

20 MAY 2025



PARK VILLAGE AUCTIONS

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ONSITE & ONLINE AUCTION

BUYERS — INFORMATION PACK

Exclusive Auction Offering: Commercial & Mixed-Use Farms in the Harrismith Region as well as two properties

 www.parkvillageauctions.co.za

 C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300

Nico: 082 625 4455

Hettelien: 078 422 0439

 bloem3@parkvillage.co.za



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AUCTION DETAILS:

Join Park Village Auctions for an exciting 2 day Onsite and Online auction from the Eeram Auction Complex, Harrismith, Free State.

1037m² OFFICE, 2400m² HOME, 1937.5919 HECTARES FARMS, AS WELL AS LIVESTOCK AND VARIOUS MOVABLE ASSETS IN THE HARRISMITH DISTRICT ON AUCTION

Date: 20 MAY 2025

Time: 11:00

Viewing: By appointment only

Venue: Eeram Auction Complex, Harrismith, Free State

GPS: -28.1069768, 29.0405183

This auction will offer a massive 1937.5919 hectares of farms, Livestock and various movable assets.



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HARRISMITH AREA DETAILS:

Climate & Rainfall

Harrismith lies within a summer rainfall region, receiving an annual average of approximately 700–900mm. Rainfall is typically concentrated between November and March, with thunderstorms frequently occurring during the warmer months. Winters are dry and cold, with early morning frosts common, particularly from May to August. The climatic conditions are highly favourable for both crop cultivation and livestock farming.

Soil & Land Capability

The district is predominantly underlain by fertile clay-loam and sandy-loam soils, which are well-suited for a variety of agricultural uses. These soils support both dryland and irrigated cropping systems, with maize, wheat, and potatoes being the most commonly grown crops. In addition, the natural grasslands and mixed veld offer excellent grazing for cattle and sheep, making the area highly suitable for mixed farming operations.

Water Availability

Harrismith benefits from a combination of natural and developed water sources. Numerous farms in the area are supported by boreholes, springs, and access to river systems or irrigation infrastructure. Where applicable, water rights are registered for irrigation farming, particularly in areas producing high-value crops such as potatoes and fruit. The relative reliability of water access enhances the viability of both intensive and extensive farming operations.

Infrastructure & Accessibility

Strategically located on the N3 corridor between Johannesburg and Durban, Harrismith offers exceptional connectivity to major agricultural markets and logistics networks. The town is well-supported by a variety of agricultural service providers, including grain silos, co-ops, equipment dealers, and veterinary services. The nearby rail siding and excellent road infrastructure further enhance the region's appeal for commercial farming and produce transport.

With its reliable rainfall, fertile soils, and well-established infrastructure, Harrismith continues to attract both commercial and diversified farming interests. It remains one of the Free State's most productive agricultural hubs, offering long-term growth potential and a balanced farming environment for both crop and livestock producers.



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AUCTION DETAILS

LOT 1

PORTION 4 OF ERF 354 BETTER KNOWN AS 63 PERCY STREET, HARRISMITH

Registered Size: 1037 m²

GPS: -28.2751253, 29.1220451

LOT 2

PORTION 0 OF ERF 2238 BETTER KNOWN AS 7 HARTEBEES AVENUE, BERGSIG, HARRISMITH

Registered Size: 2400 m²

GPS: -28.2731042, 29.140862

LOT 3

PORTION 2 OF THE FARM TOEKOMST 1041

Registered Size: 231.8063 HA

GPS: -28.26982, 28.935954

LOT 4

PORTION 17 OF THE FARM WILLIAM 1903

Registered Size: 205.7636 Ha

GPS: -28.282334, 28.918199

LOT 5

PORTION 43 OF THE FARM WERDA 1903

Registered Size: 422.5859 HA

GPS: -28.386268, 28.864122

LOT 6

PORTION 54 OF THE FARM ESIBUSIS 1903

Registered Size: 571.9590 HA

GPS: -28.348064, 28.913948

LOT 7

PORTION 63 OF THE FARM ROOISLOOT 1903

Registered Size: 505.4771 HA

GPS: -28.419193, 28.855463



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PARK VILLAGE AUCTIONS

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PORTION 4 OF ERF 354 BETTER KNOWN AS 63 PERCY STREET, HARRISMITH

Registered Size: **1037m²** | Title Deed: **T2835/1996**

Structure

The subject property is a single-storey commercial building located in Harrismith, Free State. It is constructed primarily with face brick walls, concrete and tiled flooring, and steel-framed windows, all under a roof of IBR sheeting. The building offers a combination of office and storage spaces, along with a small kitchen area, making it suitable for a variety of commercial or light industrial uses. Its multifunctional layout adds to its appeal for both buyers and potential tenants seeking flexibility.

