

DESCRIPTION:

Invited Opening Bid R18 000 000

Bidding deposit R25 000 *fully refundable if unsuccessful bidder

Property Summary

This sale is Subject to Confirmation by the parties involved.

Extent 392.4575 ha

Storage facilities

Mtn and Vodacom tower generating income of R 9400pm

Arable land: 129 ha eragrostis lands

Natural grazing

Water from the Little Caledon river

Restaurant

Gift Shop

Butchery

2 Cottages

5 Luxury accomodation units

4 Bedroom house approximately (800m2)

FEATURES:

Measuring	392 hectare
Divided by	R712 roadway
Northern area of farm	215 hectare
Southern area of farm	177 hectare
TOTAL	392 hectare

FARMLAND

<https://rb.gy/grotnv> - To view the images highlight the link then right click, and select the option Go to

The arable farmland was cultivated by the present owner, to summer and winter crop production of grass fields summer and winter feed for large and small animals.

The Northern and Southern Mountain slopes are excellent natural grazing for large and small animals, with access to the Little Caledon River and ground walled dams for watering purposes.

For approximately two kilometres, the Little Caledon River meanders on the foothills of the Rooi Berge in the north with Weeping Willow trees dotted on the riverbanks.

The farm border to the North extends to the top of the Rooi Berge with the Southern area to the top of Swartberg.

On the Southern area of the farm there are two ground walled dams

A fountain in the kloof and a 30,000-litre concrete reservoir with borehole

WATER

Five ground walled dams

30,000 litre steel reservoir with liner and electric pump combination with electrical control panel.

A high-capacity submersible pump is situated in the Little Caledon River to service the Restaurant complex and further with two-kilometre underground pipeline to service the 30,000-litre reservoir.

From the reservoir an additional two-kilometre pipeline to service the holding tanks on the Southern area of the farm for the supply water to the business complex

MAIN HOUSE

<https://bit.ly/3UnlI5c> - To view the images highlight the link then right click, and select the option Go to)

Exterior materials:

Roof coverage - Corten industrial stainless steel – maintenance free.

Roof trusses - Manufactured steel trusses to accommodate a third level.

Windows and doors - Wooden window frames and doors.

Interior

Wood panelling and beams on lower floor area.

The floor area of the dwelling measured from east / west.

The dwelling faces north with the upper rooms opening onto a common balcony.

The lower rooms all open onto the garden and swimming pool area.

Lower area

The atrium leads on to the main private lounge with bedroom and double bathroom with built-in cupboards.

A guest toilet and bar area lead from the atrium to a very spacious main lounge opening up to the pool area and thatched lapa's.

A spacious kitchen / office / pantry leads on to four garages with outer parking under roof.

Laundry

Staff flatlet with bathroom.

Four electric geysers supply the hot water to the upper and lower area of the main dwelling.

Upper area

A flight of stairs leads to the upper area of the house with three bedrooms and four bathrooms en-suite.

All three bedrooms lead onto a common balcony stretching over the length of the main building.

With the house facing north the foothills of the "Rooi Berge" with the Little Caledon River at its foothills.

OTHER IMPROVEMENTS

Water tank room is the same height as the house.

10,000 litre water tanks are housed in the upper area of the building with a 220v pressure pump for water supply under pressure to the house.

An additional submersible pump in the Little Caledon River on the eastern side of the house supplies river water to a 10,000-litre tank for supply to the lower paddocks.

By change over the submersible pump can supply water directly from the river via underground piping of approximately 1 kilometre to the front area of the house garden via dragline sprayers.

With a further changeover the same submersible pump can deliver river water to a concrete reservoir of 30,000 litres to service the rear garden of the house with the overflow from the reservoir to a ground walled dam.

The 10,000 litre water tanks that supplies the house with water also supplies a 3,000-litre tank with pressure pump for that supply to the lower double bathroom.

SUMMARY

4 x Garages with additional under roof parking outside

Scullery

Open plan kitchen

Office

Separate area (new carpets fitted)

Main area of lounge (new carpets fitted)

Bar area

Entrance hall with atrium

1 x Bedroom – downstairs with private lounge (new carpets fitted),

Double bathroom with slipper bath, shower and 2 handwash basins

Staircase

Upstairs landing

1. Main bedroom – Upstairs – Double bathroom

2. Bedroom with bathroom (shower)

3. Bedroom with bathroom (bath

COTTAGES

Description

The cottage property consists of a 5,000-litre water tank (gravity flow) situated within a tank room.

A new submersible pump with electric switch panel – fully automatic and a further 25kva three phase Eskom transformer for the independent supply of electricity.

5 neatly finished cottages.

