



AUCTIONEERS

PROPERTY AUCTION

975 Hectare Farm – Mbombela

Located Between Ohrigstad & Pilgrim's Rest

2 x Large Dams & Large 4 Bedroom House

Kudu, Impala, Wildebeest, Zebra on Farm

RE of Farm 488 Doornhoek, Reg Div: KT, Thaba Chweu Non-Urban, Mpumalanga Province



BID LIVE, ONLINE VIA WEBCAST

WH Auctioneers Properties (PTY)

Ltd

578 16th Road, Randjespark,

Midrand

Tel: 0115745700

Registered Firm with PPRA –

(Certificate Number 2023119384)

www.whauctions.com

Auction Date:

Tuesday 2nd December @12pm

Venue:

ONLINE

VIEWING:

By Appointment

VIDEO WALKTHROUGH:

<https://youtu.be/94-XC1lu0Ns>

Contact for further info:

Peter Skafidas

Cell: 083 226 7960

Email: peters@wh.co.za

Property Practitioner – Certificate Number

Daniel Pelkowitz

Cell: 072 360 7510

Email: danielp@wh.co.za

Property Practitioner – Certificate Number 2023332288)

GUIDELINE FOR THE AUCTION

BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS, PLEASE SEE PROCEDURE ATTACHED)

Auction Date & Venue: Tuesday 2nd December 2025 @ 12pm – ONLINE via webcast – 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.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number. Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R50 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 10% (Excl. VAT) of the hammer price

Deposit: 21.5% 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 of **10% (Excl. VAT)** which is payable over and above the purchase price by the highest bidder. The auctioneers have the right to regulate the bidding at the auction. 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 21.5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT (namely, 11.5%) plus a 10% deposit on the purchase price of the Property. The deposit is payable by way of electronic transfer (EFT) into the WH Auctioneers Properties' Trust account.

For queries regarding the properties on auction contact:

Peter Skafidas: 083 226 7960

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 10% plus VAT over and above the offer price
- 21.5% deposit payable by Purchaser on submission of signed offer
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable
- Seller/Estate responsible for all outstanding accounts including rates, taxes and levies
-

The way auctions should be.

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

Directors: S. Winterstein, P. Narasamy, 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

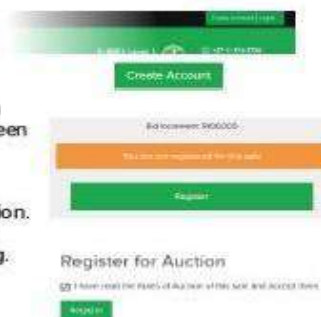
Webcast Auctions at www.whauctions.com

- 1** Create your free account in minutes (once-off). Follow the email link to activate it.
- 2** Login & go to the auction you want to bid on.
- 3** Click on "Register for this Sale" and follow instructions emailed to you thereafter. FICA & a refundable deposit will be
- 4** Once approved you'll be able to bid online. Your bid amount excludes VAT & Fees. You can place pre-bids or Autobids (to let the system bid for you up to your amount) or you can bid during the auction closing.
- 5** If you have won any lots, you will be notified on the site and an invoice will be mailed to you after the auction. Unsuccessful bidders will receive a refund.

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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BIDDING ON WEBCAST

Once approved, you can bid from any internet enabled device or computer. Bids can be placed on any item on any page where you see the green 'bid' amount button. (See screenshots below). Before the actual live auction closing, lots are open for pre-bidding. You can bid in increments or place Autobids and the system will bid for you up to that amount. During auction closing the Webcast screen will display one lot at a time with a live audio stream from the auctioneer.

Buyers are urged to inspect the items on viewing days before bidding. Bids can not be cancelled.