Building Improvements:

Reception Area

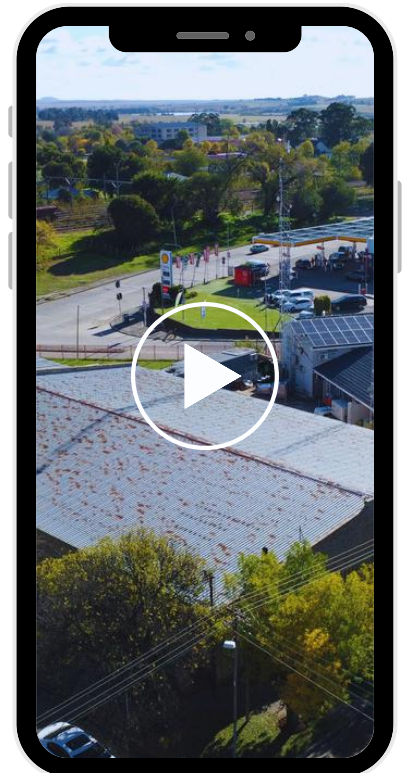
- Constructed with face brick walls under IBR roof sheeting, this area features ceramic tiled flooring and steel-framed windows.
- Approximate size: 80 m²

Storage Areas

- Two storage rooms with face brick walls, IBR roofing, concrete flooring, steel windows, and a roll-up steel door with a loading bay.
- Approximate size: 700 m²

Office Section

- Includes a functional office space, a small kitchen, and a toilet. The interior is simple, featuring ceramic tile floors, steel windows, and rhino-board ceilings. This area is air-conditioned and constructed with face brick walls under an IBR roof.
- Approximate size: 110 m²



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LOT DCM002

PORTION 0 OF ERF 2238 BETTER KNOWN AS 7 HARTEBEES AVENUE, BERGSIG, HARRISMITH

Registered Size: **2400m²** | Title Deed: **T262/1996**

Structure

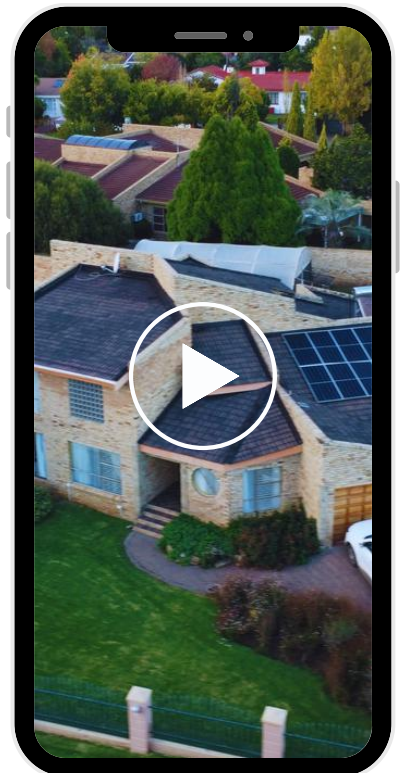
The property comprises a well-maintained double-storey residential dwelling with an approximate footprint of 448 m², set on a 2,400 m² erf. Constructed with plastered brick walls under a tiled roof, the home features tiled and wooden deck flooring throughout. A double garage, paved driveways, and a landscaped garden complete the exterior.

Main Dwelling

The house includes 5 bedrooms, 3 bathrooms (2 en-suite), a kitchen with separate scullery, dining room, living area, and a large upstairs entertainment area. The entertainment space offers a built-in braai, swimming pool, and direct access to the garden via sliding glass doors—ideal for indoor-outdoor living.

- **Bedrooms:** All bedrooms have tiled floors and rhino-board or pine ceilings, with the main bedroom featuring an en-suite and built-in cupboards.
- **Kitchen:** Features wooden cupboards, tiled walls, and a scullery with a double basin.
- **Bathrooms:** Fully tiled with built-in bathtubs, showers, and standard sanitary fittings.
- **Living & Dining Areas:** Tiled flooring, aluminium or steel-frame windows, and pine or rhino ceilings.

The property offers versatile living with ample space and established infrastructure, suited to both family living or potential guest accommodation.



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PARK VILLAGE AUCTIONS

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LOT DCM003

PORTION 2 OF THE FARM TOEKOMST 1041

Registered Size: **231.8063 HA** | Title Deed: **T2835/1996**

Location Overview

Situated approximately 19 km west of Harrismith on the N5 route toward Kestell, this productive farm lies in the heart of the Eastern Free State's fertile agricultural belt. It forms part of a larger agricultural enterprise stretching between Harrismith, Kestell, and Qwa-Qwa (Phuthaditjhaba).

