



**BEKKER**  
**GROUP**

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# AUCTION OF FARMS

## BETSEBA & NELSDRIF FARMS PRINCE ALBERT

**TUESDAY, 15 OCTOBER 2024 @ 12:00**  
**SWARTBERG HOTEL, PRINCE ALBERT**

### CONTACT US

Frederick: 066 247 1374

Email: [fred@bekkergroup.co.za](mailto:fred@bekkergroup.co.za)

*The two farms will be offered separately and jointly.*

# AUCTION 1: NELSDRIF FARM

## LIVE ONSITE & ONLINE AUCTION

### LOCATION

- ± 5.8 km from N1 via R353
- ± 15 km from Leeu Gamka
- ± 40 km from Prince Albert via R353

Duly authorised by well respected **Fred Badenhorst**, who is retiring, we shall offer via public auction.

### MUNICIPAL INFORMATION

**Rates & Taxes:** TBC

**Zoning:** Agricultural

### TITLE DEEDS

**a. Ptn 2 of Farm: Abrahamskraal No 29, Prince Albert RD**

**Held By Deed Of Transfer:** T63153/2004

**Size:** 44.7809ha

**b. Re of Ptn 11 of Farm: Abrahamskraal No 29, Prince Albert RD**

**Held By Deed Of Transfer:** T63153/2004

**Size:** 1 551.2104ha

**c. Farm: No 223, Prince Albert RD**

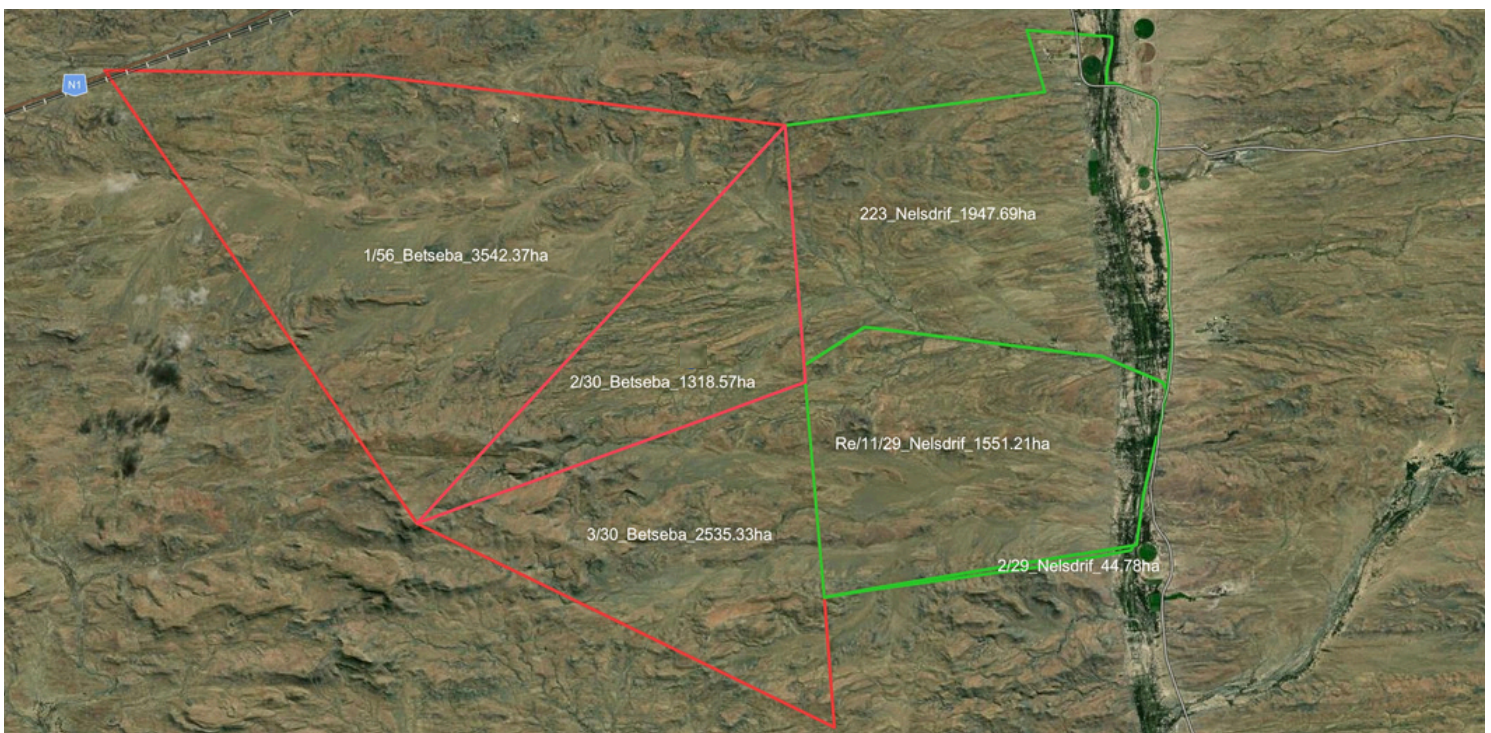
**Held By Deed Of Transfer:** T66128/2005

