



PROPERTY AUCTION

52,0366 Hectare Farm – Mbombela

Situated between Nelspruit & Barberton

Frontage on Noordkaaprivier – Water Rights

Ideal for Crops & Livestock

Portions 3 & 4 of the Farm 676 Kolenbrander Registration Division JT Mpumalanga

LIQUIDATION

Mafuzamahle Farm CC (IN LIQUIDATION)- MASTERS REF: MD281/2024



BID ONLINE VIA LIVE WEBCAST

WH Auctioneers Properties (PTY)
Ltd
578 16th Road, Randjespark,
Midrand
Tel: 0115745700

Registered Firm – (Certificate
Number 2023119384)

www.whauctions.com

Auction Date:

Venue:

Auctioneer:

Video:

Contact for further info:

Lebogang Sekhitla

Cell: 083 377 9880

Email: lebogangs@wh.co.za

(FFC Number - 20237761635)

Wednesday 27 August 2025 @ 1pm

Online @ www.whauctions.com

Daniel Pelkowitz

https://youtu.be/yDVCrjA_OAM

Daniel Pelkowitz

Cell: 072 360 7610

Email: danielp@wh.co.za

(FFC Number - 2023332288)

1. INSTRUCTION TO WH AUCTIONEERS

Auction Date & Venue: Wednesday 27 August 2025 at 1 pm online @ www.whauctions.com

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of R50 000 in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions set out in the Rules of Auction.

Registration Fee: R50 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 5% (Excl. VAT) of the hammer price

Deposit: 15.75% of hammer price

Confirmation period: 14 business days.

Balance of the purchase price payable within 21 business days after confirmation of sale.

The bid price excludes the buyer's premium which is payable over and above the purchase price.

The auctioneers have the right to regulate the bidding at the auction and to bid on behalf of the seller up to (but not exceeding) the reserve price as mandated by the seller. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

A deposit of 15.75% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 5% plus VAT (namely, 5.75%) plus a 10% deposit on the purchase price of the Property.

The deposit is payable by way of a Bank Guaranteed cheque or electronic transfer. The deposit and buyer's Premium are deposited into the WH Auctioneers Trust account.

For queries regarding the properties on auction contact:

Daniel Pelkowitz: 072 360 7610

Lebogang Sekhithla: 083 377 9880

WH Auctioneers offices: 011 574 5700

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narasimany, N. Hunsraj

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

WWW.WHAUCTIONS.COM

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HOW TO BID ON WEBCAST

Webcast Auctions at www.whauctions.com



REGISTERING FOR WEBCAST AUCTIONS

1. Firstly you will need to create an account with us (once-off). You can do this by clicking on the create account link at the top of any page at whauctions.com.
2. To register for an online auction - login and then either click on the relevant link on the home page or select the auction from the auction calendar, and click on the green 'register for this sale' or 'register' button on any item.
3. We will email you an auction registration form & banking info for the deposit. Complete the form and email back to us along with the other relevant documentation. When you are approved a confirmation email will be sent to the email address you signed up with and you can begin bidding online or wait for the live auction closing.

A refundable deposit will be requested. We will also require documents for FICA purposes. Banking details & auction info will be emailed to you when you register for an auction.



For all auctions conducted by WH Auctioneers, our Rules of Auction comply with section 45 of the CPA, Act 68 of 2008. FICA compliance is mandatory to register for our auctions.

See next page for screenshots of the Webcast bidding screens.



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AUCTIONEERS

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2. GENERAL

Property Address:
<https://www.google.com/maps/place/25%C2%B037'48.1%22S+30%C2%B059'58.2%22E/@-25.6300201,30.9952578,621m/data=!3m2!1e3!4b1!4m14!1m7!3m6!1s0x1ee8f8741a98c6c5:0x5075e6ff53193066!2sBarberton!3b1!8m2!3d-25.7752265!4d31.0449768!3m5!1s0x0:0x3233834be9c0d79f!7e2!8m2!3d-25.6300251!4d30.9994854>

ERF & Suburb & City: Portion 3 and 4 of the Farm 676 Kolenbrander, Reg Division JT, Mpumalanga

