

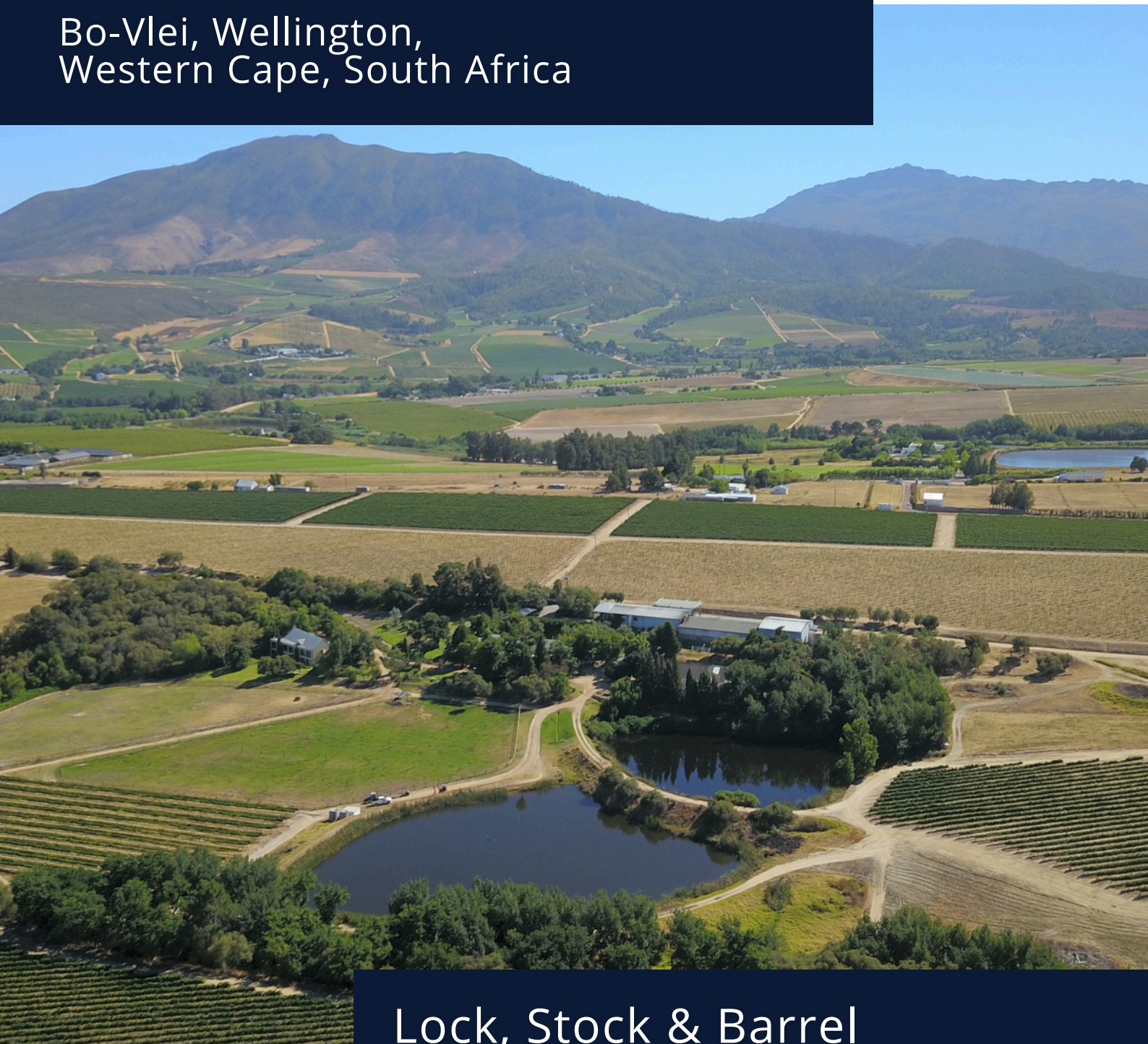
For Sale Napier Vineyards

Bo-Vlei, Wellington,
Western Cape, South Africa



BEKKER
GROUP

AUCTIONS | PROPERTIES | VALUERS



Lock, Stock & Barrel



Unlock limitless commercial
& farm lifestyle opportunities

Sole & Exclusive Mandate



68 ha Farm with 350 - 400 ton Cellar Complex

Napier Vineyards represents a rare opportunity to acquire a fully operational, active wine estate in the Western Cape. Spanning 68 hectares across two adjacent titles—Farms Napier and Ranzadale—the estate combines historic terroir with modern production capabilities, featuring a comprehensive distillery and winery infrastructure designed for premium output.

