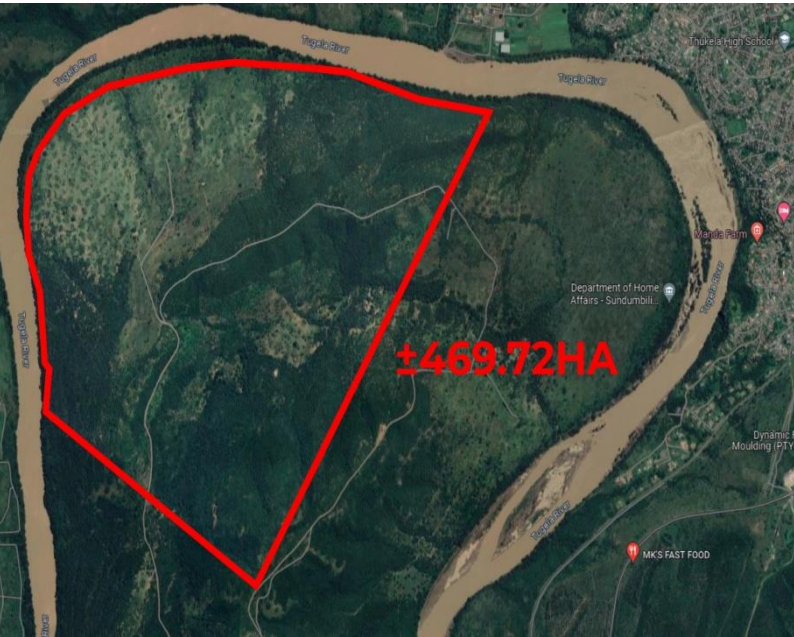


ON AUCTION



±469.72Ha Farm Croydon Next to Tugela River - Stanger Rural, KwaDukuza District, KZN

CORPORATE INSTRUCTION

Property Information

Registered Details:	FARM CROYDON 5974 PTN 0
Suburb & City:	STANGER RURAL
Property Type:	FARM
Zoning:	AGRICULTURAL
Property Size:	±469.7165 HA
Rates & Taxes:	±R1,178.55 per month
Other:	Water Rights: Farm Croydon has registered water rights that authorizes the abstraction of a maximum quantity of 1,034,590 m ³ per annum from the Tugela River

The Farms has been used for crop farming back in the 80s to the early 2000s. Strong in sugar. Water source is the main Tugelariver that runs along the ±469.72Ha. Part of this land still has underground irrigation that will require refurbishing. It's about 25 km to the nearest town which is known as KwaDukuza (Stanger). It's about 18 km to the nearest sugar mill. No Improvements (No electricity & irrigation). Farm does have access & gravel roads. Riverfront farm with 50% arable land and 50% small mountain & bushes. Ideal game farm or to develop into sugar cane production.

******PLEASE NOTE:** Buyers should take note that the Farm land is currently not fenced off and it would be highly recommended on transfer of this property that buyers appoint a land surveyor to point out property boundaries under each title deed that is available

Auction Information & Rules

	AUCTION	ONLINE
	Friday	06 September 12:00
	ONLINE (www.saauctiongroup.co.za)	
	https://maps.app.goo.gl/4hfzhSw1ie9aFuM GPS	Jacques 082 903 5453 Rudi 082 695 6658
	By Appointment	
	https://www.saauctiongroup.co.za/Auctions/3811/3-farms-next-to-tugela-river-kwadukuza-distri	

Registrations: Bidders can register prior to the auction or on auction day. A copy of you ID and proof of address for FICA compliance is required. The property is sold "Voetstoots". The auction is not subject to finance, unless pre-approved.

Deposit: 15% deposit payable on the highest bid

Confirmation period: 7 Business days

Buyer's commission: 7% + VAT

Guarantees period: Balance of the purchase price payable within 45 days after confirmation of sale

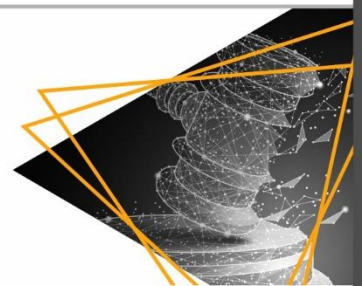
VAT / Transfer duties: Transfer Duties

Areas on accounts: (Rates & Taxes) For the account of the Seller

Electrical (COC): N/A



ADMIN OFFICE TEL: 079 339 5915
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