3. TITLE DEED INFORMATION

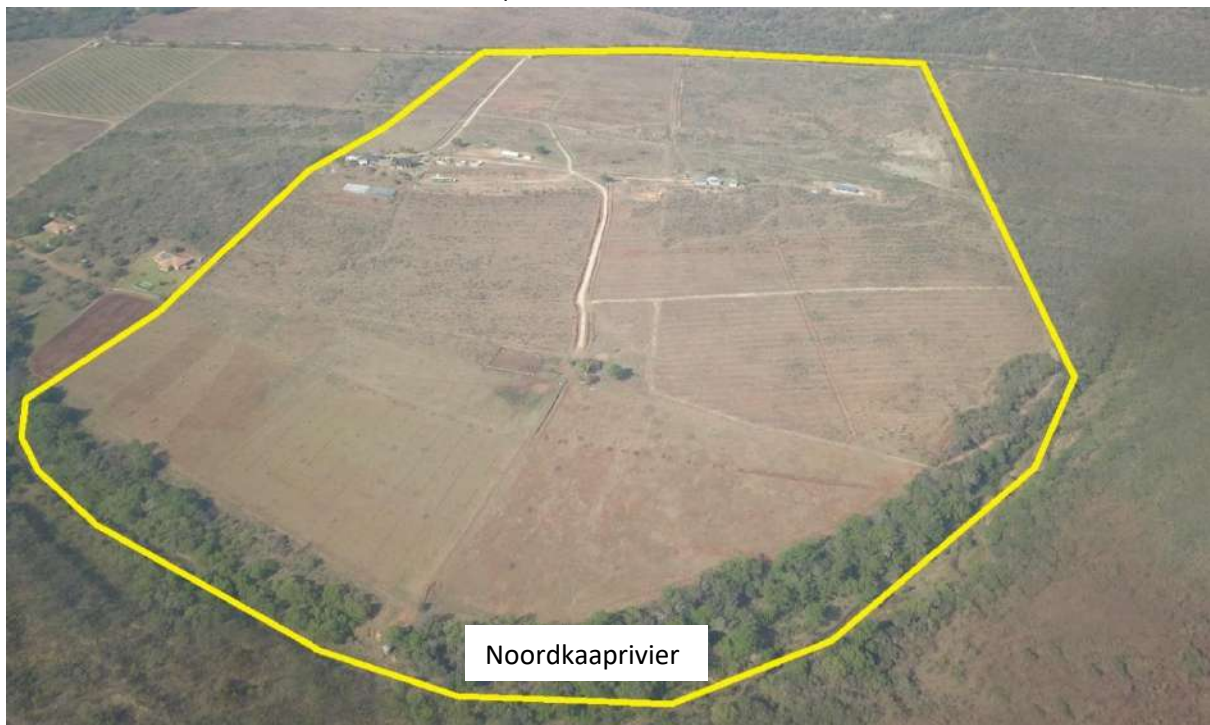
Title Deed No. T6416/2014 & T16888/2010

Erf Size: Portion 3 23.8492 Hectares
Portion 4 28.1874 Hectares
Total 52.0366 Hectares

Use: Agricultural

Water Rights: Yes (Await formal details)

Servitudes: Power lines cross a portion of the farm



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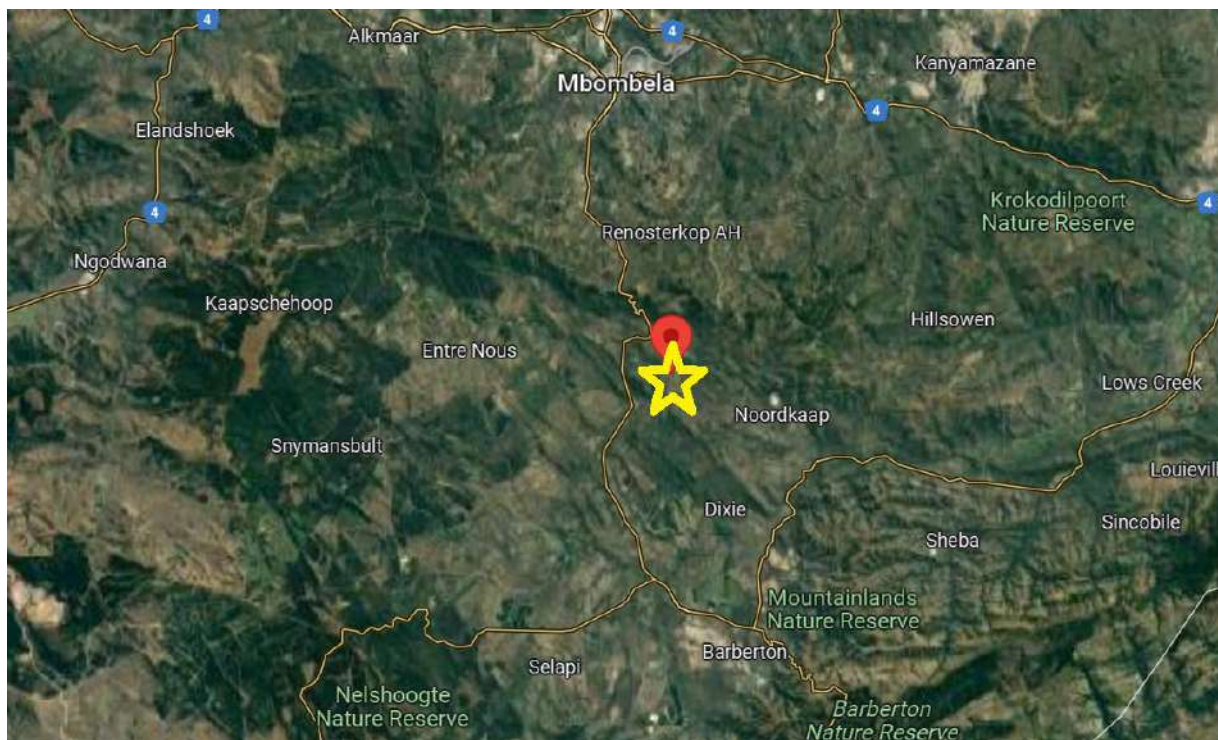
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52 Hectare Farm – Mbombela