Wellington



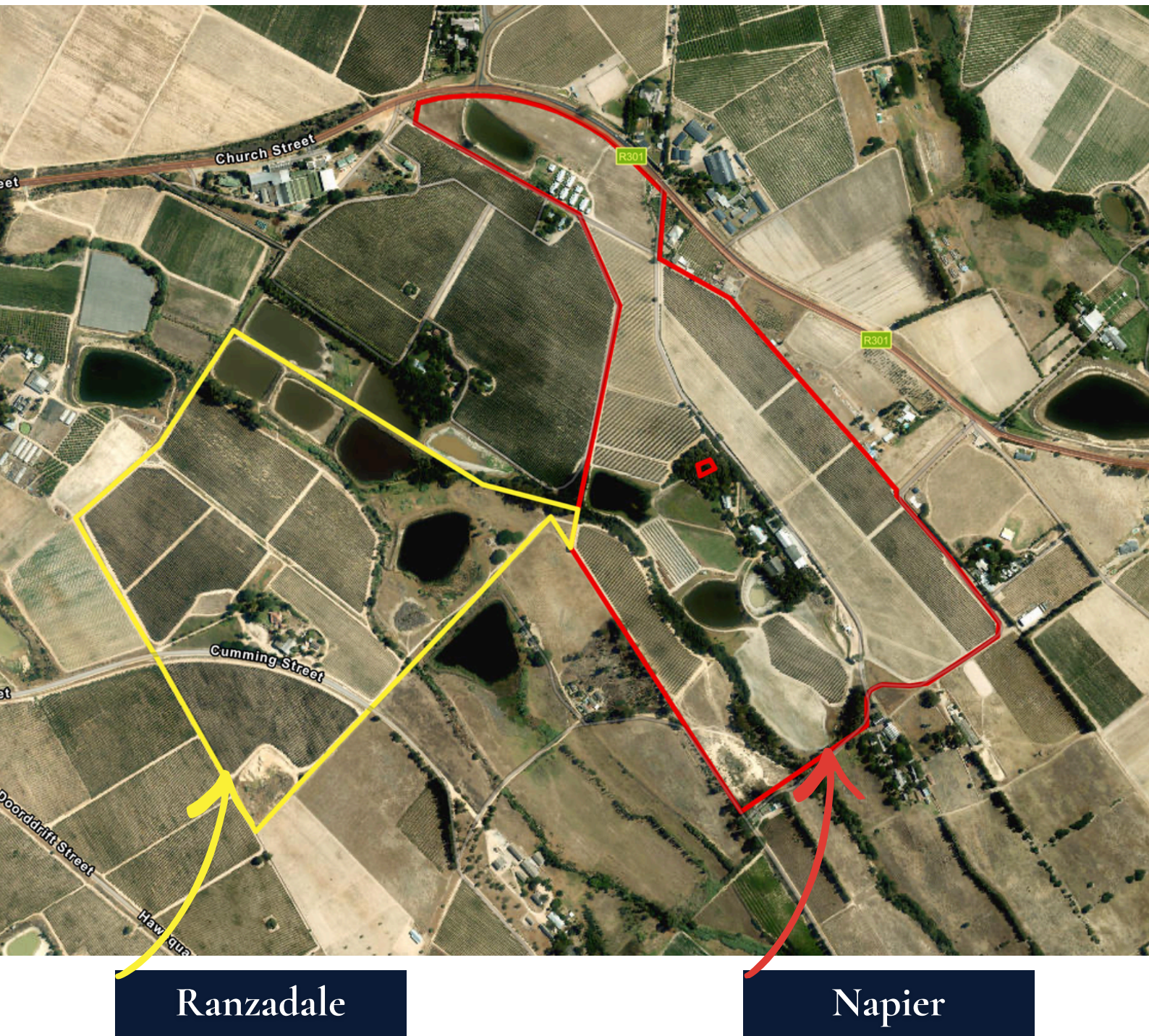
Location of Farms

Napier and Ranzadale are located approximately 4 km outside the sought-after Bo-Vlei, Wellington area, Western Cape, off the Bainskloof Road (R301). The main access to the properties are via the Bainskloof Road (R301). Ranzadale Farm is also accessible via the Cummings Street extension.

Climate

- **Climate type:** Mediterranean-like.
- **Seasons:** Mild, wet winters and relatively hot, dry summers.
- **Rainfall:** Moderate and frequent, especially in winter, with an annual average between 616 mm and 1,105 mm.
- **Summer (Dec-Feb):** Drier with more sunshine.
- **Winter (Jun-Aug):** Wetter and cloudier.
- **Temperature:** Average annual day temperature is around 22–24 °C.

Farm Outlines



Ranzadale

Napier

Sale includes

1. Land including improvements & infrastructure:

• Farm Napier :	38,1202 ha	} For Sale as a unit
• Farm Ranzadale :	29,8794 ha	
Total	68 ha	

2. Winery & Distillery equipment. (See Annexure "D")

3. All wine & brandy stock as well as the 2026 harvest on hand. (please note that the stock varies monthly) (See Annexure "E")

4. All farm vehicles and equipment. (See Annexures "F & G")

Labour & Lease Agreements: The sale is subject to the transfer of all employment and lease obligations to the new owner. In accordance with South African law, all 14 permanent farm workers, the winemaker/manager, and the seller's assistant (17 employees in total), together with their resident families, will remain on the property, with their employment and housing rights transferring to the new owner. All current lease agreements will similarly be honoured and transferred as part of the transaction.

Summary of Land with Improvements

	<u>Detail</u>	<u>Napier</u>	<u>Ranzadale</u>
1	Total Size	38.1202 ha	29.8794 ha
2	Zoning	Agricultural (Mixed Use)	Agricultural
3	Register of water use registration	River/Stream Surface Water 64 100m ³ / annum (See Annexure "A")	River/Stream Surface Water 93 240m ³ / annum (See Annexure "A")
4	Irrigation & Water infrastructure	3 Earthen Dams (See page 9)	4 Earthen Dams (See page 9)
5	Irrigated Vineyard Status	17,24 ha (See Annexure "B")	9,19 ha (See Annexure "B")
6	Current Land Use Composition	See page 7	See page 7
7	Infrastructure / Improvements	See page 8	See page 11
8	Electricity	• 200 KVA Eskom • 100 KVA Eskom • 165 KVA Generator • Battery inverter system for office	• 150 KVA Eskom • 50 KVA Eskom

Current Land Use Composition

NAPIER (38,1202 ha)

	<u>Description</u>	<u>± Ha</u>
1	Vineyards under irrigation	17,24
2	Uprooted Vineyards	1,7
3	Paddock's under irrigation	1
4	Arable land	3,35
5	Earthen dams	3,2
6	Waste land & private service roads	9,6302
7	Open yards with built-up areas	2
		38,1202

RANZADALE (29,8794 ha)

	<u>Description</u>	<u>± Ha</u>
1	Vineyards under irrigation	9,19
2	Irrigable land (Old uprooted vineyards)	5,07
3	Arable land	2,69
4	Earthen dams	4,6
5	Waste land & private service roads	6,929
6	Public Road	0,3
7	Open yards with built-up areas:	1,1
		29,879
Total		67,9992

Infrastructure / Improvements:

- **Cellar complex (under-roof $\pm 1220\text{m}^2$) Please note the cooling system is working, but it must be upgraded. (capacity 350 - 400tons)**
 - Fermentation cellar
 - Wine storage room
 - Single-axel weigh bridge
 - Barrel room
 - Distilling area
 - Store room
 - Lab area
 - Open under-roof press area
 - Paved parking area with 4 car carports ($\pm 350\text{m}^2$)
 - Open under-roof press area
 - Enclosed dry storage area
- **Farm shed (under-roof $\pm 620\text{m}^2$)**
- **Chemical room (under-roof $\pm 45\text{m}^2$)**
- **Pump house ($\pm 10\text{m}^2$)**
- **Main farmhouse (under-roof $\pm 515\text{m}^2$)**
- **Second dwelling "House Napier" (under-roof $\pm 240\text{m}^2$)**
- **12 x duplex farmworker cottages (80m^2 each = 960m^2 total)**
- **2 x freestanding units (92m^2 each = 184m^2 total)**
- **Fencing:**
 - Portions of the farm are enclosed with 1,2 stock proof boundary fence
 - No boundary fence between Napier, Ranzadale and neighbouring farms