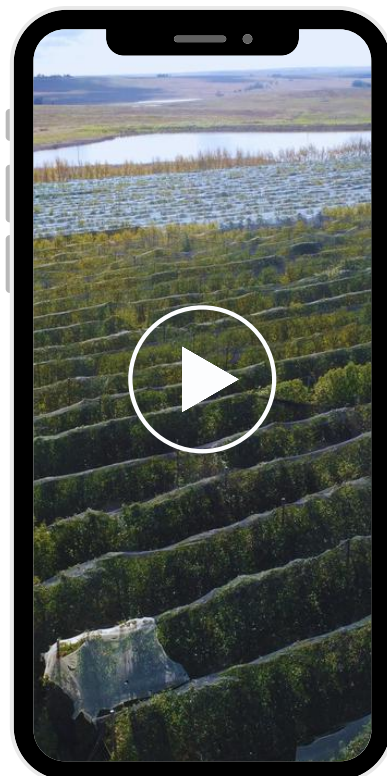
The farm is operated as a commercial enterprise. The property benefits from its proximity to Harrismith's agricultural services, infrastructure, and markets, including grain silos, Highway Junction (the largest truck stop in the Southern Hemisphere), and the Harrismith Airport.

Land Use Summary

Grazing: 84.8 Ha

Dryland: 131.0 Ha

Orchard: 14.0 Ha



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LOT DCM003

PORTION 2 OF THE FARM TOEKOMST 1041

Registered Size: **231.8063 HA** | Title Deed: **T2835/1996**

Climate

- Summer rainfall region: 700–800 mm annually
- Rainfall peak: February (± 71 mm)
- Temperature range: 0°C – 40°C
- Frost occurs from mid-May to late September

Ideal for summer crops: maize, wheat, potatoes, sunflowers, and sorghum.

Apple Orchard Component

A 14-hectare mature orchard, planted between 1997 and 2007:

- Cultivars: Royal Gala, Pink Lady, Top Red
- Planting density: 1,600 – 1,700 trees/ha under hail nets
- Current yield: ~50 tons/ha (initial potential: 60–70 tons/ha)
- Orchard protected with hail nets (some needing replacement)

Infrastructure & Improvements

Class A Improvements:

- Eskom 100 kVA supply with backup generator
- 2 equipped boreholes (submersible and windmill)
- 2 earth dams
- Registered water usage under National Water Act:
 - Irrigation capacity: 143,600 L
 - Storage capacity: 63,444 L



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PORTION 2 OF THE FARM TOEKOMST 1041

Registered Size: **231.8063 HA** | Title Deed: **T2835/1996**

Class B Improvements:

- Dryland farming: ± 131 ha (high potential for maize, wheat, sunflower, beans)
- Natural grazing: ± 84.8 ha (mixed veld, 3–4 ha/LSU)

Apple orchard: ± 14 ha (drip irrigation, hail netting)

Infrastructure Summary (Buildings)

Main Dwelling & Outbuilding

- Area: 307 m²
- Structure: Brick/Steel (Built 1945, fully renovated)
- Includes: Lounge, dining room, kitchen, 3 bedrooms, 2 bathrooms
- Floors: Concrete/Tiles/Carpets

Office & Flat

- Area: 400 m²
- Structure: Brick/Steel (Built 1980)
- Includes: Offices, ablutions, stores, 2-bedroom flat
- Floors: Concrete/Tiles



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PORTION 2 OF THE FARM TOEKOMST 1041

Registered Size: **231.8063 HA** | Title Deed: **T2835/1996**

Pack Shed & Cooler Room

- Area: 600 m²
- Structure: Brick/Steel (Built 1980)
- Use: Grain packing and integrated cooler room
- Floors: Concrete

Grain Storage Shed

- Area: 998 m²
- Structure: Brick/Steel (Built 2000)
- Use: Storage of grain; connected to silo complex and hopper
- Floors: Concrete

Chemical Stores

- Area: 50 m²
- Structure: Brick (Built 2010)
- Use: Chemical storage
- Floors: Concrete

Sheep Shed (Open)

- Area: 800 m²
- Structure: Steel (Built 2000, partially enclosed with cooler room)
- Floors: Concrete



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PORTION 2 OF THE FARM TOEKOMST 1041

Registered Size: **231.8063 HA** | Title Deed: **T2835/1996**

Silo Complex

- Area: 1,520 m²
- Structure: Steel
- Includes: Two steel bins with hoppers and loading equipment
- Capacity: ±1,520 tons of grain with 60-ton weighbridge
- Floors: Concrete

Environmental & Agricultural Profile

Topography & Soils

- Moderately undulating terrain with plateau features
- High-quality sandy loam soils (Avalon, Westleigh, Glencoe) with 12–15% clay
- Soil depth: 400–600 mm
- Arable soil classification: A/B type (high yield potential)

Average Long-Term Yields (LTY)

- Maize: 4.5 – 5.5 tons/ha
- Wheat: 2.0 tons/ha

Vegetation & Grazing

- Mixed sourveld and sweetveld grasses, including Themeda triandra and Eragrostis curvula
- Natural carrying capacity: 3–4 ha per LSU
- Marshlands and slopes support seasonal grazing



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PORITION 2 OF THE FARM TOEKOMST 1041



Chief Surveyor General Property Search

15/10/2024, 14:14:37

Legend

- Farm Portion _Query result
- Parent Farm
- Farm Portion
- Holding
- Provinces
- Allotment Towns hip