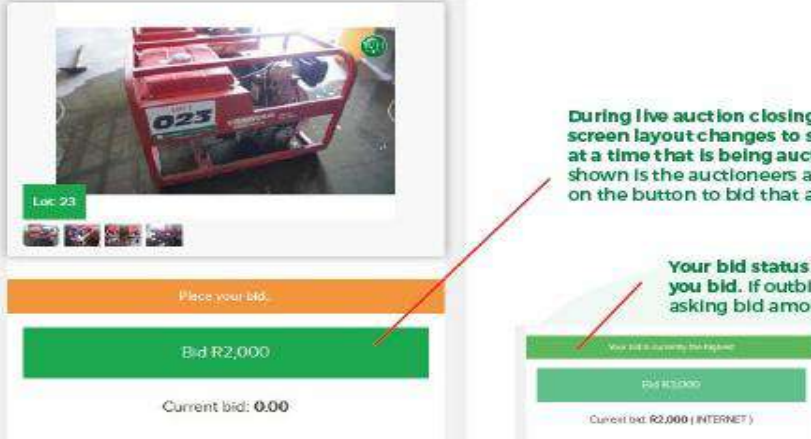
Pre-bidding phase. This is before the live auction closing.



Place a bid in increments. This is the current bid price + the bid increment.

Set an Autobid. This is the maximum amount you want to pay. The system will bid on your behalf up to this amount.

During live auction closing with audio stream from the auctioneer.



During live auction closing, the Webcast screen layout changes to show only one lot at a time that is being auctioned. The amount shown is the auctioneers asking price. Click on the button to bid that amount.

Your bid status is displayed here after you bid. If outbid, bid again if the asking bid amount is in your budget.