Water Infrastructure & Entitlements:

- **Irrigation volume needed for vineyards on Napier:**
- 2300m³/ha/annum (max).
- **Status:** Active & Lawfully Authenticated Registration (Record No. 22164792).
- **Total Allocation:** 64,000 m³ per year comprising 61,900 m³ and 2,100 m³ allocations).
- **Primary Use:** Agricultural Irrigation.
- **Source:**
 - Reliable Surface Water (River/Stream) with a dedicated extraction point from a weir in Leeurivier on the neighbouring farm.
 - A water turn with a registered servitude 160mm pipeline gravity feeds the water to the dams on Napier.
 - During the winter months, there is ample surplus water available.
- The Leeurivier runs through Napier.
- **Irrigation of vineyards:**
 - PVC main pipelines (Water can be pumped/transferred) between Napier & Ranzadale)
 - Drip irrigation
 - 5 Hedge trellis system
 - Pump house (2 x 22kw pumps with sand filters)
 - 2 Paddocks with straight-line sprinkler irrigation
- **Earthen Dams:** 3
 - The top dam overflows into the 2 dams below.
 - Water is then pumped back to the top dam from where irrigation takes place.
 - 1 x Servitude earthen reservoir in favour of the neighbouring farm.
- **Borehole:** 1 (for domestic and cellar use only).
- Natural spring with servitude in favour of the neighbouring farm.
- **Water Storage / Reservoir:**
 - 3 x 10 000ℓ PVC tanks (Cellar)
 - 2 x 10 000ℓ PVC tanks
 - The above-mentioned tanks are filled from a borehole on "Ranzadale" however, the borehole on Napier is also connected.



Infrastructure / Improvements:

- Warehouse ($\pm 370\text{m}^2$)
- Farm shed with 2 car carports (under-roof $\pm 160\text{m}^2$)
- Outbuilding ($\pm 30\text{m}^2$)
- Pump house ($\pm 10\text{m}^2$)
- Main house (under-roof $\pm 300\text{m}^2$)
- Freestanding cottage (under-roof $\pm 140\text{m}^2$)
- Fencing:
 - Portions of the farm are enclosed with a 1,2 stock-proof boundary fence; however not entirely enclosed.

Water Infrastructure & Entitlements:

- **Irrigation volume needed for Ranzadale vineyards:**
- $2300\text{m}^3/\text{ha}/\text{annum}$ (max).
- **Status:** Active & Lawfully Authenticated Registration (Record No. 22139865).
- **Total Allocation:** $93,240\text{ m}^3$ per year.
- **Primary Use:** Agricultural Irrigation.
- **Source:** Reliable Surface Water (River/Stream).
- **Earthen Dams:** 4
 - The dams are filled from a stream during the winter.
 - Water is gravity-fed from the top 3 dams to the lowest 4th dam, from where irrigation takes place.
 - Water can also be pumped back to the dams of Napier if needed; however, it has never been necessary.
- **Borehole:** 1 (Domestic use and for the cellar on Napier).



BEKKER GROUP

AUCTIONS | PROPERTIES | VALUERS

Asking Price for Lock, Stock & Barrel

ZAR 39 million



Frederick Bekker



066 247 1374

044 050 0018



fred@bekkergroup.co.za

SAIA Membership Reg no. CA0230/01

PPRA Master Property Practitioner Reg no. 2023261064

SACPVP Professional Associated Valuer Reg no. 7775/8

“Passionate, Professional, Personal”



**Click here to view
property video.**





Annexures

<u>ANNEXURE</u>	<u>DESCRIPTION</u>
A	Water Registration
B	Vineyard Status
C	Grape Production
D	Winery Equipment
E	Stock on hand
F	Farm Vehicles
G	Farm Equipment

Napier



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

National Register of Water Use Registration Record 22164792

Water Use Registration Record 22164792 is issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act(Act 36 of 1998) to:

Applicant

Applicant Type: COMPANY
Name: MIKLO BEHEER BV SA
Enterprise Type: EXTERNAL COMPANY
Business Registration Number: 2007/021118/10
Postal Address: PO BOX 638
WELLINGTON
7654
VAT Registration Number: 4860241845

Water Management Area

Name: BERG-OLIFANTS

Register Status

Status: ACTIVE

Water Uses

See attached Annexure(s)

Water Use No.	Water Use	Volume	Volume Start Date	Volume End Date
1	21(a)	61 900 CUBIC METRES PER YEAR	2012/01/01	
2	21(a)	2 100 CUBIC METRES PER YEAR	2012/01/01	
3	21(b)		2012/01/01	
4	21(b)		2012/01/01	
5	21(b)		2012/01/01	

National Register of Water Use Registration Record 22164792

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification
Register Number: 22164792
Water Use Number: 1
Water Use Start Date: 2012/01/01
Water Use Status Date: 2023/05/30
Water Use Status: REGISTERED

Validation
Validation Status: FINALISED
Validation Status - Date Allocated: 2023/03/15 09:51:18

Verification
Verification Status: FINALISED
Verification Status - Date Allocated: 2023/03/15 09:51:18

Lawfulness Authentication
Finding: LAWFUL
Finding Date: 2022/01/13
Finding Reason: EXISTING LAWFUL WATER USE UNDER SECTION 35(4) OF THE NWA (ACT NO 36 OF 1998)
Finding Confirmed: YES

Late Registration
Late Registration: YES
Late Registration Confirmation Date: 2022/01/13

Water Use Details
Water Use Sector(s)(i.e. Purpose(s) of Water Use): AGRICULTURE: IRRIGATION
Source Type: RIVER/STREAM
Water Resource Name: SURFACE WATER
Point of Abstraction: **Latitude** 33.643229° south **Longitude** 19.039343° east
Datum Type: WGS-84
Quaternary Drainage Region: G10D

Registered Volumes		Registered Volume (m ³)	Time Interval
Start Date	End Date		
2012/01/01		61900	PER YEAR

National Register of Water Use Registration Record 22164792

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 22164792
Water Use Number: 1
Water Use Start Date: 2012/01/01
Water Use Status Date: 2023/05/30
Water Use Status: REGISTERED

Property Where Water Use Occurs

Property Name: ERF14369 WELLINGTON
Property Number: 14369
Portion of Property: 0
SG Cadastral Code: C05500100001436900000
Deeds Office: CAPE TOWN
Registration Division: PAARL
Registration Division Province: WESTERN CAPE
Surveyor General Office: CAPE TOWN

WUN/Property Relationship Details

Relationship Start Date	Relationship End Date
2012/01/01	

Ramzadale.



