive animal farming • Intensive horticulture • Plant nursery • Quarry • Renewable energy structure • Riding school • Rooftop base telecommunication station • Second dwelling • Tourist facilities • Utility service
Agricultural Zone III (AZIII)		
<p><i>The purpose of this zone is to support the government's rural land development programme and provide for the establishment of worker accommodation outside conventional towns.</i></p>	<p>Primary use</p> <ul style="list-style-type: none"> • Agri-village 	<p>Consent uses</p> <ul style="list-style-type: none"> • Freestanding base telecommunication station • Rooftop base telecommunication station