**Size:** 1 947.6916ha

**Total:** 3,543.6829ha



**± 3,500ha**



## PROPERTY DESCRIPTION

### IRRIGATION COMPOSITION & INFRASTRUCTURE

#### Lucerne:

- Movable centre pivot: (2 x 7ha) 14ha.
- Movable centre pivot: (2 x 2ha) 4ha.
- ±5ha Permanent straight-line irrigation.
- ±5,5ha Quick couplers and draglines.

#### Grazing:

- ±7ha Draglines and quick couplers.
- ±1,5ha Permanent straight-line irrigation.

#### Total Irrigable Land:

- ±37ha (Please note: areas were measured on Google Earth and not verified)

### WATER SOURCES & INFRASTRUCTURE

#### Water Turn:

- Leeu Gamka irrigation scheme – 24 hours every 13 days at 90m<sup>3</sup> into dam with 15kw booster pump to all irrigation systems.

#### Boreholes:

- 6 Boreholes (for irrigation purposes).
- Borehole water is pumped directly into mainline:
  - 7,5kw pump
  - 7,5kw pump
  - 5,5kw pump
  - 7,5kw pump
  - 5,7kw pump
  - 7,5kw pump
- Various boreholes across the farm offers adequate drinking water in all camps. These boreholes are fitted with solar pumps or windmills, which secure water supply for livestock and game.

#### Rainfall:

- Summer and winter rainfall of an average 150-200mm per annum occur.

### FENCING

- Jackal-proof fencing around the farm (1.2m).
- Inner camps (1.2m - 1.8m).
- Irrigation areas are fenced-in with 2,4m fence.
- 5 Camps.



## PROPERTY DESCRIPTION

### IMPROVEMENTS

#### A. Main house (±393 m<sup>2</sup> under-roof):

- 4 Bedrooms
- 3 Bathrooms
- Lounge/dining room
- Kitchen
- Office

#### B. Building adjacent to main house (±288 m<sup>2</sup> under-roof):

- Offices
- Butchery with walk-in cooler room
- 2 Storerooms

#### C. Implements shed (±465 m<sup>2</sup> under-roof):

- Workshop
- Implement storage

#### D. Hay shed (±578 m<sup>2</sup> under-roof)

#### E. Old cottage (needs renovations) (±90 m<sup>2</sup> under-roof)

#### F. Staff cottage (±115 m<sup>2</sup> under-roof)

#### G. Sheep handling facilities

### ELECTRICITY

- Municipal - Eskom

### DESCRIPTION OF LAND AND GRAZING

- The farm features exceptionally well-maintained roads, providing easy access across the whole farm. There are no main roads intersecting the farm.
- The farm has a diverse typographical layout with undulating hills, plateaus, valleys, dry riverbeds and flat land. The grazing on this extensive Koup Karoo landscape comprises of a large variety of succulents and shrubs like “Wilde Granaat”. After good rains, the indigenous “Boesmans gras” sprouts over the whole farm with Acacia Karoo thorn trees in the dry riverbeds.
- The Gamka River transverse through the farm for ±7km and floods its riverbeds during normal rainfall years; changing into an oasis of luscious green vegetation like grass, “Bees ganna” and flowering thorn trees.
- Almost all vegetation on the farm is palatable with a high nutritional value for all animals.
- Grazing carrying capacity: The approximate long-term grazing capacity are 1:39 LSU or 6.5 hectare per small stock unit for the extensive areas.