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

National Register of Water Use Registration Record 22139865

Water Use Registration Record 22139865 is issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act(Act 36 of 1998) to:

Applicant

Applicant Type: COMPANY
Name: MIKLO BEHEER BV SA
Enterprise Type: EXTERNAL COMPANY
Business Registration Number: 2007/021118/10
Postal Address: PO BOX 638
WELLINGTON
7654
VAT Registration Number: 4860241845

Water Management Area

Name: BERG-OLIFANTS

Register Status

Status: ACTIVE

Water Uses

See attached Annexure(s)

Water Use No.	Water Use	Volume	Volume Start Date	Volume End Date
1	21(e)		2016/12/01	
2	21(a)	93 240 CUBIC METRES PER YEAR	2008/07/01	
3	21(b)		2008/07/01	
4	21(b)		2008/07/01	
5	21(b)		2008/07/01	
6	21(b)		2008/07/01	
7	21(b)		2008/07/01	

National Register of Water Use Registration Record 22139865

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 22139865
Water Use Number: 2
Water Use Start Date: 2008/07/01
Water Use Status Date: 2023/05/30
Water Use Status: REGISTERED

Validation

Validation Status: FINALISED
Validation Status - Date Allocated: 2023/03/14 17:00:09

Verification

Verification Status: FINALISED
Verification Status - Date Allocated: 2023/03/14 17:00:09

Lawfulness Authentication

Finding: LAWFUL
Finding Date: 2022/02/13
Finding Reason: EXISTING LAWFUL WATER USE UNDER SECTION 35(4) OF THE NWA (ACT NO 36 OF 1998)

Finding Confirmed: NO

Late Registration

Late Registration: YES
Late Registration Confirmation Date: 2022/01/13

Water Use Details

Water Use Sector(s)(i.e. Purpose(s) of Water Use): AGRICULTURE: IRRIGATION
Source Type: RIVER/STREAM
Water Resource Name: SURFACE WATER
Point of Abstraction: Latitude 33.643862° south Longitude 19.031521° east
Datum Type: WGS-84
Quaternary Drainage Region: G10D

Registered Volumes

Start Date	End Date	Registered Volume (m ³)	Time Interval
2008/07/01		93240	PER YEAR

National Register of Water Use Registration Record 22139865

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 22139865
Water Use Number: 2
Water Use Start Date: 2008/07/01
Water Use Status Date: 2023/05/30
Water Use Status: REGISTERED

Property Where Water Use Occurs

Property Name: ERF 1601 WELLINGTON
Property Number: 1601
Portion of Property: 0
SG Cadastral Code: C05500100000160100000
Deeds Office: CAPE TOWN
Registration Division: PAARL
Registration Division Province: WESTERN CAPE
Surveyor General Office: CAPE TOWN

WUN/Property Relationship Details

Relationship Start Date	Relationship End Date
2008/07/01	

Annexure B.
Current Status of Vineyards

#	Block Number	Plant year	Cultivar / Rootstock	Planting Width		In Row	Number Of Vines	Ha	Irrigation System	Trellising System	Single Vineyard	Status	Age yrs
				Between									
				Wide	Narrow								
NAPIER VINEYARDS													
12	N1A	2009	Chenin Blanc/ RICHTER 110	2,50	0,00	1,20	6 308	1,89	Drip	5H HEDGE	-	Production	16
13	N1B	2009	Cabernet Franc/ RICHTER 110	2,50	0,00	1,20	3 320	1,00	Drip	5H HEDGE	-	Production	16
14	N2A	2001	Merlot/ RICHTER 99	2,50	0,00	1,00	4 000	1,00	Drip	5H HEDGE	-	Production	24
15	N2B	2001	Cabernet Sauvignon/ RICHTER 99	2,50	0,00	1,00	7 480	1,87	Drip	5H HEDGE	-	Production	24
32	N3	2024	Cabernet Franc/ 101-14	2,50	0,00	1,50	5 522	2,07	Drip	6DEX PEROLD	-	New	1
34	N4A	2024	Cabernet Sauvignon/ 101-14	2,50	0,00	1,50	6 550	2,46	Drip	6DEX PEROLD	-	New	1
35	N4B	2024	Merlot/ 101-14	2,50	0,00	1,50	3 440	1,29	Drip	6DEX PEROLD	-	New	1
3	N5	2013	Cabernet Sauvignon/ 101-14	2,50	0,00	1,20	3 333	1,00	Drip	5H HEDGE	-	Production	12
25	N6/7	2011	Chardonnay/ USVIT 8-7	2,50	0,00	1,20	0	1,70	Drip	5H HEDGE	-	Uprooted	0
29	N8	2022	Cabernet Sauvignon/ PAULSEN 1103	2,50	0,00	1,20	5 666	1,70	Drip	7DEX PEROLD	-	Production	3
30	N9	2022	Pinotage/ RICHTER 110	3,00	1,40	1,20	1 660	0,50	Drip	7DEX PEROLD	-	Production	3
10	N10	2014	Grenache (Red)/ 101-14	2,50	0,00	1,50	2 655	1,00	Drip	5H HEDGE	-	Production	11
11	N11	2014	Cabernet Sauvignon/ 101-14	2,50	0,00	1,50	1 929	0,72	Drip	5H HEDGE	-	Production	11
33	H1	2024	Cabernet Sauvignon/ 101-14	2,50	0,00	1,00	2 950	0,74	Drip	6DEX PEROLD	-	New	1
Napier Irrigable (Ha):								18,94	(Including Uprooted)				

Napier currently under vineyards (Ha)

17,24 (Excluding Uprooted)

