

30 September 2025 @ 11:00



PARK VILLAGE AUCTIONS

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ONSITE AUCTION

BUYERS **INFORMATION PACK**

2 irrigation farms with water rights on auction

 www.parkvillageauctions.co.za

 C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300

 Juan Maree: 076 317 9955
carla@parkvillage.co.za



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Auction Details

Date: 30 September 2025 @ 11:00

Viewing: By Appointment Only

Auction Venue: On the Farm Magersfontein

GPS: -29.013631, 24.730889

LOT 1

Portion 0 of the Farm Magersfontein 178 and

Portion 0 of the Farm Bissetsvale 220

Title Deed: **T2133/2019** and **T2133/2019**

Registered Size: **1 270.1142 ha**

Registered Water Rights: **30 ha Oranje-Riet River water**

LOT 2

Portion 0 of the Farm Rooidam 394

Title Deed: **T2133/2019**

Registered Size: **599.6366 ha**

Registered Water Rights: **96.90 ha Lower Modderrivier water**



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Property Description

**Sold as Economical unit
with Bissetsvale**

PORTION 0 OF THE FARM MAGERSFONTEIN 178

Registered Size: **635.0571 Ha** | Water Rights: **30 ha** | Title Deed Number: **T2133/2019**

Location: Modderrivier District, Free State (GPS: -29.013631, 24.730889)

Municipality: Letsemeng Local Municipality

PORTION 0 OF THE FARM MAGERSFONTEIN 178 is a prime irrigation property in the heart of the Modderrivier district. With 30 Ha Oranje-Riet river registered water rights and extensive pivot infrastructure, it is ideally suited for high-value crop production. The balance of irrigated and grazing land provides flexibility for mixed farming operations, while its strategic location between Jacobsdal and Kimberley ensures convenient access to markets and services.



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IMPROVEMENTS & FEATURES:

KEY FEATURES:

- **Total Extent:** 635.0571 Ha
- **Registered Water Rights:** 30 Ha Oranje-Riet water
- **Land Use:** Irrigated arable land & natural grazing

Irrigation Infrastructure:

- 1 x Agrico 3-tower pivot
- 1 x Valley 5-tower pivot
- 4 x Valley 4-tower pivots
- 1 x Zimmatic 7-tower pivot
- 1 x Zimmatic 1-tower pivot

Improvements:

- Main dwelling ± 400 m² under corrugated roof
- Large storerooms ($\pm 1,500$ m² and ± 690 m²)

Summary

This farm combines secure irrigation capacity with extensive grazing potential, supported by valuable improvements and housing. It is an excellent choice for investors or farmers seeking a versatile agricultural unit with long-term water security.



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WATERGEBRUIKERSVERENIGING
WATER USER ASSOCIATION
Posbus/P.O. Box 203, JACOBSDAL, 8710

053-591 0416
E - retha@oranjeriet.co.za

R Maian
Persele
053-591 9208

WATERGEBRUIKSREG SERTIFIKAAT

ORANJE-RIET WATERGEBRUIKERSVERENIGING : SCHOLTZBURG SUB-GEBIED (RITCHIE) : BESTAANDE WATERGEBRUIKSREG IN TERME VAN ARTIKEL 22(1) VAN DIE NASIONALE WATERWET (WET 36 VAN 1998) : REGISTRASIESERTIFIKAAT NO. 23046730 : GEBRUIK NO. 1

Hiermee word gesertifiseer dat onderstaande eiendom/me se watergebruiksregte as volg geregistreer is:

Die gebruike is as volg:

EIENDOM	EIENAAR	AKTE	EIENDOM GROOTT E HA	BESTAANDE WATERGEBRU IK HA	VOLUME M ³ PER JAAR
Scholtzburg Sub-gebied					
Perseel SB6 Magersfontein 178	Franlese Boerdery Pty Ltd	T2133/2019	635.05710	30.0	330000

Kwota vir die huidige jaar is 11 000m³ per hektaar.