TOURISM

The Clarens, Golden Gate Valley was discovered by tourists as well as (mostly) from Gauteng area with the Lesotho Highland Project that was initiated many years ago.

With local and international expertise with the Lesotho Highland Project, Clarens and the Valley was discovered, and tourism has never stopped growing.

With the growth of visitors throughout the years a high demand for accommodation is requested by visitors. Long weekends, Festive Season and School holidays are booked one year in advance, due to the popularity of the area.

With Gauteng only three hours drive from Clarens the area belongs to Gauteng, Bloemfontein and KZN every weekend.

As a matter of interest (Kiara Lodge) adjacent to the property, consist of 103 accommodation units with a yearly occupation of 90-95% throughout the year.

High rate of accommodation requested by visitors.

FUTURE DEVELOPMENT

There is a high demand for the following recreation on the farm:

Mountain trails

Mountain biking

Quad biking

Horseback riding

Tubing on the Little Caledon River

Braai areas at the river

Caravan and Tent Park

Wedding venue and Chapel

STORAGE FACILITIES

The 3 storage facilities constructed in high quality materials with 6-inch concrete floors and 9 inch plastered walls.

Store No. 1

Floor area - 18m x 35m x 10m height

The store consists of a 7-metre-wide electric roll up door and (3 phase) electric distribution panel

Store No. 2

Floor area - 18m x 35m x 6m height

The store consists of a 6-metre-wide sliding door with and three phase electric distribution board

Store No. 3

A split level store

Upper level - 16m x 25m x 8m high

A drive thru storage facility constructed in 18" brick walls to accommodate all sorts of grain products.

Lower level - 13m x 25m x 8m high

Storage facility consist of manufactured steel storage bins (4) with grain handling equipment

Intake bucket elevator // electric distribution board

Overhead chain conveyor

Re-claim chain conveyor

For the storage of all grain products as well grain out loading facilities.

Bin Holding capacity +- 120 tonne

Power supply - Eskom 50KVA three phase

DETAILED DESCRIPTION OF SUGAR AND CINNAMON RESTAURANT

<https://rb.gy/buxfnt> - To view the images highlight the link then right click, and select the option Go to

The Restaurant and Gift shop is situated thirty meters from the middle of the R712 roadway from Clarens to Golden Gate Highland National Park.

The business complex was started 10 years ago and is successfully managed by the owners and their personnel

The position of the complex is well suited adjacent to the R712 and is well supported by passing trade from Kwa Zulu Natal to the Eastern Cape, Bloemfontein and Gauteng.

The complex consists of a full Restaurant liquor licence as well as a bottle store licence.

BUTCHERY

Freezer room - 3m x 4m

Chiller room - 5m x 6m

1 x carcass band saw

1 x sausage filler - 10kg manual

1 x meat mincer - electric

1 x vacuum machine – electric

1 x product wrapping machine – electric

1 x product scale – printout electric

1 x product scale – weighing only

Assortment butcher knives

6 x stainless steel tables

Biltong / dry wors drying unit – 16 fan units

1 x carcass gantry

1 x electronic carcass scale

1 x electric carcass hoist

Some abattoir equipment

2 x galvanised top tables – mincer

10 x large meat crates

10 x small meat crates

Cold room shelving

Freezer room shelving

Abattoir not in operation

GIFT SHOP

ELECTRICITY RUNDOWN

25 KVA Eskom transformer supplies three phase electrical power to the Sugar and Cinnamon business complex.

Separate 25 KVA Eskom transformer supplies three phase electrical power to the two cottages.

50 KVA Eskom transformer supplies three phase electrical power to the main dwelling and three storage facilities.

WILLOW MANOR ACCOMMODATION UNITS (5)

<https://rb.gy/hizn27> - To view the images highlight the link then right click, and select the option Go to

The units consist of the following:

Luxury bathroom with shower and corner bathtub.

Double washbasins and toilet

Lounge

Kitchenette

Each unit consist of a wood combustion burning stove

Outside braai unit on the patio

10% Deposit as well as a Buyers Commission of 2% plus VAT will be applicable

Please note: All legal documents can be viewed by clicking on the 'Legals' tab above, in order for you to carry out due diligence in relation to the property. By doing so, this will also then ensure that you are continuously updated regarding any pricing changes on the property before the auction.

Location

The farm is situated in the Clarens Golden Gate Valley of the Free State Province of South Africa, one kilometre from Golden Gate Highland National Park and thirteen kilometres from the Village of Clarens.

The farm is divided by the R712 roadway from Clarens to Golden Gate and is ideally situated for development, to accommodate the high influx of tourists and visitors from all walks of life.