Current Status of Vineyards

#	Block Number	Plant year	Cultivar / Rootstock	Planting Width		In Row	Number Of Vines	Ha	Irrigation System	Trellising System	Single Vineyard	Status	Age Yrs
				Between									
				Wide	Narrow								
RANZADALE VINEYARDS													
4	R1	2002	Cabernet Sauvignon/ RICHTER 99	2,50	0,00	1,00	7 000	1,75	Drip	5H HEDGE	BLOCKS R1 & R1A	Production	23
24	R1A	2002	Cabernet Sauvignon/ RICHTER 99	2,50	0,00	1,00	7 000	1,75	Drip	5H HEDGE	BLOCKS R1 & R1A	Production	23
5	R2	2002	Merlot/ RICHTER 99	2,50	0,00	1,00	6 500	1,63	Drip	5H HEDGE	-	Production	23
6	R3	2002	Cabernet Franc/ PAULSEN 1103	2,50	0,00	1,00	6 500	1,63	Drip	5H HEDGE	-	Production	23
7	R4	2002	Malbec/ RICHTER 99	2,50	0,00	1,00	2 000	0,50	Drip	5H HEDGE	-	Production	23
8	R5	2002	Petit Verdot/ PAULSEN 1103	2,50	0,00	1,00	2 000	0,50	Drip	5H HEDGE	-	Production	23
28	R6	2022	Cabernet Sauvignon/ RICHTER 110	2,50	0,00	1,20	4 766	1,43	Drip	7DEX PEROLD	-	Production	3
36	R7		Shiraz	2,50				1,00				Uprooted	0
37	R8		Shiraz	2,50				1,00				Uprooted	0
38	R9		Shiraz	2,50				2,00				Uprooted	0
39	R10		Cab Sauv	2,50				1,07				Uprooted	0
Ranzadale irrigable & suitable for vineyards (Ha)								14,26	(Including uprooted)				
Ranzadale currently under vineyards (Ha)								9,19	(Excluding Uprooted)				
Total Vineyards (ha) (Napier & Ranzadale)								26,43					
Total land irrigable & suitable for vineyards (Ha)								33,20					

Annexure C.

Grape Production (tons/ha)

	Napier	Cultivar/block/vintage												
Blok	Cultivar	Ha	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
H1	Chenin Blanc/Cab/Sau	0,7	21	25,8	25,4	20	12	20,4	18,2	22,5	0	0	0,00	0,00
N1A	Chenin Blanc	1,9	23,6	19	32	36	16	24,8	41	34	37,20	34,13	26,50	17,80
N3	Chenin Blanc/Cab Franc	2	24,7	19,2	18,2	22,6	19	18	15,6	31,7	11,60	0,00	0,00	0,00
N6/7	Chardonnay	1,7	11	9,3	17,3	17,8	17,5	10,6	21,7	22,9	20,47	15,10	12,52	12,30
N8A	Chardonnay/Cab Sau	1,75	17,3	15	17,8	16,65	11	7,8	20	0	0	0	0,00	9,60
N9	Colombar/Pinotage	0,5	9,5	6,5	7,4	10	7	10	7,5	8,1	0	0	1,35	8,88
N1B	Cab/Franc	1	9,2	7	7,5	10	6,5	7,5	9,6	10,4	10,4	10,1	6,55	8,50
N4A	Cab Franc/Cab Sau	1	10,4	8,3	9	9,33	8,1	7,4	11,8	0	0	0	0,00	0,00
N2A	Merlot	1	13,7	11	15	11,12	8	8,6	11,9	16	15,1	12	7,10	7,10
N5	Cab/Sau	1	0	0	4	6,2	9,5	8,3	11,4	13,35	10,54	10,5	7,77	10,90
N2B	Cab/Sau	1,6	19	15,6	16,2	15,8	11,7	10,5	13,8	22,3	11,8	13	7,68	11,80
N4B	Cab/Sau/Merlot	2	18,6	12,8	14,3	13	11,4	10,2	21,1	0	0	0	0,00	0,00
N11	Cab/Sau	0,7	0	0	0	3,4	6,5	5,4	10,2	9,2	7,7	9,4	6,00	8,20
N8B	Cab/Sau	0,3	2,3	3,6	1,6	1,6	2,1	1,8	3,8	0	0	0	0,00	0,00
N10	Grenache Noir	1	0	0	0	12,7	18	25	29,8	24,1	34,94	23,43	23,20	20,10
	Total	9,9	180,3	153,1	185,7	206,2	164,3	176,3	247,4	214,55	159,75	127,66	98,67	115,18
	Average ton/ha		11,56	9,81	10,55	11,46	9,13	9,79	13,74	16,38	13,42	12,39	9,49	9,48

4,05

11,9

136,35 114,66

Annexure D.	
Winery Equipment	
Description	Purchase date
G-60 Mencarelli Pump in trolley	01/04/2017
1.7kw Grinder pump	01/04/2017
Mobi steamer complete BS30 (30KW)	01/04/2017
Bin hopper	01/04/2017
Staal kabinet (WIETA)	01/04/2017
Off loading bin at cellar	01/04/2017
Just Steel: 9x single lockers (WIETA)	18/07/2017
Just Steel: 1x stationery cupboard (WIETA)	18/07/2017
Toyota Forklift: new battery for Forklift	30/01/2018
Napier Winery: Grape Receiving Frame	01/02/2018
2019 purchases:	
Wintrust - Pera hopper and control panel	07/01/2019
Wine Machinery Group - Pump T-500 Impellor+i	31/01/2019
Wine Machinery Group - Pump T-180 Impellor+i	31/01/2019
Warwick Estate - Kappa Chrusher	01/06/2019
2020 purchases:	
Bacchus - Rolltec Selection table	06/12/2019
Bacchus - Collection tank	06/12/2019
2021 purchases:	
Battery charger	2020/08/26
2022 Purchases	
Coldfact:Winery Equipment	2021/11/08
JNT Metal: Blend Manifold 316 Vlekvrye staal	2021/11/23
Kranzle: Barrel Washer	2021/11/23
Rudera: Mashcooler	2022/01/01
Servosol: Olavin S/Steel stackable tank 1,000lt	2022/01/17
Servosol: Olavin S/Steel stackable tank 2,200lt	2022/01/17
Leading Edge: 3m Vibration Table-Winery	2022/03/01
JNT Metal: new footplate, catwalk & fanshield (health & safety)	wi
2023 Purchases	
Steel equipment on tank	2023/02/28
Cellar equipment	2023/02/28
Conveyor Crusher walking rail	2023/02/28
Vinquip S/S tank Floating Lids	2023/02/28
Stainless steel tops for tanks	2023/02/28
Safety rails	2023/02/28
Drainage tank	2023/02/28
Fiber glass tank	2023/02/28