**BID!
NOW!**
REGISTER ONLINE

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GENERAL

ERF & Suburb & City: RE of Farm 488 Doornhoek, Reg Div: KT, Mpumalanga

TITLE DEED INFORMATION

Deeds Office: Mbombela

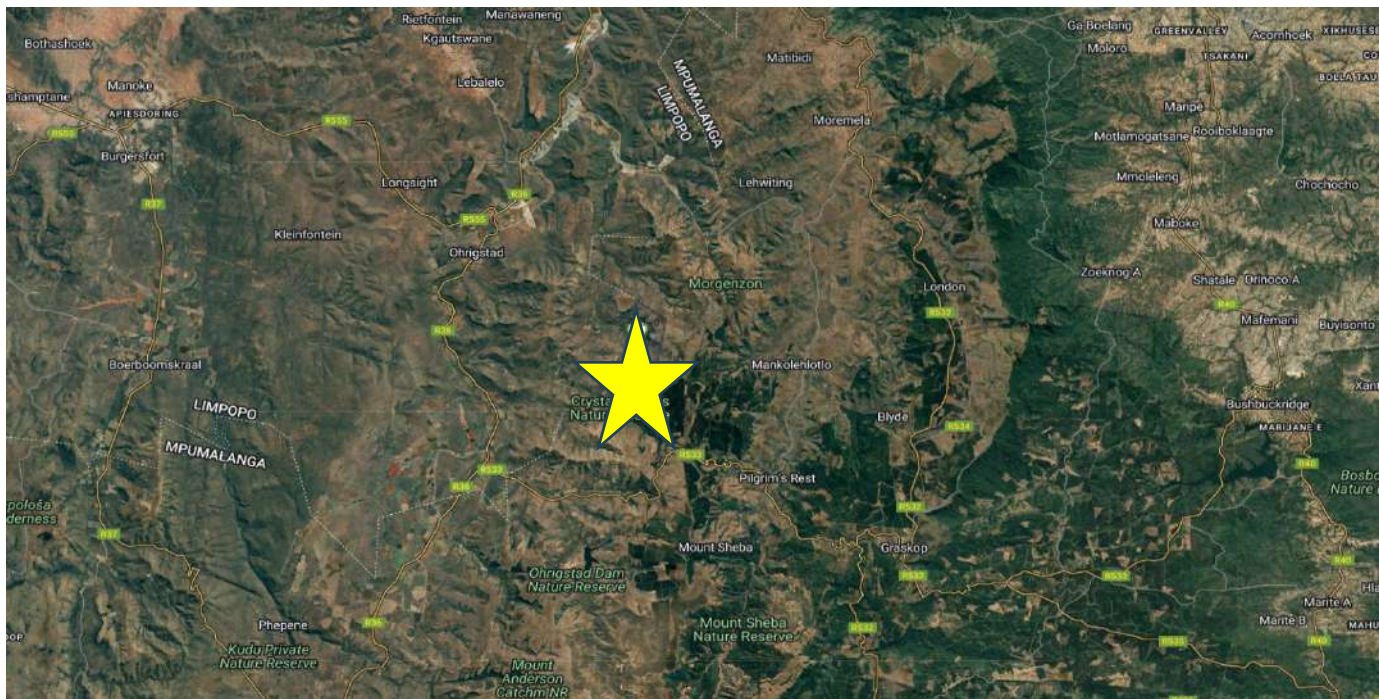
Title Deed Number: T98065/1997

Erf Size: 975.6124 Hectares

LOCALITY

Farm Misty Creek is located between Ohrigstad and Pilgrimsrest in Mpumalanga Province and means “Place where the Sun Rises” Bordered by Mozambique and Swaziland in the east, and Gauteng in the west, it is situated mainly on the high plateau grasslands of the Middleveld, which roll eastwards for hundreds of kilometres. In the north-east, it rises towards mountain peaks and terminates in an immense escarpment. It embraces the southern half of Kruger National Park and the iconic Blyde River Canyon. The property is on the Mpumalanga panorama route and can be reached via R533 Graskop road, same road as the Crystal Springs Mountain Lodge.

Co-ordinates -24.7999, 30.6705



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DESCRIPTION OF IMPROVEMENTS

The subject property is a large 975-hectare farm located in the suburb of Thaba Chweu Non-Urban on a farm named Misty Creek in Doornhoek in the Province of Mpumalanga in Mbombela. The farm measures approximately 975 hectares and is fenced. The farm is located between Ohrigstad and Pilgrim's Rest, situated within a mountainous region.

There is a double-storey face brick house measuring approximately 450m² under roof consisting of an open-plan kitchen, lounge and dining room. There are 4 bedrooms, all ensuite with built-in cupboards, guest toilet, second lounge leading to a partially covered porch with built-in braai facility. At the front of the house is a large porch with magnificent views overlooking the Vyehoe River.

There is a separate building consisting of 1 bedroom, a living room, and a toilet for staff. There is a large garage under the house accommodating several vehicles.

There is also game located on the farm including Kudu, Impala, Blue wildebeest, Zebra and normal smaller species in the area.

Farm

The farm is on the border of Limpopo and Mpumalanga and is well located. The land comprises general veld and mountainous areas. Much of the area is used to farm timber. The farm is fully fenced.

House:

Open plan kitchen, dining and lounge
4 Bedrooms en suite and built in cupboards
2nd Lounge
Guest toilet
Semi covered patio with built in Braai
Large Porch overlooking the dam
Garage

Outbuildings:

1 bedroom staff quarters with living room and toilet

Services

The site does not have any municipal services. There is a borehole and solar. Both require attention and maintenance. There is a small generator, a boiler that requires attention and 2 x 10 000 litre JoJo tanks.

Condition: The property requires general maintenance and upkeep.

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 building 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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SITE PHOTOGRAPHS



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975 Hectare Farm – Mbombela



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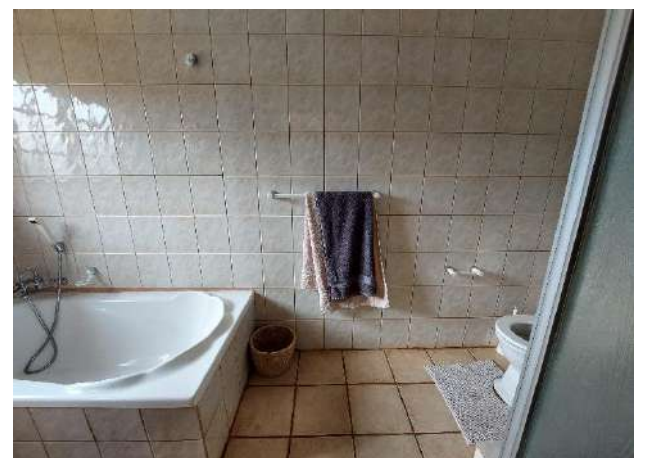
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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	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	

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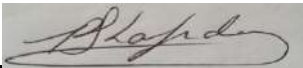
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ADDITIONAL INFORMATION
The property does require general maintenance.

Signed on Behalf of Seller at _____ on _____ 2025


Signed on Behalf of Agent on the 20 October 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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