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Scale 1:36 112

0 0.45 0.9 1.8 km



PARK VILLAGE AUCTIONS

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LOT DCM004

PORTION 17 OF THE FARM WILLIAM 1903

Registered Size: **205.7636 HA** | Title Deed: **T9527/2009**

Location Overview

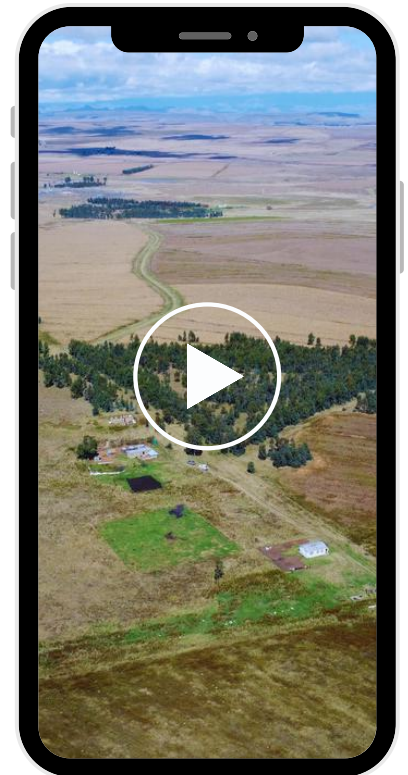
Located just 10 km north of Harrismith, this farm lies just south of the N5 highway and forms part of a larger agricultural area situated between Harrismith, Kestell, and Qwa-Qwa (Phuthaditjhaba).

The property benefits from proximity to Harrismith and Bethlehem, where a full range of agricultural services, markets, and silo infrastructure (±35 km away) are readily available.

Land Use Summary

Grazing: 51.0 Ha

Dryland: 154.0 Ha



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LOT DCM004

PORTION 17 OF THE FARM WILLIAM 1903

Registered Size: **205.7636 HA** | Title Deed: **T2835/1996**

Ecosystem Management

- Soil conservation: contouring, directional tilling, watershed management
- Ongoing weed/invaser eradication (targeting turpentine grass, Bankkrotbos/Slagbos)

Biome: Grassland Biome, known for biodiversity and strong grassland health

Climate

- Rainfall: 700–800 mm annually (summer rainfall region)
- Peak rainfall: February (~71 mm)
- Temperature range: 0°C – 40°C
- Frost season: mid-May to end of September

Suitable Crops: Maize, wheat, potatoes, sunflowers, sorghum

Infrastructure & Improvements

Class A Improvements

- Limited improvements in place
- Property stock-fenced with 1.4 m cattle-proof wire fencing

Services

- **Electricity: Not connected**
- **Water:**
 - 2 Equipped boreholes (submersible, windmills, engine)
 - 2 Earth dams (untested capacity)

Class B Improvements

- Dryland: ±154 ha (high potential for maize, wheat, sunflower, beans)
- Grazing: ±51 ha of natural veld (sweet/sour mix, 3–4 ha/LSU carrying capacity)



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PORTION 17 OF THE FARM WILLIAM 1903

Registered Size: **205.7636 HA** | Title Deed: **T2835/1996**

Agricultural Profile

Topography & Soils

- Moderately undulating terrain with expansive plateaus
- High-quality sandy loam soils (Avalon, Westleigh, Glencoe)
- Clay content: 12–15%
- Soil depth: 400–600 mm
- Arable classification: A/B soils (high yield potential)
-

Average Long-Term Yields (LTY):

- Maize: 4.5 – 5.5 tons/ha
- Wheat: 2.0 tons/ha
-

Vegetation & Grazing

- Mixed sourveld and sweetveld grasses including Themeda triandra and Eragrostis curvula
- Carrying capacity: 3–4 ha per LSU
- Well-maintained veld with minimal overgrazing
- Marshland areas improve overall carrying capacity