  
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# AUCTION 2: BETSEBA FARM

## LIVE ONSITE & ONLINE AUCTION

### LOCATION

- ± 3.5 km from N1 via R353
- ± 18.5 km from Leeu Gamka
- ± 50 km from Prince Albert via R353

Duly authorised by well respected **Fred Badenhorst**, who is retiring, we shall offer via public auction.

### MUNICIPAL INFORMATION

**Rates & Taxes:** TBC

**Zoning:** Agricultural

### TITLE DEEDS

**a. Ptn 2 of Farm: No 30, Prince Albert RD**

- Held By Deed Of Transfer: T14655/2008
- Size: 1,318.5710ha

**b. Ptn 3 of Farm: No 30 Prince Albert RD**

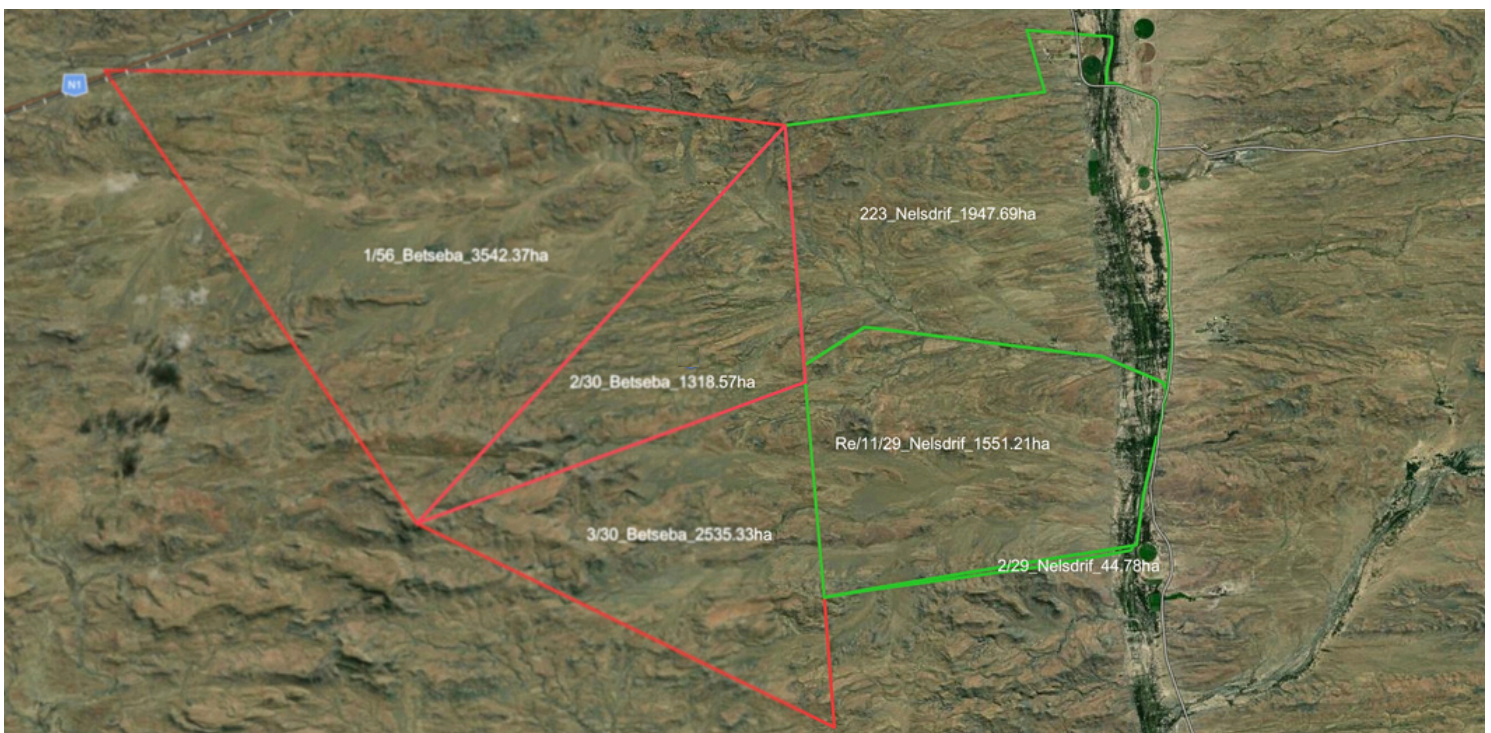
- Held By Deed Of Transfer: T63153/2004
- Size: 2,535.3347ha