[illegible]

Destemmer mounting frame	2023/02/28
NW100 juice line	2023/02/28
Rolltec mounting frame	2023/02/28
Saniworks: Inverter + Battery	2023/06/12
<u>2024 Purchases</u>	
M2Powergeneration: Grupel 165kVA Baudouin Powered Diesel Generator, Leroy Somer Alternator, Datakom Controller with GSM monitoring, ABB CB, Sound & Weatherproof Canopy; ATS 250Amp with Mains Breaker + Saniworks - Installation	2024/05/08
<u>2025 Purchases</u>	
New Forklift charger-Ranzadale	2024/09/04
<u>Improvements and equipment fitted to permanent structure:</u>	
Vibrating offloading hopper	
Fixed s/steel mashed grape line	
Underground offloading area construction	
Scale	
Safety rails added to cellar catwalk	
Chemical store construction	
Sigma Press (new)	
Catwalk & stairs for vibratinghopper)	
Catwalk & catladder for press	
Napier loading area with roof	

Annexure E

Stock on hand as of 30 June 2026

Code	Description	Category	Active	On Hand	Cost	Value
L9111	Sir George Qintas 2011	01. Sir George Premium Wines	Yes	550	75,65	R 41 607,50
L22221	Napier Petite Marie Rose 2022	02. Napier Wines	Yes	1763	29,83	R 52 590,29
L22241	Napier Petite Marie Rose 2024	02. Napier Wines	Yes	776	29,11	R 22 589,36
L24181	Napier Saint Helen Chenin Blanc 2018	02. Napier Wines	Yes	1461	31,86	R 46 547,46
L26231	Napier Cape Blend 2023	02. Napier Wines	Yes	189	62,82	R 11 872,98
L27211	Napier Klein Louis Sauvignon Blanc 2021	02. Napier Wines	Yes	1474	35,12	R 51 766,88
L27241	Napier Klein Louis Sauvignon Blanc 2024	02. Napier Wines	Yes	3040	34,68	R 105 427,20
L3071	Napier Red Medallion 2007	02. Napier Wines	Yes	3	30,00	R 90,00
L3081	Napier Red Medallion 2008	02. Napier Wines	Yes	8	30,00	R 240,00
L3091	Napier Red Medallion 2009	02. Napier Wines	Yes	3	30,00	R 90,00
L3201	Napier Red Medallion 2020	02. Napier Wines	Yes	625	57,28	R 35 800,00
L3211	Napier Red Medallion 2021	02. Napier Wines	Yes	2847	63,81	R 181 667,07
L7191	Napier Single Vineyard Cabernet Sauvignon 2019	02. Napier Wines	Yes	541	53,77	R 29 089,57
L7231	Napier S/V Cab/Sauv 2023	02. Napier Wines	Yes	16	65,65	R 1 050,40
L13251	L/C Cab/Sauv Shiraz 2025	03. Lion Creek Wines	Yes	2943	49,97	R 147 061,71
L5211	Roaring Chenin Blanc Sauv Blanc 2021	03. Lion Creek Wines	Yes	370	19,54	R 7 229,80
L9201	Roaring Cabernet Sauvignon 2020	03. Lion Creek Wines	Yes	3515	22,87	R 80 388,05
PCC23	Penny Chenin Chardonnay 2023-Labelled	08. Limited Edition Wines (Penny)	Yes	55	29,64	R 1 630,20
DS2023	De Stier 2023	De Stier	Yes	135	39,19	R 5 290,65
						R 822 029,12

Code	Description	Category	Active	On Hand	Cost	Value
DUN001	Dunnage Bags	09. Dry Stock	Yes	31	88,00	R 2 728,00
GLA001	Wine Glass Branded	09. Dry Stock	Yes	230	36,21	R 8 328,30
						R 11 056,30

Code	Description	Category	Active	On Hand	Cost	Value
BOT001	Bordelaise Qintas 1855	09. Dry Stock	Yes	96	44,50	R 4 272,00
BOT002	Brandy (750ml)	09. Dry Stock	Yes	1960	16,35	R 32 046,00

BOT003	Brandy Islay 750ml	09. Dry Stock	Yes	1782	39,20	R	69 854,40
BOT004	Brandy (500ml)	09. Dry Stock	Yes	4522	16,35	R	73 934,70
BOT006	DLG Stelvin 1441 - Feather - Consol	09. Dry Stock	Yes	233	4,49	R	1 046,17
BOT007	1777 AN Burgundy 13274 - Consol	09. Dry Stock	Yes	600	8,15	R	4 890,00
BOT008	JUST Bottle	09. Dry Stock	Yes	1000	9,43	R	9 430,00
BOT010	1777 FL Burgundy 13475 - Consol	09. Dry Stock	Yes	1079	6,71	R	7 240,09
BOT011	Claret 1337 Tapered - Consol	09. Dry Stock	Yes	531	12,05	R	6 398,55
BOX002	Lion Creek box	09. Dry Stock	Yes	348	6,35	R	2 209,80
BOX003	Napier Generic	09. Dry Stock	Yes	772	38,01	R	29 343,72
BOX004	Qintas Per Bottle incl divider	09. Dry Stock	Yes	1267	22,80	R	28 887,60
BOX005	Box Qintas Large Outer Carton	09. Dry Stock	Yes	215	115,00	R	24 725,00
BOX006	14 Homes (Box 12-BN1441)	09. Dry Stock	Yes	161	10,96	R	1 764,56
BOX008	Box 12x1337 Upright	09. Dry Stock	Yes	165	39,17	R	6 463,05
CAP001	Capsule Tin - Qintas	09. Dry Stock	Yes	1158	3,12	R	3 612,96
CAP002	Capsule Tin Napier Old Black & Gold	09. Dry Stock	Yes	7935	3,48	R	27 613,80
CAP003	Capsule Tin Brandy (500ml)	09. Dry Stock	Yes	3744	3,12	R	11 681,28
CAP004	Capsule Tin Napier Black & Gold	09. Dry Stock	Yes	19453	1,19	R	23 149,07
CAP005	Capsule Tin White	09. Dry Stock	Yes	473	2,27	R	1 073,71
COR001	Corks Brandy	09. Dry Stock	Yes	500	3,50	R	1 750,00
COR002	Reserva Corks 47x24 (SV CS 2023)	09. Dry Stock	Yes	96	4,30	R	412,80
COR009	Reserva Corks 47x24	09. Dry Stock	Yes	250	4,31	R	1 077,50
DIV001	Dividers 3BG	09. Dry Stock	Yes	366	1,13	R	413,58
DIV003	Divider Qintas	09. Dry Stock	Yes	1267	0,01	R	12,67
DIV004	15995 - Divider Card Kaap Agri	09. Dry Stock	Yes	100	0,98	R	98,00
DIV005	Divider Wine S/Free S1 Kaap Agri	09. Dry Stock	Yes	300	2,72	R	816,00
DIV006	Divider 14 Homes box(12xBN1441)	09. Dry Stock	Yes	188	7,08	R	1 331,04
DIV007	12BN Wine Divider C/Board(15998)	09. Dry Stock	Yes	147	2,61	R	383,67
DIV008	Divider 12x1337 Upright	09. Dry Stock	Yes	180	16,70	R	3 006,00
LAB019B	Label St Helen Chenin Bl 2019 (B)	09. Dry Stock	Yes	3300	0,69	R	2 277,00
LAB019F	Label St Helen Chenin Bl 2019 (FR)	09. Dry Stock	Yes	3300	3,32	R	10 956,00
LAB038	Label Napier Cab/Sauv 2019(F&B)	09. Dry Stock	Yes	600	5,42	R	3 252,00
LAB039	Label Napier Klein Louis 2022 (F&B)	09. Dry Stock	Yes	440	4,20	R	1 848,00
LAB040	Label Napier Petite Marie 2022(F&B)	09. Dry Stock	Yes	1137	4,20	R	4 775,40
LAB041	Label Napier Red Medallion 2018(F&B)	09. Dry Stock	Yes	600	5,67	R	3 402,00

