

**Property for sale:**

Ash street 244, Kameeldrift west

**This property hosts everything that a new farmer needs. “walk in and Farm”**

**A must see to appreciate!!**

The moveable assets can be removed to suit the potential buyer.

**This property 26 hectares.**

Subdivided into 4 portions (+/- 6 hectares each) (title deeds available)

**Location:**

This property is situated 10km on Western side of Pretoria and 20 km east of the famous Hartbeespoort dam.

**Water:**

Water is pumped out of clean boreholes and used for human and animal consumption and irrigation

**Additional:**

Water - on the eastern side of the total property a municipal water line is installed and in order and water services already done

**Electricity:**

Supplied by the municipality of Tshwane - a 3 phase line runs along the property

### **Roads and access:**

Towards this property there are a lot of main roads and easily accessible:

From the eastern (from Pretoria) van der Hoff road

From the Northern side – Hornsnek road and Kenneth road

From the Western side (from Hartbeespoort dam) van der Hoff road

### **Business and markets:**

This property is well situated close to business centres and markets (Co-op, abattoirs, processing plants, schools, malls)

### **Portion Restant – 244**

Tshwane power, 2 x equipped boreholes, + 1x not equipped, 20 000 litre reservoirs for human and animal consumption – with pressure pumps (integrated), 300 000 litre dam for irrigation

Paved around house and big areas of concrete slabs

Parking space under roof (vehicles, tractors and implements)

900 x 900 m electrical fence, 2 x automatic sliding gates – long distances remotes

Two modern big houses, big store, many brick outside buildings

Swimming pool (sun heated)

2 x workers flats (power, ceilings etc.)

Big lawn with irrigation

Animal camps and pens (steel) –all animals sleep under roof

Chicken houses (up to 13 000 chickens)

Small dairy (with constant business)

All camps divided with 26 automatic filling water

+/- 5 hectares under irrigation

### **Included in selling prize: (to negotiate to potential buyer)**

Animals - jersey cows (in milk production)

Calf's

Stud dorper sheep

Cattle and sheep equipment

### **Farm equipment:**

Tractors, trailers, cultivators etc.

Animal feed

Etc, etc

**Portion 497:**

Fenced with 1.8m fence  
Mostly irrigation plant fields (Lusern)  
1x borehole – not equipped  
Brick build workers houses (100m<sup>2</sup>)

**Portion498:**

Fenced with 1.8m fence  
Planting and grazing fields

**Portion 500:**

Fenced with animal fence (cattle, sheep and goat)  
Open grazing fields

**You welcome to contact me**

**Corné du Plessis  
CDP Auctionering Services  
076 101 9996**