**c. Ptn 1 of Farm: No 56 Prince Albert RD**

- Held By Deed Of Transfer: T14655/2008
- Size: 3,542.3736ha

**Total:** 7,396.2793ha

 **± 7,400ha**



## PROPERTY DESCRIPTION

### GAME

- Game species include:
  - Kudu
  - Mountain zebra
  - Oryx
  - Small antelope (such as Steenbok and Duiker)
  - Springbok
  - Wildebeest

### WATER SOURCES & INFRASTRUCTURE

- 3 Boreholes for domestic use and irrigation of ±1ha (installed with solar pumps).
- 4 Cement dams.
- 2 Earthen dams.
- Main lines for movable and permanent irrigation.
- Irrigable land (total ±1ha):
  - 0,3ha Draglines and quick couplers.
  - 0,7ha Permanent straight line.
- **Rainfall:** Summer and winter rainfall of an average 150-200mm per annum occur.

### FENCING

- Jackal-proof fencing around the farm.
- Stock proof inner fencing (1.2m - 1.8m).
- 12 Camps.



## PROPERTY DESCRIPTION

### IMPROVEMENTS

#### A. Main house (±269m<sup>2</sup> under-roof):

- 4 Bedrooms
- 2 Bathrooms
- Open-plan dining room with kitchen & scullery
- Lounge area
- TV room