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PORTION 17 OF FARM 1903



Chief Surveyor General Property Search

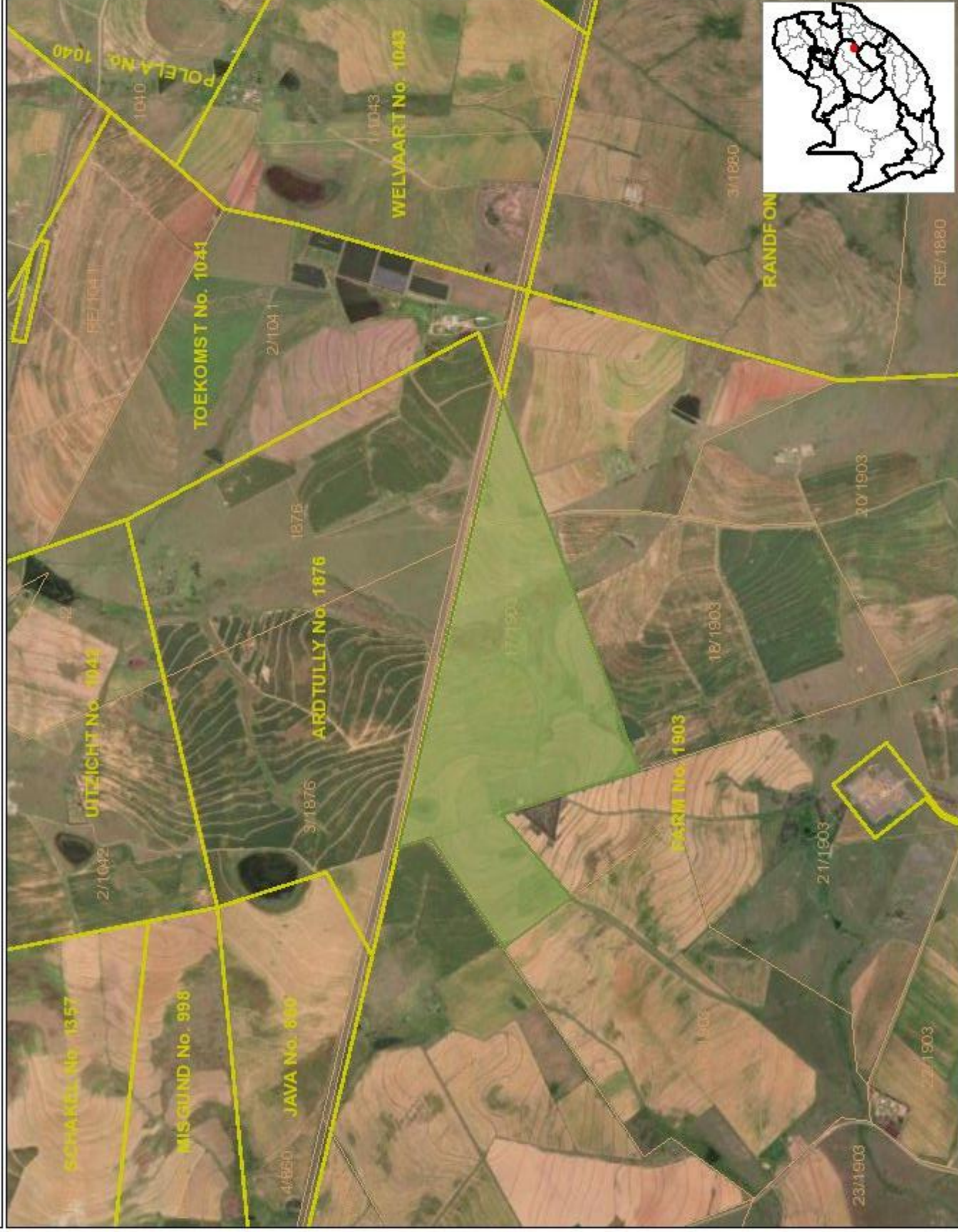
15/10/2024, 09:20:57

Legend

- Farm Portion _Query result
- Parent Farm
- Farm Portion
- Holding
- Provinces
- Allotment Township



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Scale 1:36 112

0 0.45 0.9 1.8 km



PARK VILLAGE AUCTIONS

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LOT DCM005

PORTION 43 OF THE FARM WERDA 1903

Registered Size: **422.5850 HA** | Title Deed: **T7231/2010**

Location Overview

This productive agricultural property is located approximately 30 km south-west of Harrismith, and around 20 km from Kestell, nestled between Harrismith, Qwa-Qwa (Phuthaditjhaba), and Kestell in the Eastern Free State. The farm lies just off the R57 toward Phuthaditjhaba, accessed via the S802 gravel road.

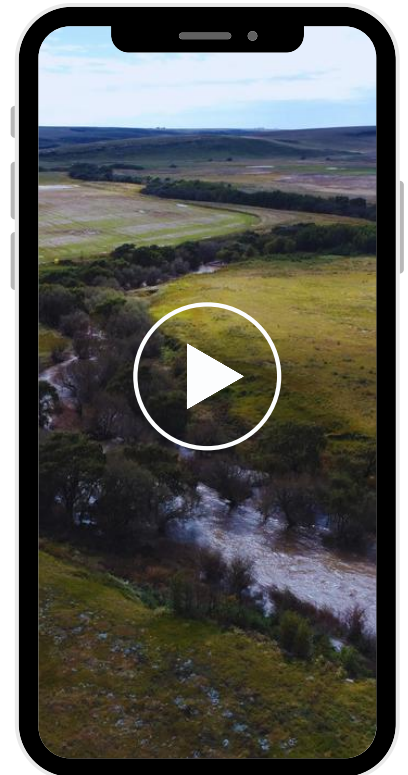
The farm benefits from close access to the agricultural hubs of Harrismith and Bethlehem, which provide full-service support including co-ops, grain silos, and logistical services. Harrismith is also home to the Highway Junction (the largest truck stop in the Southern Hemisphere) and the Harrismith Airport.