ORWGV behou die reg om wysigings op sertifikate aan te bring sou dit verkeerdelik uitgereik word.

HOOF UITVOERENDE BEAMPTE
Mnr. HL DU TOIT
23/04/2025

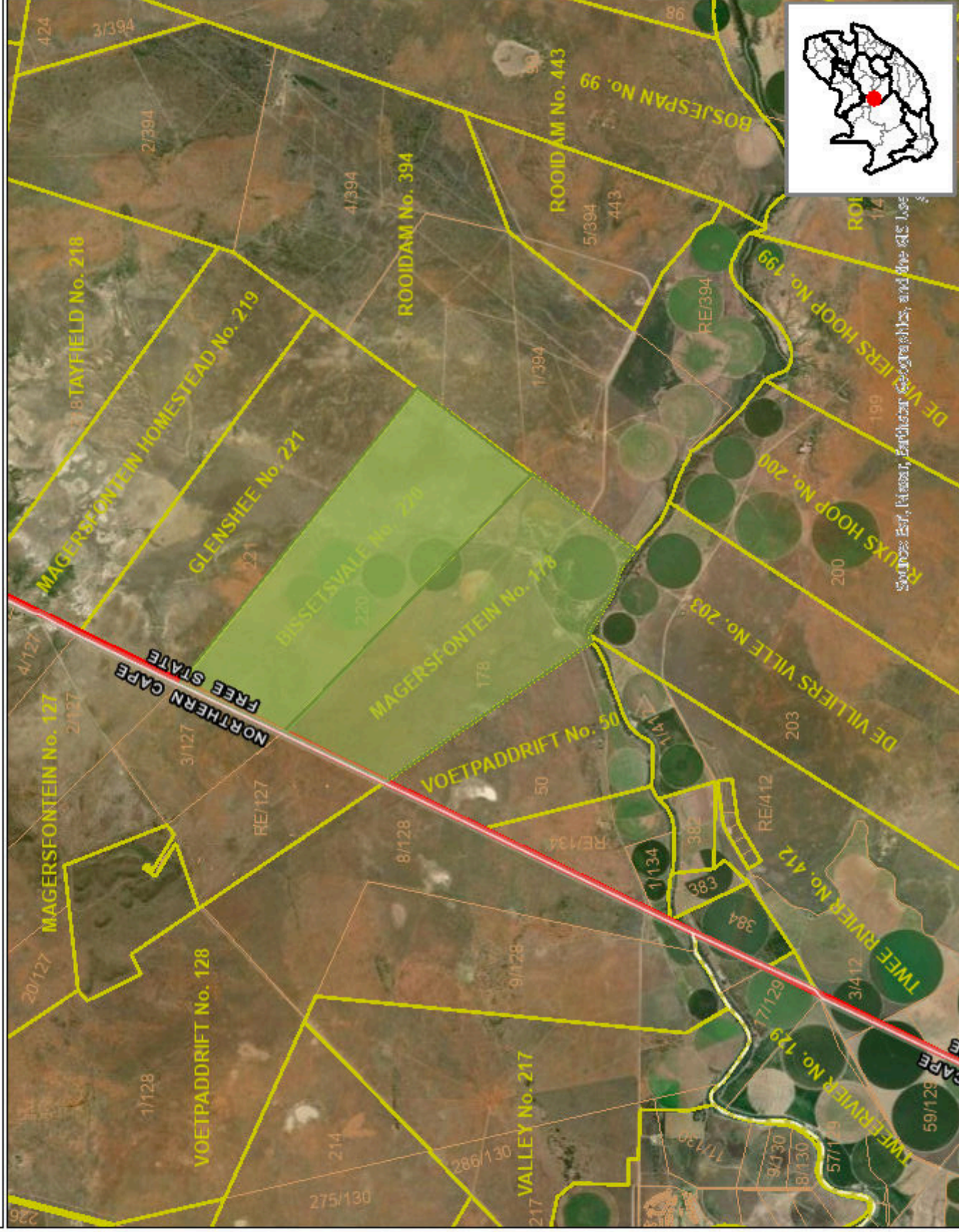
Department of Rural development
and land reform
Chief Surveyor General Property Search
(November 2024 Version)
April 28, 2025

Legend

- Provinces
Farm Portion_Query
result
Allotment Township
Farm Portion
Parent Farm
Provinces



Sources: Esri, HERE, Garmin, USGS, OpenStreetMap contributors and the GIS User Community.