LAB042	Label Lion Creek Chen/Sauv 2022 (F&B)	09. Dry Stock	Yes	486	1,90	R	923,40
LAB043	Label Napier Sir George Brandy 500ml 2011(F&B)	09. Dry Stock	Yes	4700	6,13	R	28 811,00
LAB044	Label Napier Sir George Brandy 750ml 2011(F&B)	09. Dry Stock	Yes	2100	8,34	R	17 514,00
LAB048	Napier Petite Marie Rose 2024 (F&B)	09. Dry Stock	Yes	500	4,66	R	2 330,00
LAB049	Napier Klein Louis 2024 (F&B)	09. Dry Stock	Yes	300	4,66	R	1 398,00
LAB050	MZ Bordeaux Blend 2020 (F&B)	09. Dry Stock	Yes	100	7,26	R	726,00
LAB051	Label Red Medallion 2020(Front)	09. Dry Stock	Yes	975	5,16	R	5 031,00
LAB052	Label Red Medallion 2020(Back)	09. Dry Stock	Yes	975	3,77	R	3 675,75
LAB053	Label Cape Blend 2023(Front)	09. Dry Stock	Yes	200	6,50	R	1 300,00
LAB054	Label Cape Blend 2023 (Back)	09. Dry Stock	Yes	200	4,50	R	900,00
LAB057	Label Napier SV Cab 2023-Front	09. Dry Stock	Yes	128	9,65	R	1 235,20
LAB058	Label Napier SV Cab 2023-Back	09. Dry Stock	Yes	128	2,05	R	262,40
LAB059	Label Napier Red Medallion 2021 Back	09. Dry Stock	Yes	120	2,07	R	248,40
LAB060	Label Napier Red Med 2021-Front	09. Dry Stock	Yes	120	10,17	R	1 220,40
LAB061	Label L/C Cab/Shiraz 2025-Front	09. Dry Stock	Yes	157	2,68	R	420,76
LAB062	Label L/C Cab/Shiraz 2025- Back	09. Dry Stock	Yes	157	1,48	R	232,36
SCR001	Screw Cap White Guala - Sir Napier	09. Dry Stock	Yes	1630	2,66	R	4 335,80
SCR002	Screw Cap White Lion Creek	09. Dry Stock	Yes	2800	1,49	R	4 172,00
SCR004	Screw Cap Black No Name	09. Dry Stock	Yes	2430	0,96	R	2 332,80
SCR005	Screw Cap Black 14 Homes (Silver & Black)	09. Dry Stock	Yes	9389	1,71	R	16 055,19
SCR006	Screw Cap White & Black Logo Roaring	09. Dry Stock	Yes	18589	1,55	R	28 812,95
SCR008	Screwcap White Wellington SA	09. Dry Stock	Yes	4500	1,50	R	6 750,00
SCR009	Screwcap 14 homes	09. Dry Stock	Yes	1270	1,55	R	1 968,50
SCR010	Screw Cap Blue De Stier	09. Dry Stock	Yes	335	1,34	R	448,90
SCR011	Screw CapNapier Black Gold Saranex	09. Dry Stock	Yes	2294	1,65	R	3 785,10
							R 540 338,03

Code	Description	Category	Active	On Hand	Cost	Value
UL19.RM	Napier Red Medallion 2019 (UNL)	10. Unlabelled	Yes	6139	61,78	R 379 267,42
UL17.SV	Napier Single Vineyard Cabernet Sauv 2017 (UNL)	10. Unlabelled	Yes	4464	21,65	R 96 645,60
UL20.NSVC	Napier Single Vineyard Cabernet Sauvignon 2020 (UNL)	10. Unlabelled	Yes	4029	27,69	R 111 563,01
UL21.NSVC	Napier Single Vineyard Cabernet Sauvignon 2021 (UNL)	10. Unlabelled	Yes	3536	27,26	R 96 391,36
UL21.RM	Napier Red Medallion 2021 (UNL)	10. Unlabelled	Yes	7387	28,70	R 212 006,90
UL22.RM	Napier Red Medallion 2022 (UNL)	10. Unlabelled	Yes	12861	44,69	R 574 758,09

UL23.PC	Unlabelled Penny 2023	10. Unlabelled	Yes	58	21,00	R	1 218,00
							R 1 471 850,38