Land Use Summary

Grazing: 220.0 Ha

Dryland: 33.0 Ha

Irrigation: 169.0 Ha



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PARK VILLAGE AUCTIONS

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LOT DCM005

PORTION 43 OF THE FARM WERDA 1903

Registered Size: **422.5850 HA** | Title Deed: **T7231/2010**

Agricultural Profile

Topography & Soils

- Moderately undulating terrain with expansive plateaus
- High-quality sandy loam soils (Avalon, Westleigh, Glencoe)
- Clay content: 12–15%
- Soil depth: 400–600 mm
- Arable land classified as A/B soil (high yield potential)

Irrigation

- 9 center-pivot systems currently in place
- Water sourced from Upper Vaal (Elands River)
- 3 pump stations feed irrigation lines (150–250 mm PVC piping)
- Pumps have been damaged/stolen and require replacement

Irrigated Yield Estimates (LTY):

- Maize: 12 – 14 tons/ha
- Wheat: 6 – 7 tons/ha

Dryland Yield Estimates (LTY):

- Maize: 5.0 – 6.0 tons/ha



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LOT DCM005

PORTION 43 OF THE FARM WERDA 1903

Registered Size: **422.5850 HA** | Title Deed: **T7231/2010**

Vegetation & Grazing

- Mixture of sourveld and sweetveld grasses (e.g., Themeda triandra, Eragrostis curvula)
- Carrying capacity: 3–4 ha per LSU
- Marshland areas enhance grazing potential

Soil & Ecosystem Management

- Erosion control: contouring, directional tilling, watershed design
- Weed/intruder control programs (e.g., turpentine grass, Slagbos)

Climate

- Rainfall: 700–800 mm annually (summer rainfall region)
- Rainfall peak: February (~71 mm)
- Temperature range: 0°C – 40°C
- Frost season: mid-May to end of September

Ideal for crops: Maize, wheat, potatoes, sunflower, sorghum



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PORTION 43 OF THE FARM WERDA 1903

Registered Size: **422.5850 HA** | Title Deed: **T7231/2010**

Infrastructure & Improvements

Class A Improvements

- Linked to Eskom grid (100 kVA) with backup generator
- Water sources: 2 equipped boreholes (submersible & windmill) + 2 earth dams
- Irrigation water rights registered (Upper Vaal – Elands River)
 - Registered capacity: 711,750 m³
 - 3 pump stations (require repair/replacement)

Class B Improvements

- Dryland: 33 ha – maize, wheat, sunflower, beans
- Irrigation: 169 ha – under center pivots (high-yield capacity)
- Grazing: 220 ha – natural veld with mixed sweet and sour grasses

Infrastructure Summary (Buildings)

Main Dwelling & Outbuilding

- Area: 484 m²
- Structure: Brick/Steel
- Includes: Lounge, entertainment room, dining room, kitchen, 4 bedrooms, 2 bathrooms, garage
- Finishes: (Concrete/Tiles/Carpets)



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Flatlet

- Area: 100 m²
- Structure: A-frame Brick/Steel under iron roof
- Use: Independent accommodation with average finishes

Secondary Dwelling

- Area: 390 m²
- Structure: Brick
- Includes: Lounge, entertainment room, dining room, kitchen, 4 bedrooms, 3 bathrooms
- Finishes: (Concrete/Tiles/Carpets)

Offices

- Area: 580 m²
- Structure: Steel frame with brick infill
- Floors: Tile/Concrete

Potato Packing Shed

- Area: 1,200 m²
- Structure: Double-volume Brick/Steel, cladded walls under IBR roof
- Use: Packing and processing facility
- Floors: Concrete



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Registered Size: **422.5850 HA** | Title Deed: **T7231/2010**

Shed

- Area: 380 m²
- Structure: Brick/Steel with iron cladding
- Floors: Concrete

Shed/Workshop

- Area: 250 m²
- Structure: Brick/Steel with iron cladding
- Floors: Concrete

Chemical Store

- Area: 100 m²
- Structure: Brick
- Use: Dedicated chemical storage under iron roof

Sheep Shed

- Area: 580 m²
- Structure: Steel (partially enclosed)
- Use: Livestock management
- Floors: Concrete



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PORTION 43 OF FARM 1903



Chief Surveyor General Property Search

15/10/2024, 09:48:25

Legend

- Parent Farm
- Farm Portion
- Holding
- Provinces
- Allotment Township



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Navsat, Earthstar Geographics, and the GIS User Community