Scale: 1:72 224



PARK VILLAGE AUCTIONS

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Property Description

**Sold as Economical unit
with Magersfontein**

PORTION 0 OF THE FARM BISSETSVALE 220

Registered Size: **635.0571 Ha** | Title Deed Number: **T2133/2019**

Location: Modderivier District, Free State (GPS: -28.990457, 24.736436)

Municipality: Letsemeng Local Municipality

PORTION 0 OF THE FARM BISSETSVALE 220 forms part of a consolidated agricultural unit in the Modderivier district. The property consists of a balanced mix of arable land and natural grazing, supported by irrigation infrastructure and extensive storage improvements. With its size and positioning, Bissetsvale complements neighbouring farms, making it highly suitable for integrated farming operations.



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IMPROVEMENTS & FEATURES:

KEY FEATURES:

- **Total Extent:** 635.0571 Ha
- **Land Use:** Irrigated arable land & grazing

Improvements:

- Large agricultural storerooms
- Infrastructure supporting crop production and grazing

Summary

This farm offers scale, versatility, and access to irrigation infrastructure, making it a valuable asset for expanding agricultural operations. As part of the Modderivier cluster, Bissetsvale 220 adds significant farming capacity, with strong potential for both cropping and livestock production.



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PORTION 0 OF THE FARM BISSETTSVALE 220



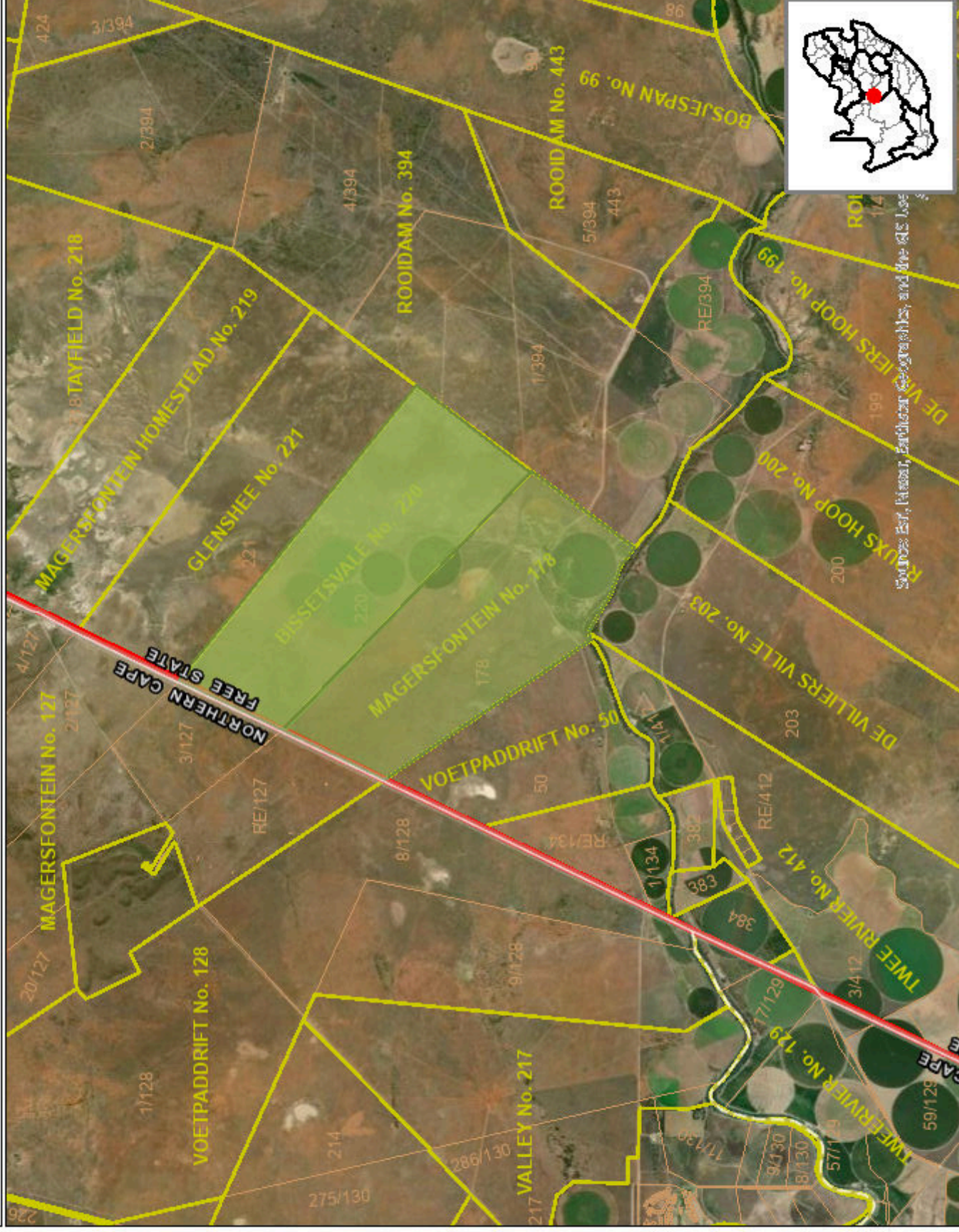
Department of Rural development
and land reform
Chief Surveyor General Property Search
(November 2024 Version)
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Legend

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



Sources: Esri, HERE, Garmin,
USGS, OpenStreetMap
contributors and
the GIS User Community.



Scale: 1:72 224

0 487,5 975 1 950 km



PARK VILLAGE AUCTIONS

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Property Description

PORTION 0 OF THE FARM ROOIDAM 394

Registered Size: **599.6366 Ha** | Water Rights: **96.90 ha** | Title Deed Number: **T2133/2019**

Location: Modderrivier District, Free State (GPS: -29.031043, 24.764772)

Municipality: Letsemeng Local Municipality

PORTION 0 OF THE FARM ROOIDAM 394 is a prime irrigation and grazing farm within the Modderrivier district. With 96.90 Ha Lower Moderrivier registered water rights, the property benefits from substantial irrigation capacity, supported by multiple pivot systems. The combination of fertile irrigation land and expansive natural grazing makes Rooidam a well-rounded agricultural unit, ideal for mixed farming.



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PARK VILLAGE AUCTIONS

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IMPROVEMENTS & FEATURES:

KEY FEATURES:

- **Total Extent:** 599.6366 Ha
- **Registered Water Rights:** 96.90 Ha Lower Modderivier
- **Land Use:** Irrigated arable land & natural grazing

Irrigation Infrastructure:

- 4 x Zimmatic 5-tower pivots

Improvements:

- Agricultural infrastructure supporting irrigation and grazing

Summary

With its strong water allocation, Rooidam 394 stands out as a high-value irrigation farm. Its balance of productive pivots and open grazing areas provides both reliability and flexibility, making it a cornerstone asset within the larger Modderivier farming portfolio.



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BENEDE/LOWER MODDERRIVIER WGV/WUA
POSBUS/PO BOX 10, JACOBSDAL. 8710
TEL: 053-591 9214, FAKS/FAX: 053- 591 0416

R Malan

Persele

053-591 9208

WATERGEBRUIKSREG SERTIFIKAAT

BENEDE-MODDERRIVIER WATERGEBRUIKERSVERENIGING : BENEDE MODDERRIVIER TRAJEK 1 : BESTAANDE WATERGEBRUIKSREG IN TERME VAN ARTIKEL 22(1) VAN DIE NASIONALE WATERWET (WET 36 VAN 1998) : REGISTRASIESERTIFIKAAT NO. 23046730 : GEBRUIK NO. 1

Hiermee word gesertifiseer dat onderstaande eiendom/me se watergebruiksregte as volg geregistreer is:

Die gebruike is as volg:

EIENDOM	EIENAAR	AKTE NO	EIENDOM GROOTTE HA	BESTAANDE WATER GEBRUIK	VOLUME M ³ PER JAAR
T2/139/04 Rooidam 394 Rest	Franlese Boerdery Pty Ltd	T2133/2019	599.6366	96.9	837 216

Kwota vir die huidige jaar is 8 640m³ per hektaar.

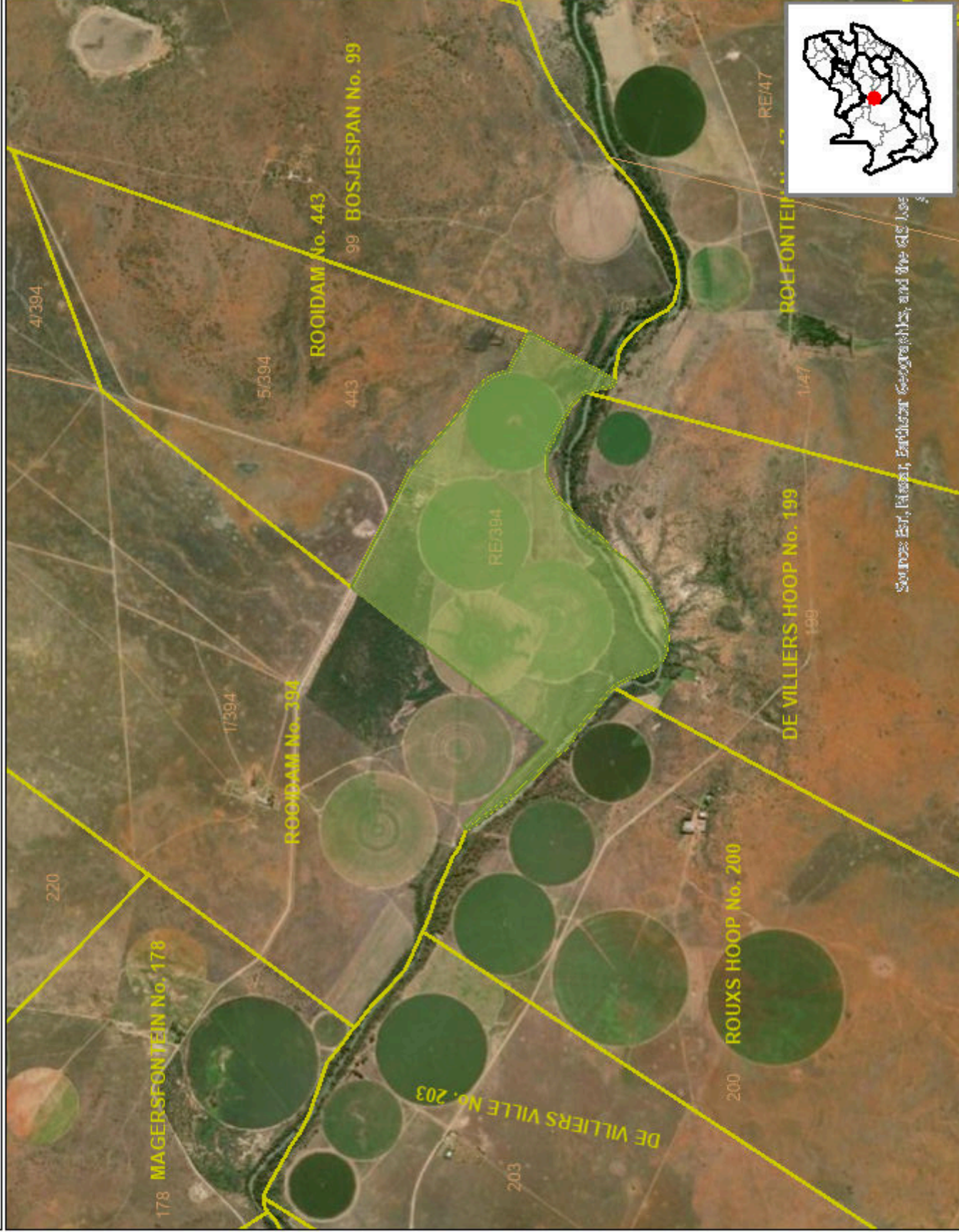
BMWGV behou die reg om wysigings op sertifikate aan te bring sou dit verkeerdelik uitgereik word.

HOOF UITVOERENDE BEAMPTE

Mnr. HL DU TOIT

23/04/2025

PORTION 0 OF THE FARM ROOIDAM 394



Department of Rural development
and land reform
Chief Surveyor General Property Search
(November 2024 Version)
April 28, 2025

Legend

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



Sources: Esri, HERE, Garmin,
USGS, OpenStreetMap
contributors and
the GIS User Community.

Scale: 1:36 112

0 487,5 975 1950 km



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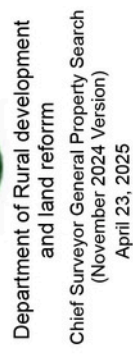
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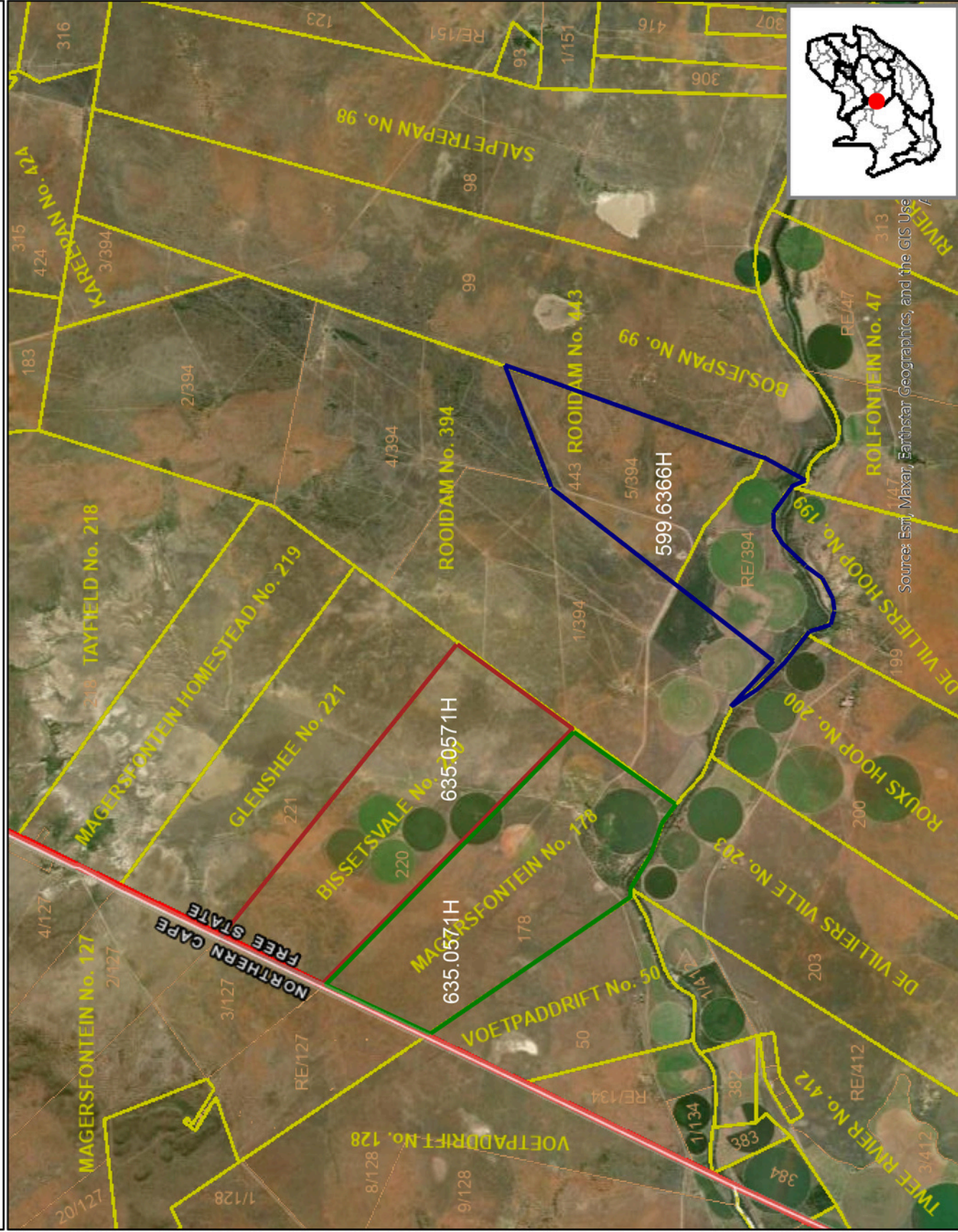
carla@parkvillage.co.za



Legend

- Provinces
Allotment Township
Farm Portion
Parent Farm
Provinces

Sources: Esri, HERE, Garmin,
USGS, OpenStreetMap
contributors and
the GIS User Community.



Scale: 1:72 224

A vertical scale bar with markings at 0, 487,5, 975, and 1 950 km.



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Why Modderrivier

The Modderrivier district, situated between Jacobsdal and Kimberley, is one of the Free State's most productive and historically significant agricultural areas. Known for its gently undulating plains and fertile soils, the region has long been associated with both commercial crop production and livestock farming. The availability of reliable water resources from the Modder and Riet Rivers has made irrigation farming the cornerstone of local agriculture, with pivot systems sustaining high-yield crops even in semi-arid conditions.

Life in Modderrivier combines the tranquillity of a rural landscape with the convenience of being close to urban centres. Kimberley, with its full range of services, schools, and healthcare facilities, is less than an hour away, while the farming town of Jacobsdal provides essential amenities and a strong sense of agricultural community. The area enjoys a semi-arid climate with hot summers and cool, dry winters, making it suitable for year-round farming operations.

What makes Modderrivier especially appealing is the balance it strikes between agricultural productivity and lifestyle value. Farmers in the district benefit from expansive grazing lands, fertile irrigation circles, and steady demand for high-quality produce. At the same time, the wide-open spaces, clean air, and rich historical backdrop of the area create a distinctive sense of place. Investing in farmland here means not only acquiring a productive agricultural asset but also becoming part of a resilient community with deep roots in South Africa's farming heritage.



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Investment Highlights



Extensive Landholding: A combined 1 869.7508 hectares across three farms, offering both scale and diversity for large-scale or mixed agricultural operations. This size provides flexibility for investors looking to expand, diversify, or consolidate farming activities.



Secure Water Rights: With 126.90 hectares of registered water rights and multiple pivot systems in place, the farms benefit from reliable irrigation infrastructure. Water rights are scarce and highly sought-after, making them one of the most valuable assets in the Free State.



Diverse Agricultural Potential: The land supports irrigated crops, grazing, and established improvements, making it suitable for both livestock and crop farming. This mix creates resilience and multiple income streams for sustainable long-term farming.



Strategic Location: Positioned in the Modderivier district with direct access to Jacobsdal and Kimberley, the farms combine rural productivity with logistical convenience. This location ensures efficient market access while maintaining the advantages of a strong farming community.



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End — **THANK YOU**

Thank you for taking the time to consider these exceptional irrigation farms in the Modderivier district. Opportunities of this scale, with secure water rights and versatile agricultural potential, are seldom available. We look forward to welcoming you to the auction and assisting you in exploring the unique possibilities these farms hold.

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



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