Code	Description	Category	Active	On Hand	Cost	Value
BSB.02	Bulk Spirits Brandy 68% 2002	05. Bulk Spirits	Yes	727	15,00	R 10 905,00
BSB.03	Bulk Spirits Brandy 61% 2003	05. Bulk Spirits	Yes	1380	15,00	R 20 700,00
BSB.05	Bulk Spirits Brandy 65% 2005	05. Bulk Spirits	Yes	600	15,00	R 9 000,00
BSB.06	Bulk Spirits Brandy 65% 2006	05. Bulk Spirits	Yes	1200	15,00	R 18 000,00
BSB.07	Bulk Spirits Brandy 65% 2007	05. Bulk Spirits	Yes	1000	15,00	R 15 000,00
BSB.08	Bulk Spirits Brandy 72% 2008	05. Bulk Spirits	Yes	1500	15,00	R 22 500,00
BSB.09	Bulk Spirits Brandy 70% 2009	05. Bulk Spirits	Yes	2000	15,00	R 30 000,00
BSB.10	Bulk Spirits Brandy 66% 2010	05. Bulk Spirits	Yes	1500	15,00	R 22 500,00
BSB.11	Bulk Spirits Brandy 63.5% 2011	05. Bulk Spirits	Yes	1600	15,00	R 24 000,00
BSB.12	Bulk Spirits Brandy 55.5% 2012	05. Bulk Spirits	Yes	3000	15,00	R 45 000,00
BSB.13	Bulk Spirits Brandy 2013 Low Wine	05. Bulk Spirits	Yes	4800	15,00	R 72 000,00
BSB.99	Bulk Spirits Brandy 66% 1999	05. Bulk Spirits	Yes	93	15,00	R 1 395,00
BU23.19	Bulk Red Medallion 2023	23 .Bulk Wine (2023 Vintage)	Yes	9699	31,96	R 309 980,04
BU24.22	Bulk Red Medallion 2024	24 . Bulk Wine (2024 Vintage)	Yes	6300	60,48	R 381 024,00
BU25.04	Bulk Cabernet Franc 2025	25. Bulk Wine (2025 vintage)	Yes	9205	36,00	R 331 380,00
BU25.06	Bulk Cabernet Sauvignon 2025	25. Bulk Wine (2025 vintage)	Yes	5700	35,00	R 199 500,00
BU25.09	Bulk Pinotage 2025	25. Bulk Wine (2025 vintage)	Yes	7042	34,25	R 241 188,50
BU25.11	Bulk Petit Verdot 2025	25. Bulk Wine (2025 vintage)	Yes	3300	42,00	R 138 600,00
BU25.13	Bulk Cabernet Franc RM 2025	25. Bulk Wine (2025 vintage)	Yes	6095	45,00	R 274 275,00
BU26.04	Bulk Merlot 2026	26.Bulk Wine(2026 Vintage)	Yes	2700	14,00	R 37 800,00
BU26.05	Bulk Pinotage 2026	26.Bulk Wine(2026 Vintage)	Yes	6117	13,50	R 82 579,50
BU26.07	Bulk Petit Verdot 2026	26.Bulk Wine(2026 Vintage)	Yes	2200	15,00	R 33 000,00
BU26.08	Bulk Cabernet Franc 2026	26.Bulk Wine(2026 Vintage)	Yes	5262	15,00	R 78 930,00
BU26.09	Bulk Cabernet Sauv 2026	26.Bulk Wine(2026 Vintage)	Yes	19326	14,50	R 280 227,00
BU26.10	Bulk Cabernet franc Blend 2026	26.Bulk Wine(2026 Vintage)	Yes	7710	15,00	R 115 650,00
						R 2 795 134,04

TOTAL	R 5 640 407,87
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Annexure F.	
Farm Vehicles	
Description	
Farm Tip Trailer	
3 ton Harvest Trailer	
10 ton 4-wheel trailer	
Toyota Hilux pick-up 2,5 srx	
John Deere 6420 Tractor	
New Holland Cab TN 75	
2014 Toyota Hilux Bakkie	
3 ton Flat bed trailer - wine delivery	
Kia K2700 Workhorse p/u S/c 2012	
2019 purchases:	
New Holland T4.75NDT CAB	
4ton Side tipper harvest trailer	
2022 purchases:	
New Holland NEW T4.85NDT Cab	
2023 purchases:	
New Holland Trekker TT3.50DT 2022 - AANTT35R4NN005438	
2024 purchases:	
Used 2019 Toyota Hilux XC 2.8 GD6 4x4 Raider AT- CN37245	

Annexure G.
Farm Equipment
Description
Harvest bin
Build Trimmer onto tractor
GSM Commander
Osam Fertiliser Spreader
Supply&install new dam transfer pump
New 22 kw Star delta
3 Tine Soil Ripper
Disc Plough
Roto Tank 5000L Water Tank
Power Harrow
IKAPA Trading: SDA fertiliser spreader
Kaap Agri:Matweld Inv Welding machine
Lumber&Lawn: Stihl mobile mistblower
Hydraberg Hydrolics: pipe installation for harvest bins
2019 purchases:
Irrigation Computer-entrance
2020 purchases:
Roller
2021 purchases:
Piket Implements: 2021 no-till cover crop disc planter 8 row (serial no UC054)
2022 purchases:
2deH Cima Dubbelry chemical sprayer
Rustfontein Boerdery: Vaderstud Carrier Plough 3M Disc
Steenkamp Wingerde: Pre-Prunner Pellenc:Farm Equipment @ Cost
2023 purchases:
Pellenc: Reversible Rang Effeuilleuse 33W028
Pellenc: Hydraulic Unit Viti 44V047
Joubert implemente:4 Ton Side tipper harvest wagon
Joubert implemente:4 Ton Side tipper harvest wagon
Water Tank
Kontoerscraper 2,4 mtr
Mob. Chem toilette
10ton Harvest bin
Kaap Agri - Gentech Power Generator Electric 7.5KVA
2024 purchases:
BJP Supplies: Rumax 8 manure spreader

2025 purchases:
KH Trekkerdienste: Nuwe 2024 Kubota U50 Cab Excavator (SN:67107 EN:7RE4624
Pellenc: 2 x Fixion2 Pruners 29X00937 @R17800 each
Pellenc: 4 x Pruner C35-ULIB 150 26W09079 & 26W09081 @R22500 each
Goldwing Excavators: U50 1200mm Sandbak
Brockers Sweiswerke: Excavator trailer
FJ Holdings: Cement Mixer