Scale 1:36 112

0 0.45 0.9 1.8 km



PARK VILLAGE AUCTIONS

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LOT DCM006

PORTION 54 OF THE FARM ESIBUSIS 1903

Registered Size: **571.9590 HA** | Title Deed: **T3494/2010**

Location Overview

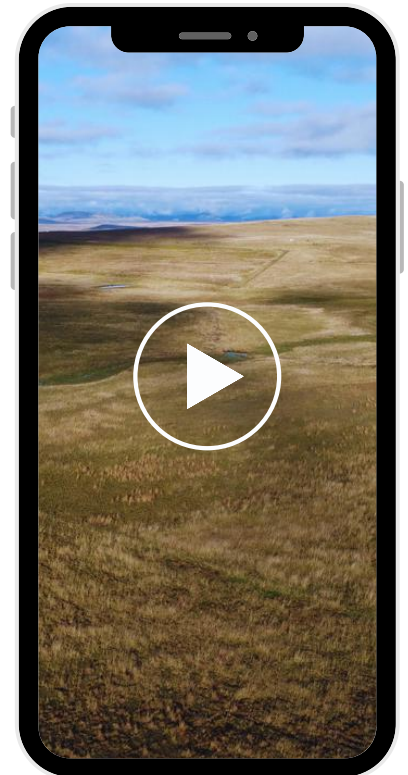
This agricultural property is situated approximately 30 km south-west of Harrismith, forming part of the fertile and well-established farming corridor between Harrismith, Kestell, and Qwa-Qwa (Phuthaditjhaba).

The property enjoys good proximity to key agricultural support towns such as Harrismith and Bethlehem, with silos and infrastructure located within 30 km.

Land Use Summary

Grazing: 405.6 Ha

Dryland: 166.0 Ha



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PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

LOT DCM006

PORTION 54 OF THE FARM ESIBUSIS 1903

Registered Size: **571.9590 HA** | Title Deed: **T3494/2010**

Agricultural Profile

Topography & Soils

- Gently undulating landscape with expansive plateau zones
- High-quality sandy loam soils: Avalon, Westleigh, and Glencoe
- Clay content: 12–15%
- Soil depth: 400–600 mm
- Arable classification: A/B (high yield potential)

Dryland Yield Estimates (LTY):

- Maize: 4.5 – 5.5 tons/ha
- Wheat: 2.0 tons/ha

Vegetation & Grazing

- Dominated by sourveld grasses with interspersed sweetveld species such as Themeda triandra and Eragrostis curvula
- Carrying capacity: 3–4 ha per LSU under natural grazing
- Marshland zones contribute to increased grazing potential

Soil & Ecosystem Management

- Erosion control through contouring, directional tilling, and watershed management
- Ongoing weed and invasive plant control targeting turpentine grass and Bankkrotbos/Slagbos

Biome: Grassland Biome – biodiverse and resilient natural environment



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LOT DCM006

PORTION 54 OF THE FARM ESIBUSIS 1903

Registered Size: **571.9590 HA** | Title Deed: **T3494/2010**

Climate

- Rainfall: 700–800 mm annually (typical summer rainfall pattern)
- Peak rainfall: February (~71 mm)
- Temperature range: 0°C – 40°C
- Frost season: Mid-May to end of September

Suitable Crops: Maize, wheat, potatoes, sunflower, and sorghum

Infrastructure & Improvements

Class A Improvements

- Property is stock-fenced with 1.4 m cattle-proof wire fencing
- No permanent building improvements

Services

- **Electricity: Not connected**
- **Water:**
 - 2 Equipped boreholes (submersible, windmill, engine-driven)
 - 2 Earth dams (untested capacity)

Class B Improvements

- Dryland: 166 ha – high-potential arable land suitable for multiple summer crops
- Grazing: 405.6 ha – natural mixed veld grazing with effective vegetation management



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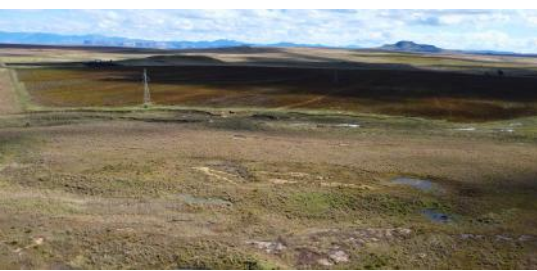


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PORTION 54 OF FARM 1903



15/10/2024, 12:41:32

Farm Portion Query result

-





PARK VILLAGE AUCTIONS

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LOT DCM007

PORTION 63 OF THE FARM ROOISLOOT 1903

Registered Size: **505.4771 HA** | Title Deed: **T13613/2014**

Location Overview

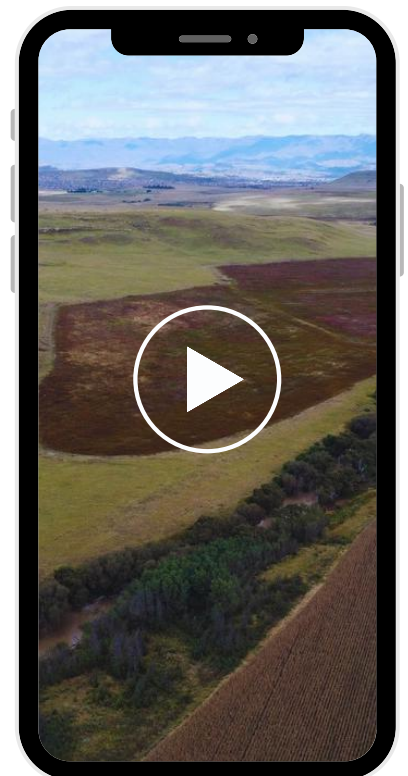
This property is located in the Eastern Free State, approximately 30 km south-west of Harrismith, and forms part of a broad agricultural region connecting Kestell, Harrismith, and Qwa-Qwa (Phuthaditjhaba).