4. LOCALITY

The **City of Mbombela** is situated in the Eastern part of South Africa and is the capital of Mpumalanga Province. The city serves as a gateway to some of the best eco- and adventure activities in Southern Africa and with its moderate climate, it becomes the preferred tourist destination all year round.

The Subject property is located in between Nelspruit and Barberton, just off the R40 regional road.



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5. AERIALS



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6. DESCRIPTION OF IMPROVEMENTS

The farm is situated just off the R40 regional road, linking Barberton and Nelspruit. The property is owner occupied.

The farm is improved with a residential dwelling, large cottage, 3 x semi-built rondavels, a semi-built chicken house and outbuildings including staff accommodation. The farm is irregular in shape.

The farm has different levels and follows the flow of the land sloping down towards the Noordkaaprivier. The farm is 52.0366 Hectares.

Farmhouse:

The main farmhouse is a single-storey dwelling consisting of 3 bedrooms, 2 bathrooms (main en-suite), with built-in cupboards, large open-plan entertainment area with lounge and dining room, a very large outdoor patio, large kitchen with scullery and laundry all with built-in cupboards. There is a laundry as well as staff accommodation. There is also a storeroom behind the house. Floors are tiled throughout the house.

There are 3 incomplete flatlets built behind the house.

There are 4 single garages for vehicles built onto the house. There is an incomplete foundation in front of the house where the owners were going to build additional garages.

Alongside the house there is a large steel shed-like structure which uses an entertainment and braai area. It is a concrete foundation with a IBR steel structure.

The house is generally in satisfactory condition, however there are clear signs of mold and mildew on the ceilings inside the bedrooms and bathrooms which will require urgent attention. The ceiling on the patio is also damaged. The flatlets are unfinished and still need quite a bit of work to complete.

Cottage

Detached from the house is a cottage consisting of 4 bedrooms, 1 bathroom with separate toilet as well as a lounge. with 2. The roof is pitched with clay roof tiles; internal floors are tiled. The external walls are facebrick.

Condition is fair. There is a bit of mold on the ceiling boards in the bathroom and toilet.



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Outbuildings

There are 3 incomplete rondavels and which were intended to be used as a guesthouse accommodation. The basic foundations and walls are built but there are no roofs or plumbing works.

Staff accommodation comprises 3 individual buildings, they are basic brick and corrugated steel structures with rooms and ablutions.

There is a small incomplete building intended to be used as a chicken house (for layers).



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Rondavels

There are 2 Rondavels, being used as prayer rooms made up of cement, clay and a thatch roof.

**Water and Irrigation**

According to the owner the property has water rights for 40 hectares of irrigation (we are waiting for a copy). There is a pump and system installed directly into the Noordkaaprivier. The condition of the pump and irrigation system according to the owner was recently vandalized. The house is supplied by river and there is a full filtration system which purifies the water leading into the house.

There is a 1 x borehole on the property (currently non-operational).

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Farmland

The balance of the property is farmland. There are large cattle kraals at the bottom of the farm used to graze the owners' cattle. There is cabbage, chillies and corn being grown on the farmland.



A structural survey of the building has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans. NEITHER THE SELLER NOR THE AUCTIONEER WARRANT VACANT OCCUPATION.

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7. WATER RIGHTS



**NOORDKAAP BESPROEINGSRAAD
NOORDKAAP RIVER IRRIGATION BOARD**

JUDGE STREET 12
Posbus / P O Box 451
BARBERTON 1300

Tel. (013) 712 4200
E-Mail: water@roseinnes.co.za

LISTING CERTIFICATE

DATE: 07 August 2025

REGISTERED OWNER: MAFUZAMAHLE FARMS CC

This certificate only gives you information in terms of the old Water Act.