#### B. Prefab dwelling (cottage) (±90m<sup>2</sup> under-roof):

- 2 Bedrooms
- 2 Bathrooms
- Dining room
- Lounge
- Kitchen

#### C. 2 Freestanding storerooms (±20 m<sup>2</sup> under-roof)

#### D. Shed with lean-to (±235 m<sup>2</sup> under-roof)

#### E. Staff cottage (±70 m<sup>2</sup> under-roof)

#### F. Livestock handling facilities with “klipkraal”

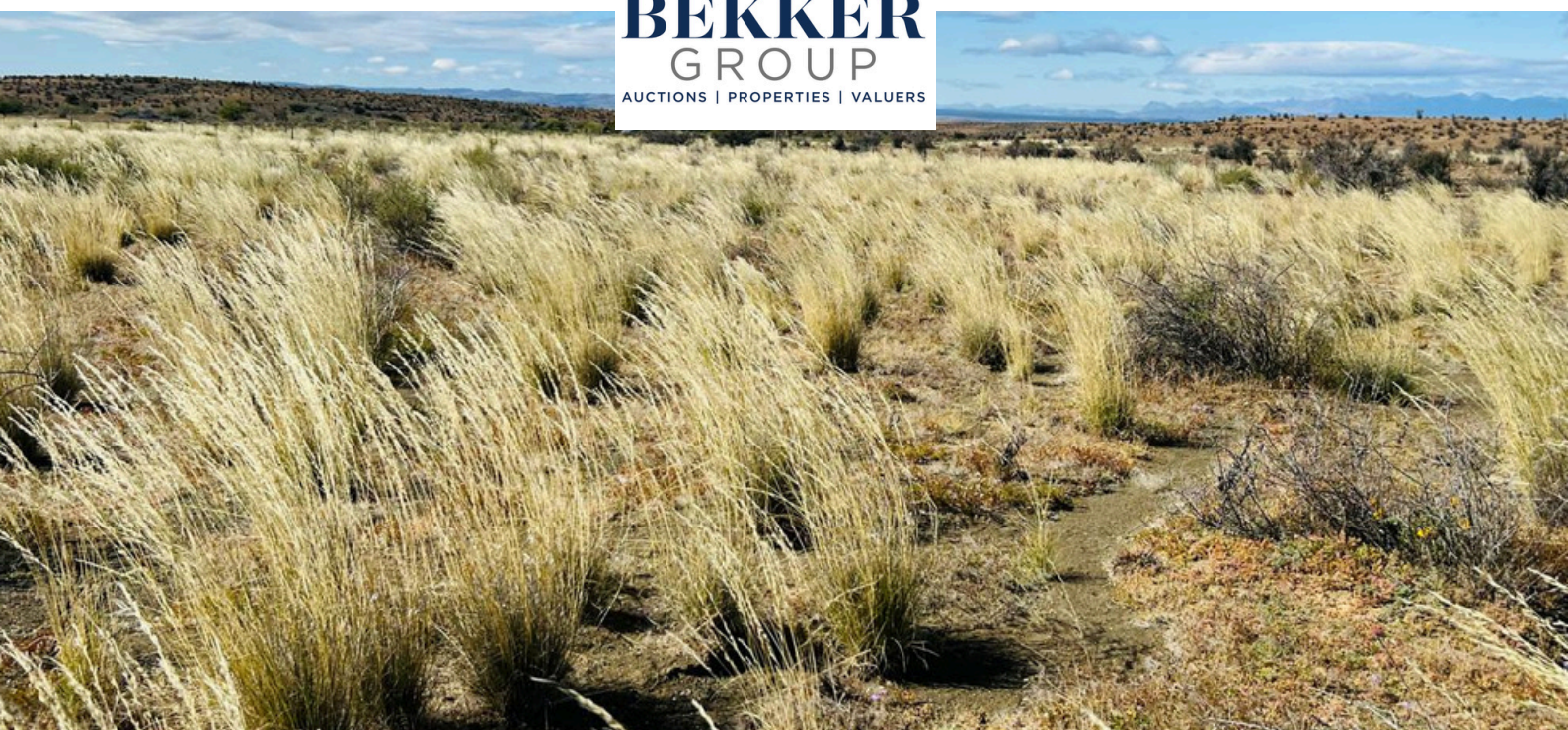
### ELECTRICITY

- Municipal - Eskom

### DESCRIPTION OF LAND AND GRAZING

- The farm features exceptionally well-maintained roads, providing easy access across the whole farm. There are no main roads intersecting the farm.
- The farm has a diverse typographical layout with undulating hills, plateaus, valleys, dry riverbeds, and flat land. The grazing on this extensive Koup Karoo landscape comprises of a large variety of succulents and shrubs like “Wilde Granaat”. After good rains, the indigenous “Boesmans gras” sprouts over the whole farm with Acacia Karoo thorn trees in the dry riverbeds.
- Almost all vegetation on the farm is palatable with a high nutritional value for all animals.
- Grazing carrying capacity: The approximate long-term grazing capacity are 1:39 LSU or 6.5 hectare per small stock unit for the extensive areas.







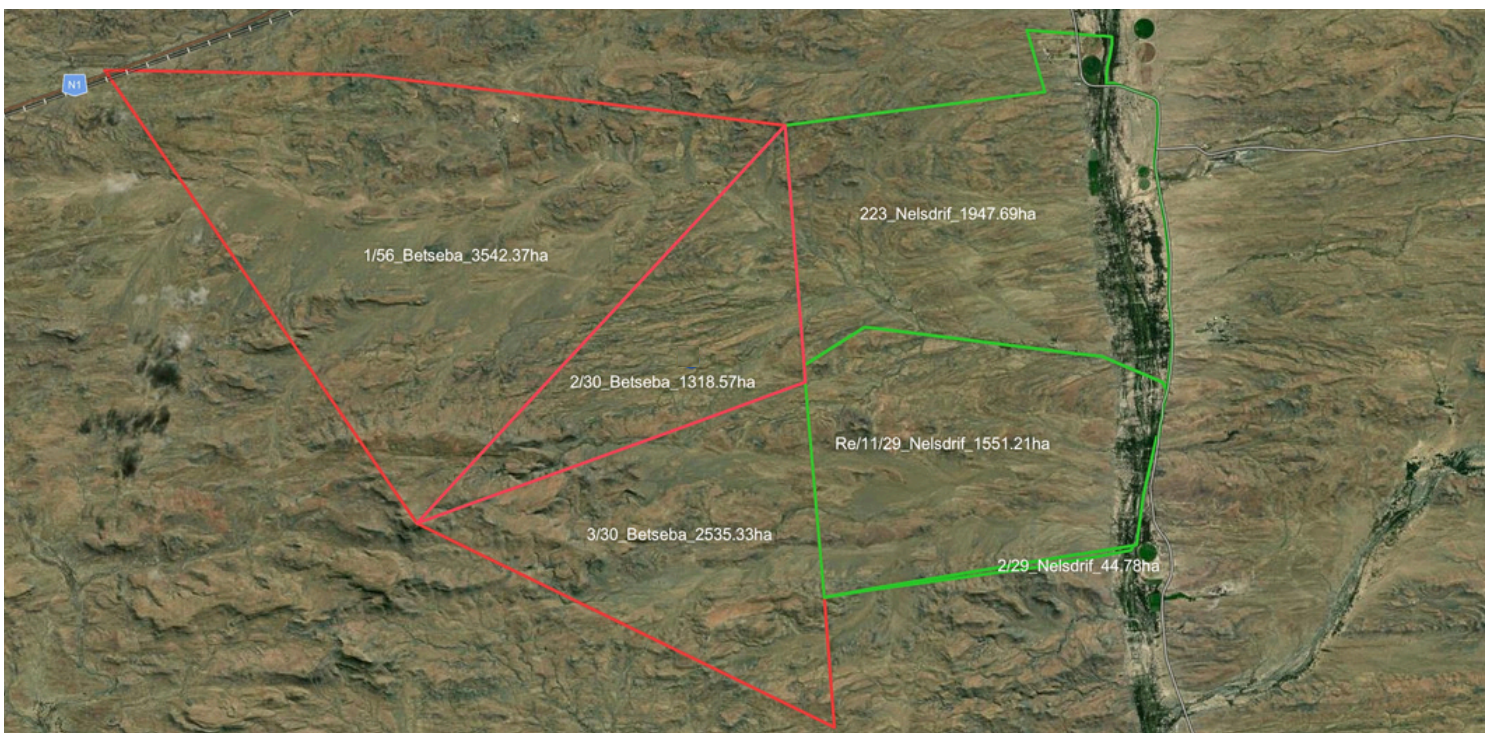
## LIVE ONSITE & ONLINE AUCTION

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# AUCTION 3: NELSDRIF & BETSEBA JOINTLY AS A UNIT

**Total: 10,939.9622ha**

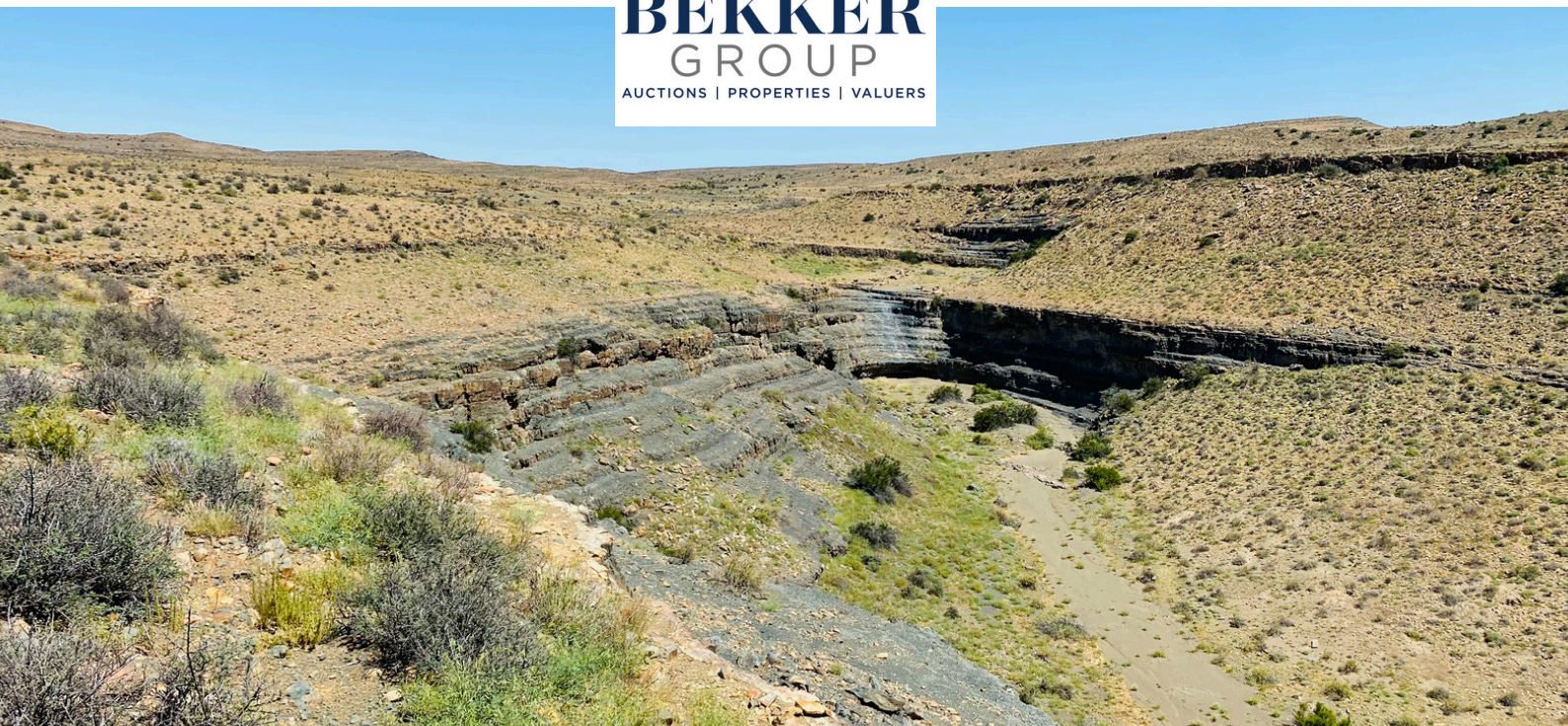
 **± 10,900ha**







  
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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 within 36 hours after the fall of the hammer.
- 5% + VAT buyers commission payable to the auctioneer within 36 hours after the fall of the hammer.
- 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 or in cash to the conveyancer's trust account.
- VAT payable on the purchase price.
- The sale is NOT SUBJECT to any suspensive conditions.
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
- No arrear municipal rates & taxes payable by the Purchaser.
- The SELLER shall at his own cost obtain the COC's in respect of electrical and gas installations.
- The period for higher offers ends on Tuesday, 22 October 2024 @ 12:00 noon. The seller will accept/decline the highest offer by Friday, 25 October 2024 @ 12:00 noon. The seller reserves the right to accept or decline the offer at any point in time during this period.
- The highest bidder is held bound by his bid until 12:00 noon on Friday, 25 October 2024.
- This property is being sold subject to confirmation by the seller.
- Occupation upon registration or earlier negotiated.
- The property is purchased and sold "voetstoots" as is 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 affected the necessary enquiries with the 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 the reserve price but not matching or exceeding the reserve at the auction on behalf of the seller or as a proxy for a registered bidder.

#### Please Note:

- Game / wildlife included in the sale.
- No livestock and movable assets included in the sale.

#### VIEWING:

- By appointment only. Call the auctioneer, Frederick Bekker, on 066 247 1374 / 044 050 0018.

#### REGISTRATION REQUIREMENTS:

- Onsite Bidders: FICA documents (ID & proof of residential address).
- Online, Telephone & Proxy Bidders: R50,000 registration deposit & FICA documents.

**Please Note:** The above information and conditions may be amended up until the date of the auction. Should you have enquiries on how to sell your property or movable assets on auction, kindly contact Frederick Bekker on 066 247 1374 or fred@bekkergroup.co.za.

Thank you.



**Frederick Bekker**

**(Professional Auctioneer, Professional Property Valuer, Sworn Appraiser)**

**"Passionate, Professional, Personal"**