The farm benefits from close proximity to both Harrismith and Bethlehem, where comprehensive agricultural services, grain silos, and market access are available. The nearest silos are located less than 30 km away in Harrismith.

Land Use Summary

Grazing: 399.47 Ha

Dryland: 106.00 Ha



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PARK VILLAGE AUCTIONS

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LOT DCM007

PORTION 63 OF THE FARM ROOISLOOT 1903

Registered Size: **505.4771 HA** | Title Deed: **T13613/2014**

Agricultural Profile

Topography & Soils

- Gently undulating with expansive plateaus
- High-quality sandy loam soils (Avalon, Westleigh, Glencoe)
- Clay content: 12–15%
- Soil depth: 400–600 mm
- Soil Classification: A/B arable land with strong yield potential

Dryland Yield Estimates (LTY):

- Maize: 4.5 – 5.5 tons/ha
- Wheat: 2.0 tons/ha

Vegetation & Grazing

- Mixture of sourveld and sweetveld grasses (Themeda triandra, Eragrostis curvula)
- Carrying capacity: 3–4 ha per LSU under natural conditions
- Marshland enhances seasonal grazing performance

Soil & Grazing Management

- Contouring, directional tilling, and watershed planning effectively minimize erosion
- Weed and invasive species managed through ongoing control efforts

Biome: Grassland Biome – ecologically diverse and agriculturally stable



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PARK VILLAGE AUCTIONS

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LOT DCM007

PORTION 63 OF THE FARM ROOISLOOT 1903

Registered Size: **505.4771 HA** | Title Deed: **T13613/2014**

Climate

- Annual rainfall: 700–800 mm (mainly in summer)
- Peak rainfall: February (± 71 mm)
- Temperature range: 0°C – 40°C
- Frost: Mid-May to end-September

Suitable Crops: Maize, wheat, sunflower, potatoes, sorghum

Infrastructure & Improvements

Class A Improvements

- Basic infrastructure in place
- Stock-fencing with 1.4 m cattle-proof wire

Services

- **Electricity: None connected**
- **Water:**
 - 2 Equipped boreholes (submersible, windmill, and engine-driven)
 - 2 Earth dams (capacity unverified)

Class B Improvements

- Dryland: 106 ha – arable area suitable for high-potential cash crops
- Grazing: 399.47 ha – natural veld with a mixed sweet and sour grass composition



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PORTION 63 OF FARM 1903



Chief Surveyor General Property Search

15/10/2024, 11:54:13

Legend

- Farm Portion _Query result
- Parent Farm
- Farm Portion
- Holding
- Provinces
- Allotment Township



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Scale 1:36 112

0 0.45 0.9 1.8 km



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Investment Highlights

Strategic Location with Proven Agricultural History

All farms are situated in the fertile Eastern Free State, within close proximity to Harrismith, Bethlehem, and the N5 transport corridor—offering seamless access to key agricultural infrastructure, silos, and logistics networks.

High-Potential Arable and Grazing Land

Each property features well-managed, fertile sandy loam soils (Avalon, Westleigh, Glencoe) with excellent yield potential and large portions of natural veld grazing. Suitable for maize, wheat, sunflower, potatoes, and sorghum production with carrying capacities rated at 3–4 ha per LSU.

Scalable Mixed Farming Enterprises

The portfolio supports diverse operations, including irrigation-ready land, existing orchards, livestock infrastructure, and dryland cropping. Several properties already benefit from centre-pivot systems, apple orchards, and packing/storage facilities, offering room for further expansion.

Attractive Long-Term Value in a Commercialised Region

Originally designated for PDI farming, this region has increasingly transitioned into commercial ownership, making these farms competitively priced, well-positioned assets with strong long-term growth potential in one of South Africa's most resilient farming regions.



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End — **THANK YOU**

We appreciate your interest in this unique agricultural portfolio located in the heart of the Eastern Free State. Each of these properties reflects years of careful land stewardship, fertile soil conditions, and strategic positioning within a region known for its productive farming and established infrastructure.

Should you require any additional information, site visits, or clarification, please do not hesitate to contact us. We look forward to assisting you in making an informed investment decision and welcome the opportunity to support your vision for sustainable, long-term agricultural growth.

For further inquiries and to schedule a property viewing, please contact us.



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