DESCRIPTION OF PROPERTY	SIZE OF THE PROPERTY	LISTING
Kolenbrander JT 676		
PORTION 3	23.8492 hectares	10ha x 6600m³ = 66 000m³
PORTION 4	28.1874 hectares	10ha x 6600m³ = 66 000m³
TOTAL LISTING		20ha x 6600m³ = 132 000m³

Please note: An outstanding amount of **R 39,607.76** is currently due in respect of water levies and/or other related charges. However, the Liquidators / Auctioneers have signed an **Acknowledgment of Debt**, and a payment arrangement has been entered into with the Board in terms of which the outstanding balance will be settled according to the agreed terms. Further legal costs and interest will be added to the outstanding amount as applicable.

This certificate is issued at the request of the relevant party and serves as confirmation of membership and the current status relating to the above-mentioned property.

52 Hectare Farm – Mbombela



Kind Regards

Maré Le Roux
Senior Water Control Officer
Kaap River Valley Major Irrigation Board

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8. SITE PHOTOGRAPHS



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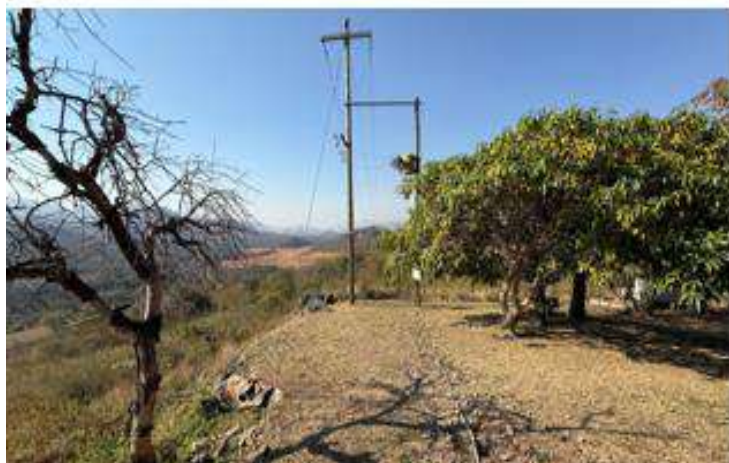
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9. MUNICIPAL ACCOUNT

**ACCOUNT
TAX INVOICE**

VAT REG. NO. 4800275286

SEAHAWK TRADERS & PTY LTD

**CITY OF
MBOMBELA**

PO BOX 1708, MBOMBELA 1200

Customer care:
0861 6266 2352

Mbombela 013 759 9111
White River 013 750 6000
Hazyview 013 737 2000
Umjindi 013 712 8800

1369

GENERAL INFORMATION

ACCOUNT NUMBER 4203622	STAND DESCRIPTION 00000576-00004 KOLENBRANDER NO 676	VALUATION MARKET VALUE 338700
ACCOUNT DATE 2025/05/26	STREET 0 STRAARLIGTE	SIZE 21
SECTIONAL SCHEME NAME	UNIT NO.:	COMPANY VAT NO.:

DATE	DETAILS	METER NO	READINGS CURRENT PREVIOUS	UNITS	LEVY	VAT	AMOUNT	
05/26	RATES : AGRICULTURAL				618.13	0.00	618.13	
05/26	INTEREST				328.39	0.00	328.39	
					CURRENT MONTH	946.52	0.00	946.52
04/26	BALANCE B/FWD				46244.51	0.00	46244.51	
05/26	LEVIES CURRENT MONTH				946.52	0.00	946.52	

BANKING DETAILS:

ABSA: 4090039447 REF.NO: 4203622

DIRECT DEPOSIT / ATM / INTERNET BANKING

ARRANGEMENT	ARREARS + CURRENT MONTH	47191.03
AGE ANALYSIS		
30 DAYS	60 DAYS	90 DAYS PLUS
HANDLED OVER	ABEYANCE BALANCE	DEPOSIT
939.95	933.38	44371.18
0.00	0.00	0.00
		2025/06/15

REMITTANCE ADVICE

NAME	SEAHAWK TRADERS & PTY LTD
AMOUNT DUE	47191.03
ACC. NO.	4203622

>>>>> 9 1400 4203 6222

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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.	X		
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.			X
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.			X
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.	X		
I am aware of structural defects in the Property.	X		
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	
ADDITIONAL INFORMATION			

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The improvements in general are in a poor condition and require maintenance. There are numerous incomplete buildings on site as well as unfinished foundations which will either require completion or demolition

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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WWW.WHAUCTIONS.COM

The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein