

05 NOVEMBER 2025



PARK VILLAGE AUCTIONS

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ONSITE AUCTION

BUYERS — **INFORMATION PACK**

**FARMS & MOVABLE ASSETS IN THE
KEIMOE/NEILERSDRIFT DISTRICT, NORTHERN CAPE**

Total Hectares: ±32.9188

Total Water Rights: ±17.00 hectares



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C/O R64 & Valencia Road, Waterbron,
Bloemfontein



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AUCTION DETAILS:

Join Park Village Auctions for an exciting Onsite auction from Ikaia River Lodge, 40Km from Upington, on the main road between Keimoes

FARMS & MOVABLE ASSETS IN THE KEIMOES/NEILERSDRIFT DISTRICT, NC.

Date: 05 November 2025

Time: 11:00 AM

Viewing: By appointment only

Venue: Ikaia River Lodge, 40 km from Upington, on the main road between Keimoes

This auction will offer 4 Farms, 1 comercial property and loose assets

DONT MISS OUT!



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AUCTION DETAILS

LOT 1

PORTION 1 OF THE FARM NUMAP ISLAND GROUP 370

Registered Size: **10.1299 Ha** | Water rights: **± 4.00 ha (Orange River)**

LOT 2

LOT 2 - PORTION 6 OF FARM 392 (KENHARDT ROAD)

Registered Size: **6.571 Ha** | Water Tights: **± 4.00 ha (Orange River)**

LOT 3

PORTION 15 OF FARM 392 (KENHARDT ROAD)

Registered Size: **11.552 Ha** | Water Rights: **± 4.80 ha (Orange River)**

LOT 4

PORTION 49 OF FARM 392 (KENHARDT ROAD)

Registered Size: **4.6659 Ha** | Water Rights: **± 4.20 ha (Orange River)**

LOT 5

COMMERCIAL PROPERTY: PORTION 0 OF ERF 1276

Registered Size: **450 m²**

LOT 6 - 12

4 Wheel Rake, International 444 Tractor (Stripped), International 444 Tractor (Non Runner), 7 Row Skottle Plough, Ford Tractor (Stripped), John Deere 345 Baler, Flat Deck Single Axle Trailer



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PARK VILLAGE AUCTIONS

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LOT TRN001

Executive Summary

PORTION 1 OF THE FARM 370, NUMAP EILAND GROUP

Registered Size: **10.1299 Ha** | Title Deed Number: **T4170/2017**

WATER RIGHTS: ± 4.00 HA (ORANGE RIVER)

Located in the fertile Numap Eiland agricultural zone near Keimoes, this property offers a productive combination of vineyard cultivation and grazing land within the Orange River irrigation belt. The area is well known for its viticulture and lucerne production, supported by established irrigation systems and favourable soil conditions.

Spanning approximately 10.13 hectares, the property features level topography with well-drained alluvial soils, ideal for vineyards, lucerne, or mixed cropping. It is partially developed with established Merbein and Selma Pete grape varieties, while the remainder supports natural grazing. Its position within a network of irrigated farms enhances its versatility and long-term agricultural potential.

With good access via the R359 from Upington and dependable irrigation rights, this property offers a manageable, high-potential agricultural holding well suited for both specialised crop production and mixed farming expansion within a sought-after Orange River district.



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IMPROVEMENTS & FEATURES:

KEY FEATURES:

- Registered Extent: **± 10.1299 hectares**
- Coordinates: **-28.718590 / 21.034107**
- Zoning / Usage Category: **Agricultural**
- Local Authority: **Kai !Garib Municipality**
- Water Rights & Services: **± 4 hectares registered Orange River water rights** (confirmed under Schwartz M.R.D. – Tornado Boerdery)

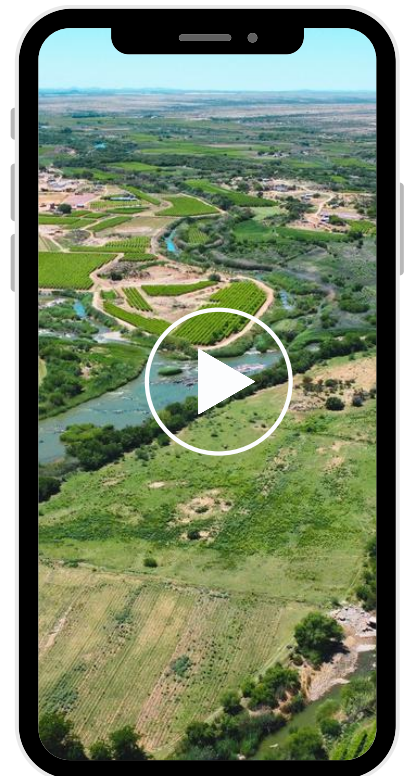
Land Use & Improvements

Set within the fertile Numap Eiland agricultural zone near Keimoes, this 10.13 ha holding is primarily used for vineyard cultivation and natural grazing. The property features level terrain with well-drained turf soils, making it ideal for grape production, lucerne, or rotational cropping.

- Approx. **6.13 ha** of natural grazing with mixed veld grasses and shrubs
- Approx. **4.00 ha of established Merbein / Selma Pete vineyards**
- Boundary secured with stock-proof wire fencing
- Accessible via the R359 from Upington (± 32 km east), with a short gravel section to the farm gate

Suitability & Usage

The farm's layout and water allocation make it well-suited for viticulture, lucerne production, and mixed agricultural operations. It also offers potential for expansion into small-scale livestock or contract farming. Its location within the Orange River irrigation network ensures a dependable water supply and a sustainable foundation for continued agricultural growth.



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LOT TRN002

Executive Summary

PORTION 6 OF FARM 392, KENHARDT ROAD

Registered Size: **± 6.571 ha** | Title Deed Number: **T573/2021**

WATER RIGHTS: ± 4.00 HA (ORANGE RIVER)

Situated within the Kenhardt Road agricultural corridor, this 6.57-hectare property lies in one of the Northern Cape's most established irrigation and livestock farming areas. The region is characterised by fertile soils, semi-arid climate, and dependable Orange River irrigation, supporting strong lucerne, grape, and grazing production.

The property's level terrain and turf-based soils make it suitable for irrigation development, while the existing natural grazing provides immediate use for livestock. With registered water rights and good access from the R359, the farm presents an opportunity for entry-level agricultural investment or expansion of neighbouring irrigation operations.

Compact, accessible, and well-positioned, Portion 6 of Farm 392 offers a flexible holding ideal for livestock, lucerne cultivation, or small-scale vineyard establishment, making it an attractive option for both emerging farmers and established producers.



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IMPROVEMENTS & FEATURES:

KEY FEATURES:

- Registered Extent: **± 6.571 hectares**
- Coordinates: **-28.722438 / 21.057584**
- Zoning / Usage Category: **Agricultural**
- Local Authority: **Kai !Garib Municipality**
- Water Rights & Services: **± 4 hectares of registered Orange River water rights** (confirmed under Schwartz M.R.D. – Tornado Boerdery)

Land Use & Improvements

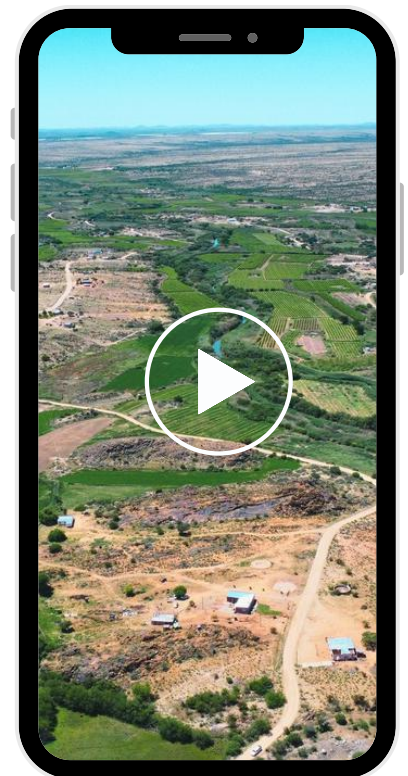
This 6.57-hectare holding forms part of the Kenhardt Road agricultural corridor, a productive region known for its lucerne, table grape, and grazing potential. The property is predominantly used for natural grazing, with open, level ground that supports light livestock and limited crop development.

The farm is fenced with stock-proof wire and benefits from reliable water rights, making it a strong candidate for future irrigation-based development. Its turf and alluvial soil composition allows for lucerne or vineyard cultivation under proper irrigation management.

- **± 6.57 ha** of natural veld with mixed bush and grass cover
- No current electrical infrastructure installed
- Access via the R359, approximately 32 km from Upington, followed by 2.5 km of gravel road

Suitability & Usage

The property is well suited for livestock grazing, lucerne production, or as a supporting unit to a larger irrigation farm. With its manageable size and existing water allocation, it provides an affordable entry point for emerging farmers or an expansion opportunity for established producers. The open layout, soil profile, and proximity to the Orange River irrigation network make it ideal for small-scale development with long-term agricultural value.



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LOT TRN003



Executive Summary

PORTION 15 OF FARM 392, KENHARDT ROAD

Registered Size: **11.552 Ha** | Title Deed Number: **T574/2021**

WATER RIGHTS: ± 4.80 HA (ORANGE RIVER)

Positioned in the Kenhardt Road farming region of the Keimoes district, this 11.55-hectare agricultural property combines irrigable arable land and natural grazing, benefitting from direct access to the Orange River irrigation system. The region supports a variety of crops, including lucerne and table grapes, alongside mixed livestock farming.

The property's flat, arable terrain and turf-based soils make it suitable for a range of farming activities, including rotational cropping, lucerne cultivation, and small-scale vineyard production. The balance between irrigable sections and natural veld ensures versatility, while secure fencing and established access routes allow for easy management.

Its location within a proven irrigation zone makes Portion 15 of Farm 392 an excellent choice for medium-scale farming or expansion of existing irrigated operations, combining productive soil conditions with sustainable water access and a strong agricultural setting.



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PARK VILLAGE AUCTIONS

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IMPROVEMENTS & FEATURES:

KEY FEATURES:

- Registered Extent: **± 11.552 hectares**
- Coordinates: **-28.737961 / 21.04461**
- Zoning / Usage Category: **Agricultural**
- Local Authority: **Kai !Garib Municipality**
- Water Rights & Services: **± 4.8 hectares registered Orange River water rights** (confirmed under Schwartz M.R.D. – Tornado Boerdery)

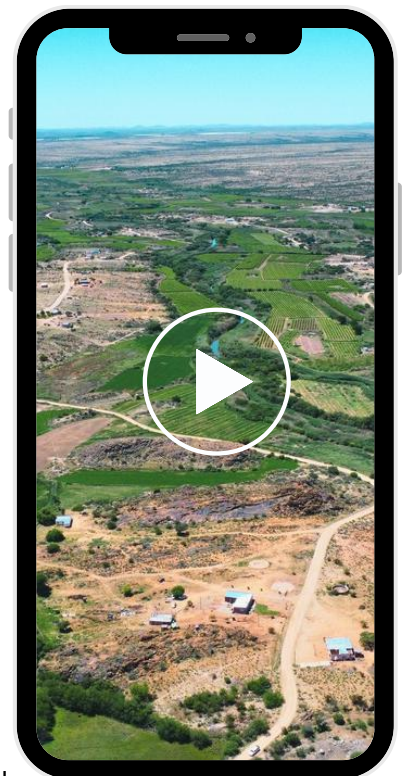
Land Use & Improvements

This **11.55-hectare** holding forms part of the Kenhardt Road agricultural corridor, a well-known and productive region supporting lucerne, table grape, and mixed-farming operations. The property offers a combination of arable land with irrigation potential and natural veld suited to grazing. The land features level topography and fertile turf-based soils, typical of the Orange River valley. With appropriate irrigation, the property can support lucerne, rotational crops, or small-scale vineyards. The boundary is enclosed with stock-proof wire fencing, providing security and clear demarcation of the farm's perimeter.

- **± 7.03 ha** of natural grazing with mixed grass and shrubs
- **± 4.52 ha** arable land with irrigation potential
- No electrical infrastructure currently installed
- Direct access from the R359 via a maintained gravel road, approximately 37 km from Upington

Suitability & Usage

The property's location within the Orange River irrigation belt and access to reliable water rights make it highly suitable for lucerne production, vineyard establishment, and mixed agricultural use. Its manageable size, soil profile, and water allocation provide flexibility for both commercial and emerging farmers, offering scalability and secure long-term agricultural potential.



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LOT TRN004

Executive Summary

PORTION 49 OF THE FARM 392

Registered Size: **4.6659 Ha** | Title Deed Number: **T3815/2018**

WATER RIGHTS: ± 4.20 HA (ORANGE RIVER)

Situated within the Kenhardt Road agricultural region of the Keimoes district, this compact property offers a balance of arable land and natural grazing within one of the most productive irrigation corridors along the Orange River. The area is known for its stable agricultural output, favourable soils, and access to reliable water infrastructure.

The property extends over 4.6659 hectares, featuring fertile turf-based soils suitable for lucerne, vineyards, or rotational crops. Approximately four hectares benefit from registered water rights, supporting irrigated production, while the remainder of the land provides natural grazing for livestock. The flat terrain and accessibility from the R359 make the holding easy to manage and well-positioned for operational efficiency.

Its manageable size, irrigation potential, and location within a high-demand farming region make Portion 49 of Farm 392 an excellent opportunity for emerging farmers, small-scale producers, or established operators seeking expansion land in the Orange River valley.



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PARK VILLAGE AUCTIONS

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IMPROVEMENTS & FEATURES:

KEY FEATURES:

- Registered Extent: **± 4.6659 hectares**
- Coordinates: **-28.722438 / 21.057584**
- Zoning / Usage Category: **Agricultural**
- Local Authority: **Kai !Garib Municipality**

Water Rights & Services: **± 4.2 hectares registered Orange River water rights** (confirmed under Schwartz M.R.D. – Tornado Boerdery)

Land Use & Improvements

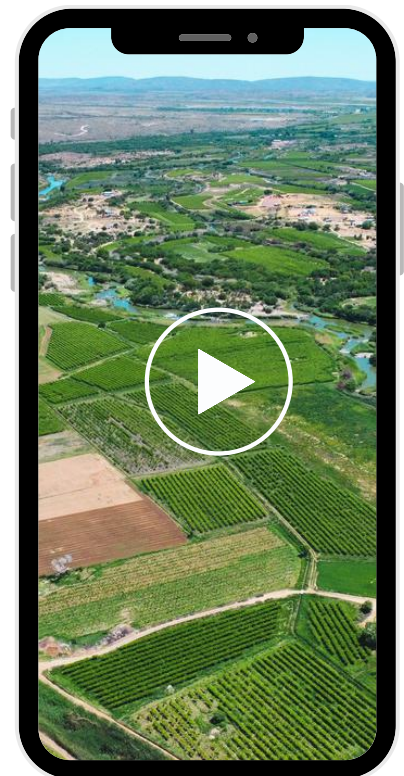
This **4.66-hectare** agricultural property forms part of the Kenhardt Road farming region in the Keimoes district, known for its fertile Orange River soils and productive irrigation network. The property is primarily used for natural grazing and light cultivation, with the potential to be fully developed into an irrigated cropping or vineyard operation.

The land features level topography with a mix of turf-based soils and open veld, allowing easy mechanisation and strong water absorption for irrigation. The holding is fenced with stock-proof wire fencing, offering security and functional boundaries.

- **± 0.66 ha** natural grazing and bushveld vegetation
- **± 4.00 ha** arable land with irrigation potential
- No electrical infrastructure currently installed
- Accessed directly from the R359 via ±3.5 km of gravel road
-
-

Suitability & Usage

The property's layout and water allocation make it ideal for lucerne cultivation, vineyards, or rotational crops, complemented by natural grazing for small livestock. Compact and easy to manage, Portion 49 of Farm 392 offers a cost-effective entry into irrigated agriculture or an expansion opportunity for existing producers seeking additional arable land along the Orange River irrigation belt.



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LOT TRN005

Executive Summary

COMMERCIAL PROPERTY: PORTION 0 OF ERF 1276

Registered Size: **450 m²** | Title Deed Number: **T3656/2009**

Located along Gordonia Road in the heart of Keimoes, this small commercial property occupies a well-positioned erf of approximately 450 m² and is developed with a single-storey building of roughly 190 m². The site enjoys strong visibility and steady local activity, making it ideal for retail or community-based trade such as a spaza shop, convenience store, or service outlet.

The building, constructed of brick and plaster under corrugated iron roofing, features a front trading area, kitchen, bathroom, and storage space, with direct street frontage and pedestrian access. While the structure is older and requires refurbishment, it provides a functional base for continued retail or commercial use.

Essential services, including municipal water and electricity, are available, and the property also has a borehole equipped with a submersible pump. Situated within the Kai !Garib Municipality, the property benefits from proximity to the town centre and surrounding residential areas, ensuring consistent visibility and accessibility.

Compact, versatile, and centrally located, Erf 1276 presents a practical opportunity for small business owners or investors seeking affordable commercial premises within a busy Northern Cape town setting.



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IMPROVEMENTS & FEATURES:

KEY FEATURES:

- Registered Extent: **± 450 m²**
- Coordinates: **-28.700974 / 20.956478**
- Zoning / Usage Category: **Residential (currently utilised for commercial purposes)**
- Local Authority: **Kai !Garib Municipality**

Services: **Municipal water and electricity connected, with one borehole equipped with a submersible pump**

Land Use & Improvements

This **450 m²** property is developed with a 190 m² single-storey brick-and-plaster building under a corrugated iron roof, located directly on Gordonia Road, a busy route through Keimoes. The building is positioned for strong street visibility and customer access, making it ideal for retail or small business use.

The structure comprises a front trading area, kitchen, bathroom, and storeroom, along with a compact rear courtyard that can be used for storage or potential extension. Though the building is of older construction and requires cosmetic repair, it remains functional and adaptable for a variety of commercial uses.

- **± 450 m²** erf with **± 190 m²** building footprint
- Brick and plaster construction under corrugated iron roofing
- Functional shop layout with front retail space and back service rooms
- Borehole and full municipal service connection
- Street frontage and pedestrian access directly off Gordonia Road

Suitability & Usage

The property is well positioned for retail, spaza, or service-based operations, offering strong exposure and accessibility within Keimoes' local trade area. Its central location and small footprint make it a low-maintenance investment for owner-operators or investors seeking a rental income property. The site also offers potential for redevelopment or modernisation to serve a growing local market.



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LOOSE ASSETS

TRN006



**4 Toll Hay
Rake**

TRN007



**International
444 Tractor
(Stripped)**

TRN008



**International
444 Tractor
(Non-Runner)**

TRN009



**7 Row Skottle
Plough**

TRN010



**Ford Tractor
(Stripped)**

TRN011



**John Deere
345 Baler**

TRN012



**Flat Deck
Single Axle
Trailer**



PARK VILLAGE AUCTIONS

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TERMS & CONDITIONS Immovable Property

Auction Details:

- Sale conducted by Park Village Auctions Central (Pty) Ltd on behalf of the appointed Liquidators.
- Property sold voetstoots (as is) without any warranties or guarantees.

1. Auction Procedure

- Governed by the Rules of Auction and Consumer Protection Act.
- The highest accepted bid (subject to seller confirmation) becomes the purchase price.
- Seller reserves the right to accept or reject any offer.

2. Purchase Price & Payment

- 15% deposit payable immediately on the fall of the hammer.
- 6% buyer's commission + VAT payable in addition.
- Balance payable or guaranteed within 30 days after seller acceptance.

3. Risk & Insurance

- Risk passes to purchaser upon registration of transfer.
- Purchaser must insure the property within 7 days of risk transfer.

4. Occupation

- Occupation granted on registration of transfer.
- No guarantee of vacant possession.
- Occupational interest (12% per annum, pro-rata monthly) applies if early occupation is granted.

5. Condition of Property

- Sold as is, inclusive of all title deed conditions and servitudes.
- Purchaser deemed to have inspected and accepted the property's condition.

6. Transfer & Costs

- Transfer by seller's appointed conveyancer.
- Purchaser pays all transfer, clearance, municipal and legal costs.
- VAT or transfer duty payable as applicable.

7. Default / Cancellation

- Failure to comply allows seller to cancel sale and retain deposit as liquidated damages.
- Purchaser liable for reselling costs, shortfalls, and legal fees.

8. Compliance Certificates

- Electrical, plumbing, gas, SPLUMA, or beetle certificates for purchaser's own cost.

9. Fixtures & Fittings

- Only permanent fixtures included.
- Loose items, cranes, cold rooms, furniture, or moveable equipment excluded unless stated in writing.

10. Legal Matters

- Disputes subject to South African law and Magistrate's Court jurisdiction.
- Purchaser to comply with FICA requirements.

Special Conditions:

- Purchaser pays all arrear municipal, eskom, water amounts required for clearance.
- Deposit becomes non-refundable upon breach.
- Transferring attorneys appointed by liquidators.
- Sale subject to land restitution or tenure legislation, if applicable.



PARK VILLAGE AUCTIONS

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TERMS & CONDITIONS

Movable Assets

Auction Rules Summary:

- Conducted under the Consumer Protection Act (Section 45) and Regulations.
- Auctioneer acts as agent for the seller.
- Goods sold voetstoots – no guarantees or warranties.

1. Registration

- All bidders must register with valid ID, FICA documents, and proof of residence.
- Company bidders must provide a resolution on letterhead authorising participation.

2. Deposits & Payments

- Refundable registration deposit required (amount advertised per auction).
- Full payment within 48 hours by EFT or bank-guaranteed cheque (no cash accepted).
- 2% cash-handling fee applies if cash deposited.

3. Buyer's Costs

- Buyer's Commission + VAT payable on hammer price.
- Documentation and storage fees (where applicable) remain the purchaser's responsibility.

4. Bidding & Sale

- Sale final upon fall of hammer, subject to seller confirmation.
- No bids accepted from unregistered bidders.
- No sale subject to financing approval – bidders must arrange finance in advance.

5. Risk & Removal

- Risk passes to purchaser immediately upon fall of hammer.
- Assets to be removed within 48 hours of sale at buyer's cost and risk.
- Storage fees apply for late removals.

6. Default

- Failure to pay within 48 hours may lead to cancellation and claim for damages up to 10% of purchase price or total auction cost.
- Deposit may be used to offset such losses.

7. Legal & Dispute Resolution

- South African law applies exclusively.
- Auctioneer not liable for any loss, theft, or delay (including eNatis document delays).



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Investment Highlights



Prime Agricultural Region

Strategically located within the Keimoes / Neilersdrift irrigation belt, the portfolio benefits from fertile Orange River soils, reliable water rights, and proximity to established export and production networks.



Versatile Property Mix

The offering includes four irrigated or partially irrigated agricultural holdings and a small commercial property in Keimoes, allowing for both agricultural expansion and local business diversification.



Accessibility and Infrastructure

All properties are easily accessible from the R359 and Kenhardt Road, within reach of Upington's agri-services and logistical routes. The region's developed road and irrigation systems support seamless farming and distribution operations.



Balanced Investment Portfolio

Together, these lots present a diversified agricultural and commercial portfolio that combines productive farmland, future development potential, and steady long-term value within a proven irrigation corridor.



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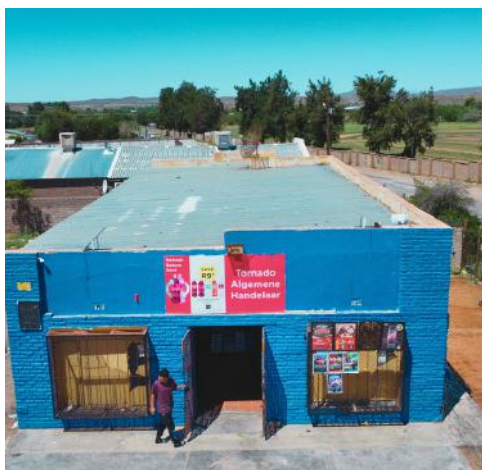
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End — **THANK YOU**

We thank you for taking the time to review this Keimoes / Neilersdrift Property Portfolio. Park Village Auctions is honoured to present these exceptional agricultural and commercial opportunities within one of the Northern Cape's most dynamic irrigation regions.

Our team looks forward to assisting you with any additional information or viewing arrangements.

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



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