



SSS BOERDERY (PTY) LTD (IN BUSINESS RESCUE) and SIMMCHRIS BOERDERY (PTY) LTD (IN BUSINESS RESCUE)

In terms of a Memorandum of Agreement between the registered owner and the Business Rescue Practitioner, we will bring to market:

RE of the Farm Wildeals Kop No. 1045, Portions 1, 2 & 3 of the Farm Blesboklaagte No. 1047, Senekal RD located approximately 10km from the CBD of Senekal on the N5 towards Bethlehem between Senekal & Arlington, Free State Province

FOR MORE INFORMATION PLEASE CONTACT:

Jaco du Toit

Contact details: 011 789 4375

E-mail: auctions@parkvillage.co.za



Auctioneers: Roy Lazarus and Clive Lazarus

Webcast Auction | **Monday 1 December, 2025 at 11:00am**

FICA Documentation and Refundable Deposit required with registration

www.parkvillage.co.za / auctions@parkvillage.co.za

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DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither the Auctioneer nor the Seller/s guarantee the accuracy of the information and neither will be held liable for any loss or damages resulting from any errors or omissions in the information herein provided, whether due to the negligence or otherwise of Park Village Auctions or the Sellers or any other person.

DULY INSTRUCTED

Mandated on behalf of and duly instructed by the Business Rescue Practitioners of **SSS BOERDERY (PTY) LTD (In Business Rescue)** and **SIMMCHRIS BOERDERY (PTY) LTD (n Business Rescue)** who have been given a memorandum of agreement from **JOHANNES PETRUS SWANEPOEL**, we will bring to auction a well-located Free State farming property offering excellent accessibility and versatile infrastructure. Conveniently situated between Senekal and Arlington, this farm presents an ideal opportunity for mixed-use or farming operations.

The properties will be offered for sale individually and then together as one lot **via Webcast Auction on Monday 1 December 2025 at 11:00am.**

- LOT 1:** RE of the Farm Wildeals Kop No. 1045, Senekal RD
LOT 2: Portions 1 of the Farm Blesboklaagte No. 1047, Senekal RD
LOT 3: Portions 2 of the Farm Blesboklaagte No. 1047, Senekal RD
LOT 4: Portions 3 of the Farm Blesboklaagte No. 1047, Senekal RD
LOT 5: RE of the Farm Wildeals Kop No. 1045 and Portions 1, 2 & 3 of the Farm Blesboklaagte No. 1047, Senekal RD

Please Note:

- Refundable Registration Deposit of R30 000.00 payable into the Auctioneers' FNB Trust Account
- A Deposit of 15% of the Purchase Price, plus Agent's Commission of 6% plus VAT thereon, is payable by the successful Bidder immediately following the auction
- The sale of the property excludes all moveable assets such as vehicles, plant, machinery and equipment
- **The Business Rescue Practitioner reserve the right to accept or not accept any offer or offers received**
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Business Rescue Practitioners

AGREEMENT OF SALE:

6. RISK, CONTROL & INSURANCE:

- 6.1 The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser in terms of clause 7 below and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

7. OCCUPATION/POSSESSION:

- 7.1 The parties will enter into a 1 (one) year lease agreement within 48 hours after the acceptance of the offer by the Seller. This will allow the purchaser access to the property and crop land to commence with planting at the Purchaser's own cost. The rental will be payable in advance, to be deducted from deposit paid by the Purchaser at market related rental for agricultural property of this nature. The rental amount deducted from the deposit will not be in addition to the purchase price but inclusive of the purchase price.
- 7.2 The Seller will vacate the property upon registration in the name of the Purchaser. The Seller will however be allowed access to the property for a period of up to 1 (one) week after registration to remove and relocate assets, livestock and graves as explicitly recorded in the special conditions to this agreement.

33. SPECIAL CONDITIONS

- 33.1 The Seller and Purchaser acknowledge herewith that they are aware of all the Tax implications of this transaction specifically with regards to Income Tax, Capital Gain Tax, Transfer Duty, Donation Tax as well as VAT. The Seller and Purchaser herewith indemnify the Seller's Conveyancer for all or any claims which they might have due to their omission to ascertain themselves of all the implications and obligations with regard to such taxes. The Seller and Purchaser agreed that the drafting attorney of this agreement will have no obligation to clarify any of the above said taxes to any of the parties;

- 33.2 The parties agree that the prefabricated house and 2 (two) garages on the property know as Blesboklaagte are excluded from the sale and will remain the property of the Seller. The Seller must remove the prefabricated house and 2 (two) garages within 1 (one) week after registration of the property into the name of the Purchaser unless otherwise agreed to between the parties in writing;
- 33.3 The parties agree that the **steel store on the property know as Wildeals Kop is excluded from the sale** and will remain the property of the Seller. The Seller must remove the steel store within 1 (one) week after registration of the property into the name of the Purchaser unless otherwise agreed to between the parties in writing;
- 33.4 All movable assets on the property is excluded from the sale and will remain the property of the Seller and will be removed by the Seller within 1 (one) week after registration of the property into the name of the Purchaser unless otherwise agreed to between the parties in writing;
- 33.5 The sale expressly excludes the entire harvest, including maize, sunflowers, soya and teff as well as any seeds;
- 33.6 All the cattle of the Seller on the property will be removed by the Seller within 1 (one) week after registration of the property into the name of the Purchaser unless otherwise agreed to between the parties in writing;
- 33.7 The seller will have the right to remove his father, mother and brother's graves on the property. The Seller shall retain perpetual access to the property for the purpose of visiting the graves on the property until it is removed after obtaining the relevant permission necessary for this removal;
- 33.8 All ESKOM connection points will be taken over by the Purchaser on the date of the final day of full occupation of the properties hereby sold as well as the linked transaction.

Registration Deposit: R30 000 refundable Registration Deposit payable into the Auctioneers' FNB Trust Account by 16:00pm the day before the auction

Bidders Deposit: 15% of the Purchase Price payable on the fall of the hammer

Commission: Buyer's Commission of 6% plus VAT payable on the fall of the hammer

Occupation: Date of Registration of Transfer

Risk, Control & Insurance: The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licenses and other official and/or municipal and consumable charges.

VAT: The Seller is a registered VAT Vendor and VAT at 15% on the purchase price is payable.

Rules of Auctions: The Rules of Auction are available on our website at www.parkvillage.co.za

FOR MORE INFORMATION PLEASE CONTACT:

Jaco du Toit

Contact details: 011 789 4375 // 082 798 9476

E-mail: auctions@parkvillage.co.za



LOCATION

Location :

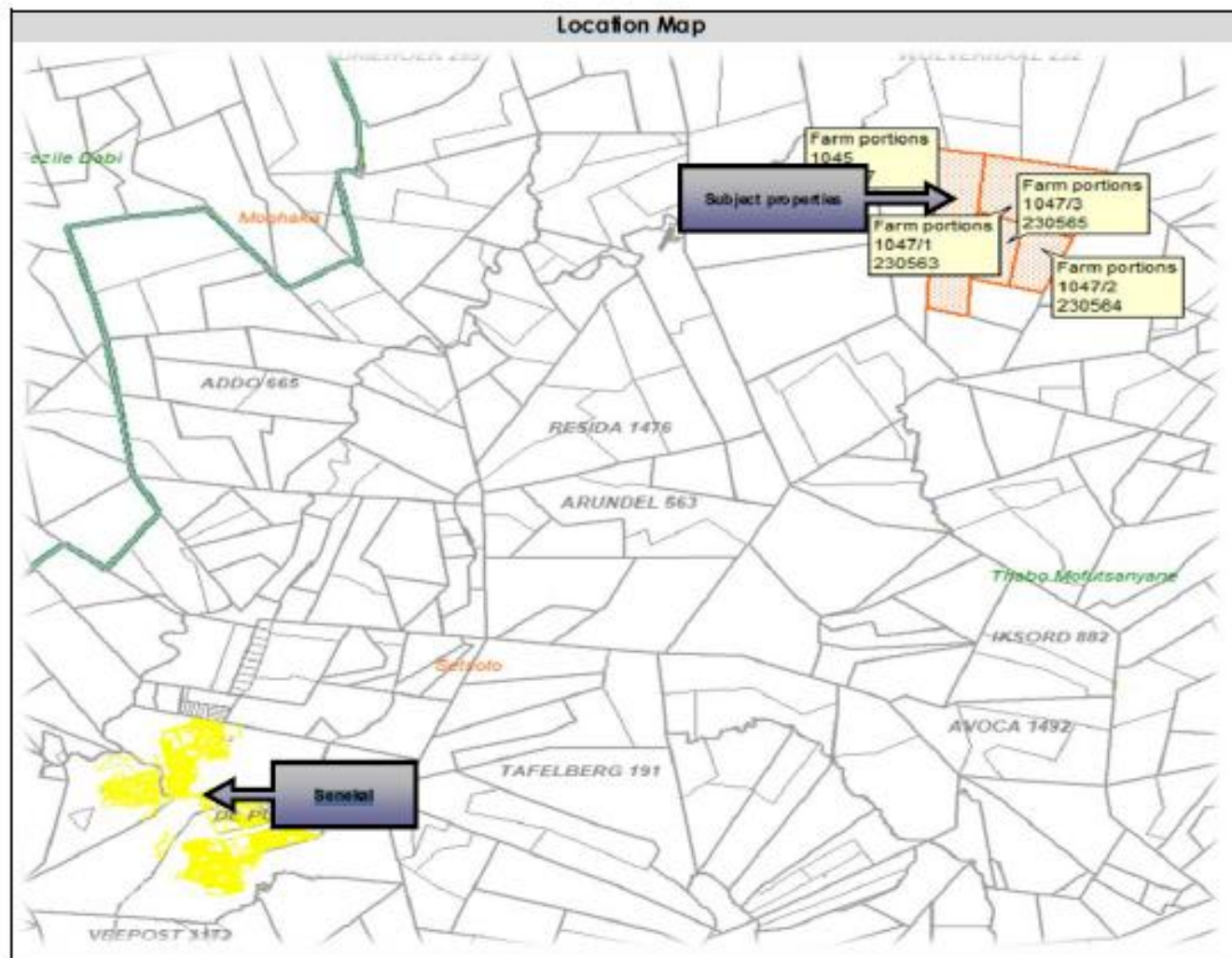
Off the R707 highway, Senekal/Arlington Area

Nearest Town:

Senekal 25 Km to subject property

GPS Coordinates:

S 28.1771, E 27.7941



MACRO AND MICRO LOCALITY

The subject property is located in the Central to Eastern Free State, some 50 kilometres west of the town of Bethlehem between Senekal and Arlington . Senekal is a town situated on the banks of the Sand River in the eastern part of the Free State province of South Africa. It was named after Commandant FP Senekal. It is the second largest town in Setsoto Municipality after Ficksburg, the largest town and capital of Setsoto. Senekal lies on the N5 national road between Winburg on the west and Bethlehem to the east.

Arlington is a small farming town that was established as an important railway link between Lindley and Senekal.

Farming around Senekal plays a vital role in the economy of the province and country at large. Produce includes maize, sunflower, wheat, milk and livestock.

The subject property is located +/- 10 kilometres from the CBD of Senekal on the N5 towards Bethlehem. Turn left onto the R707 to Arlington and proceed for +/- 10 kilometres. Turn right onto a small secondary gravel road (S688) and proceed in an easterly direction for +/- 3 kilometres. Turn left and proceed for another 2 kilometres. The entrance to the farm is on the left.

The property is close to most important amenities with comprehensive agricultural services being available at Bethlehem/Senekal. The nearest silos are less than 10 kilometres away at Libertas.

Regional Description		
Market Availability of Farm Types		Major Agricultural Products
Cropping Units	Balanced	Maize, wheat, potatoes, soy, cotton, lucerne
Livestock Units	Balanced	Beef, dairy and mutton
Supplementary or Add-On Units	Balanced	Eco-tourism, broilers, game, piggery
Irrigation Units	Balanced	Maize, wheat, potatoes, cotton, lucerne
Timber Units	No Influence	Na.
Other	No Influence	Na.



CLIMATIC CONDITIONS

Typical Central to Eastern Free State/Highveld, summer rainfall area with an annual rainfall of 550mm - 650mm per annum.

Frost from mid May to the end of September.

Climate is suitable for summer crop cultivation such as potatoes, maize, sunflower, wheat and sorghum

Climatic Conditions					
Temperature (degrees Celsius)		Average Annual Rainfall Per Annum	Hail Occurrence	Frost	Wind
Summer	Winter				
22 to 35	-7 to 2	750 mm	Moderate	Severe	Moderate

SOILS, TOPOGRAPHY & VEGETATION

Soft undulating landscape sloping in various directions, but predominantly from the north towards the south. Soils on these slopes/plateaus are of an above average standard sandy loam (Avalon, Westley, Oakleaf) type with a clay content of around 12-15% which is suitable for the growing of cash crops such as maize, wheat, potatoes etc. Depth phase varies according to the topography with an average of around 500mm - 800mm. The sowing lands in the immediate vicinity are rated as type "B" with a long term average yield of 4,0 - 4,5 tons/ha on maize and 1,8 tons/ha on sunflower which are above average.

The pastures are well planned with contours and waterways in place.

Valleys and slopes are mainly utilized as grazing. Natural grazing consist of mixed sweet and sour (Themeda Triandra & Eragrostis Curvula dominant) vegetation which is +/- 90% edible. Coverage is fairly good with very little erosion visible, despite the high rainfall in the area. The carrying capacity of farms in the area is rated as 5 ha/lsu on natural grazing. The farm is divided into several camps each with sufficient water for the number of cattle it can carry. The perimeter fencing is of a standard 1.4m high 6 strand type in a good condition.



TITLE DEED INFORMATION:

Registered Owner: **Johannes Petrus Swanepoel**

Farm Name	Province	Registration Division	Farm Number	Portion	Extent (Ha.)	Purchase Price (Rand)	Purchase Date	Title Deed Number	Bond Holder	Bond Value (Rand)
Wildevaals Kop	Free State	Senekal	1045	Rem Ext	445.8675	400 000	2001/07/13	T30790/2001	Land- & Landbou-ontwikkelings Bank Van Suid-Afrika	800 000
Blesboklaagte	Free State	Senekal	1047	Portion 1	456.5316	2 739 000	2011/07/06	T517/2012		
Blesboklaagte	Free State	Senekal	1047	Portion 2	171.3777	420 000	2003/11/20	T4566/2004		
Blesboklaagte	Free State	Senekal	1047	Portion 3	171.3777					
Total					1245.1545	3 559 000				800 000


PROPERTY DESCRIPTION
LAND UTILISATION

Farm Composition	Extent (Ha.)	Details	Potential	Comments
PROPERTY 1				
Dry land: Arable - Medium	660.00	Maize, sunflower, soya beans etc.	Medium potential	Long term yield of 4,0 - 4,5 tons on Maize
Dry land: Arable - Marginal	80.00	Oats , raddish, tef	Low	Used for the growing of green fodder.
Planted pastures	75.00	Eragrostis	Low	Cut & baled to supplement feeding of stock
Natural grazing	421.00	Mixed sweet & sour grass	Carrying capacity: 5 LSU/ha	Themeda Triandra/Eragrostis Curvula
Farmstead and Waste	9.15	roads and infrastructure.		Two homesteads and farming related buildings etc.

FENCING

Property reference	Farm Name	Number & Portion	Type of fence	Condition	Height (m)	Number of strains	Impact on Valuation	Comments
Property 1	Wildeals Kop	1045 (Rem Ext)	Stock	Good	1.4	6	None	Standard stock proof.
Property 1	Blesboklaagte	1047 (Portion 1)	Stock	Good	1.4	6	None	Standard stock proof.
Property 1	Blesboklaagte	1047 (Portion 2)	Stock	Good	1.4	6	None	Standard stock proof
Property 1	Blesboklaagte	1047 (Portion 3)	Stock	Good	1.4	6	None	Standard stock proof



GENERAL WATER SUPPLY

Water is available from ten equipped boreholes. We have however not had sight of the test results of these boreholes and thus cannot comment on the quality or quantity volume supplied. Various earth dams are found scattered across the property and serve as additional sources of water.

Water supply conditions					
Water	Source	Supply infrastructure	Availability	Infrastructure	Quality
PROPERTY 1					
Domestic Water	Borehole	Reticulation system	Good	Good	Good
Livestock Water	Borehole/dam	Water troughs in camps	Good	Good	Good

ELECTRICITY

The subject properties are linked to the Eskom grid for its main power supply needs.

Property reference	Farm name	Number & Portion	Supply Source	Back-up Supply	Total Capacity (kVA)	Electricity Uses
Property 1	Wildeals Kop	1045 (Rem Ext)	Eskom	None	25 kVA	Domestic and general farm use
Property 1	Blesboklaagte	1047 (Portion 1)	Eskom	0	25 kVA	Domestic and general farm use
Property 1	Blesboklaagte	1047 (Portion 2)	None	None	N/A	None
Property 1	Blesboklaagte	1047 (Portion 3)	None	None	kVA	None


CONTAMINATED LAND

Description		Source	Contamination Management
Is contamination of the land visible?	No	No visible contamination	Not applicable
Is contamination of the air visible?	No	No visible contamination	Not applicable
Is contamination of the water sources visible?	No	No visible contamination	Not applicable

Contamination risks:	Livestock: dip/spray activities; Sawmills: anti-stain chemicals; Pest control; Petroleum/oil storage
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Description	Rating	Commentary
Environmental Impact of Activity	Low	None
Level of Contamination	Low	None
Are any hazardous chemicals stored on the subject property?	No	None
Are there an effluent dam(s) on the subject property?	No	None
Water Source e.g. Dam, River, Borehole etc.	Located on subject property	None
Mine Tailings, Filling Station, Fuel Depot / Chemical Plant etc.	Not Applicable	None
Are there any unutilised mining or prospecting rights?	Not Applicable	None
Is there a Mine Tailings Dam located within 500m from the subject property?	No	None
Has the subject property been undermined?	No	None
Should a appropriately skilled remediation consultant be appointed to establish the level of contamination?	No	None

PRESENCE OF ASBESTOS

Description	
Are there any visible signs of the presence of asbestos on the subject property?	Yes
Please state what types of asbestos products are present	The one dwelling and roofing to the staff housing contain asbestos
Is the asbestos well maintained and in a good state of repair?	Yes
Would you recommend an appropriately qualified person to inspect the property and provide the Bank with a report?	No

IMPROVEMENTS

Improvements Assessment		
Overall Condition	Improvement Rating	
Good	Good	
Is the improvements adequate for farming?	Yes	Homestead with various farming related outbuildings.



Dwelling			Plastered brick under iron roof with average interior finishes. Accommodation: 4 bedrooms with 2 bathrooms. Garages, laundry etc. included.								
Quantity	Area in m ²	Structure	Walls	Roof	Floors	Ceilings	Window frames	Door frames	Doors	Condition	Valued?
1	422	Brick	Brick	Zink	Tiles & carpets	Board	Steel and aluminium	Steel and aluminium	Glass & timber	Good	Yes

Shed			Steel portal frame with brick and cladded walls under IBR roof. Concrete floor. A lean-t has recently been added.								
Quantity	Area in m ²	Structure	Walls	Roof	Floors	Ceilings	Window frames	Door frames	Doors	Condition	Valued?
1	432	Brick	Brick	Zink	Concrete	Board	Steel	Steel	Steel	Above average	Yes

Staff housing			Steel frames with brick infill under iron roofs. Plain finishes.								
Quantity	Area in m²	Structure	Walls	Roof	Floors	Ceilings	Window frames	Door frames	Doors	Condition	Valued?
3	162	Brick	Brick	Zink	Concrete	No	Steel	Steel	Steel	Average	Yes

Staff housing			Brick under asbestos roof structures								
Quantity	Area in m²	Structure	Walls	Roof	Floors	Ceilings	Window frames	Door frames	Doors	Condition	Valued?
6	300	Brick	Brick	Zink	Concrete	No	Steel	Steel	Steel	Average	Yes

Shed			Steel portal with cladded walls under IBR roof. Earth floor.								
Quantity	Area in m ²	Structure	Walls	Roof	Floors	Ceilings	Window frames	Door frames	Doors	Condition	Valued?
1	243	Metal	Metal	Zink	Concrete	No	Steel	Steel	Steel	Average	Yes

Total improved area in m²:	1 559	Total improved area included in valuation in m²:	1 559	100%
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Structural defects		
Adverse soil conditions in the area of the subject property?	No	Only minor general routine maintenance required in some areas.
Any structural defects (cracks, roof leaks, etc.) visible?	No	
Would you recommend a Structural Engineer to inspect?	No	



WinDeed Property
 BLOEMFONTEIN, WILDEALS KOP, SENEKAL RD, 1045, 0

Lexis® WinDeed

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SEARCH CRITERIA

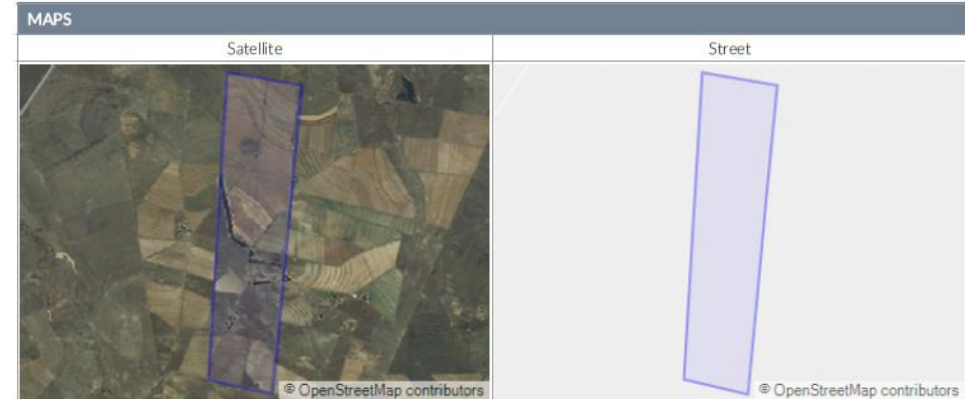
Search Date	2025/11/17 11:40	Farm Name	WILDEALS KOP
Reference	-	Registration Division	SENEKAL RD
Report Print Date	2025/11/17 11:40	Farm Number	1045
Deeds Office	Bloemfontein	Portion Number	0

REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T1411/1921
Farm Number	1045	Registered Size	445.8675H
Portion Number	0	Municipality	NOT AVAILABLE
Farm Name	WILDEALS KOP	Province	FREESTATE
Registration Division	SENEKAL RD	Coordinates (Lat/Long)	-28.174996 / 27.794885
Deed Office	BLOEMFONTEIN		

OWNER INFORMATION (1)

SWANEOPEL JOHANNES PETRUS		Owner 1 of 1	
Person Type	PRIVATE PERSON	Title Deed	T30790/2001
Name	SWANEOPEL JOHANNES PETRUS	Purchase Date	2001/07/13
ID Number	7310015146083	Purchase Price (R)	400 000
Share (%)	-	Registration Date	2001/10/05



PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-

GENERAL INFORMATION

Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

OTHER FEATURES

Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

DISCLAIMER

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0861 946 333
 windeed.support@lexisnexis.co.za
 search.windeed.co.za | www.windeed.co.za



0861 946 333
 windeed.support@lexisnexis.co.za
 search.windeed.co.za | www.windeed.co.za

RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	.	1 800 000	1 164 100	4 806	2022/11/15	2023/02/17

SALES ANALYSIS

1 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m²	Extent (m²)
Highest Priced Property	1 164 100	1	1 800 000
Average Priced Property	1 164 100	1	1 800 000
Lowest Priced Property	1 164 100	1	1 800 000

BONDS AND OTHER DOCUMENTS (6)

#	Document Number	Institution	Amount (R)
1	SENEKAL RD,1045	-	-
2	B6624/2018	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	800 000
3	B340/2012	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	2 787 200
4	B23294/2007	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	470 000
5	B2263/2004	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	420 000
6	B10376/2001	LAND- & LANDBOUBANK VAN SUID-AFRIKA	400 000

PROPERTY HISTORY (9)

#	Document	Amount (R)	Holder
1	B6625/2018	8 500 000	STANDARD BANK VAN SUID-AFRIKA LTD
2	B6625/2018	8 500 000	STANDARD BANK VAN SUID-AFRIKA L
3	B2851/2016	3 000 000	-
4	T26234/2000	400 000	CJ DU PREEZ FAMILIETRUST
5	T5967/1960	-	HUMAN JURGENS JOHANNES

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6	B9752/1991	-	LANDBANK
7	B10722/1999	120 000	-
8	B7232/2000	350 000	STANDARD BANK OF SOUTH AFRICA L
9	T9905/1991	400 000	PLESSIS DANIEL HUMAN DU

SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

MONTHLY TRENDS

Average Price

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**WinDeed Property**

BLOEMFONTEIN, BLESBOKLAAGTE, SENEKAL RD, 1047, 1

Lexis® WinDeed

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SEARCH CRITERIA

Search Date	2025/11/17 11:44	Farm Name	BLESBOKLAAGTE
Reference	-	Registration Division	SENEKAL RD
Report Print Date	2025/11/17 11:44	Farm Number	1047
Deeds Office	Bloemfontein	Portion Number	1

REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T1008/1954
Farm Number	1047	Registered Size	456.5316H
Portion Number	1	Municipality	NOT AVAILABLE
Farm Name	BLESBOKLAAGTE	Province	FREESTATE
Registration Division	SENEKAL RD	Coordinates (Lat/Long)	-28.166023 / 27.811973
Deed Office	BLOEMFONTEIN		

OWNER INFORMATION (1)

SWANEPOEL JOHANNES PETRUS		Owner 1 of 1	
Person Type	PRIVATE PERSON	Title Deed	T517/2012
Name	SWANEPOEL JOHANNES PETRUS	Purchase Date	2011/07/06
ID Number	7310015146083	Purchase Price (R)	2 739 000
Share (%)	-	Registration Date	2012/01/19

MAPS**PROPERTY INFORMATION**

Address	-
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-

GENERAL INFORMATION

Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

OTHER FEATURES

Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

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0861 946 333
windeed.support@lexisnexis.co.za
search.windeed.co.za | www.windeed.co.za



BONDS AND OTHER DOCUMENTS (3)			
#	Document Number	Institution	Amount (R)
1	B340/2012	LAND- & LANDBOU- ONTWIKKELINGS BANK VAN SUID- AFRIKA	2 787 200
2	B6624/2018	LAND- & LANDBOU- ONTWIKKELINGS BANK VAN SUID- AFRIKA	800 000
3	SENEKAL RD,1047,,1	-	-

PROPERTY HISTORY (5)			
#	Document	Amount (R)	Holder
1	B6625/2018	8 500 000	-
2	B2851/2016	3 000 000	VKB LANDBOU PTY LTD
3	B3175/2000	101 500	LAND- & LANDBOUBANK VAN SUID- AF
4	T8443/1990	-	MEY RUDYARD ELROY
5	B8751/1990	180 000	-

SUBURB TRENDS	
The Suburb Trend graphs show the average price and total volume of sales in the suburb.	
MONTHLY TRENDS	

Average Price

DISCLAIMER

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WinDeed Property

BLOEMFONTEIN, BLESBOKLAAGTE, SENEKAL RD, 1047, 2

Lexis® WinDeed

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2025/11/17 11:45	Farm Name	BLESBOKLAAGTE
Reference	-	Registration Division	SENEKAL RD
Report Print Date	2025/11/17 11:45	Farm Number	1047
Deeds Office	Bloemfontein	Portion Number	2

REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T2897/1965
Farm Number	1047	Registered Size	171.3777H
Portion Number	2	Municipality	NOT AVAILABLE
Farm Name	BLESBOKLAAGTE	Province	FREESTATE
Registration Division	SENEKAL RD	Coordinates (Lat/Long)	-28.184608 / 27.812108
Deed Office	BLOEMFONTEIN		

OWNER INFORMATION (1)

SWANEPOEL JOHANNES PETRUS		Owner 1 of 1	
Person Type	PRIVATE PERSON	Title Deed	T4566/2004
Name	SWANEPOEL JOHANNES PETRUS	Purchase Date	2003/11/20
ID Number	7310015146083	Purchase Price (R)	420 000
Share (%)	-	Registration Date	2004/02/17

MAPS**PROPERTY INFORMATION**

Address	-
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-

GENERAL INFORMATION

Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

OTHER FEATURES

Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS						
	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	,	1 800 000	1 164 100	3 610	2022/11/15	2023/02/17

SALES ANALYSIS

1 properties used in the analysis.
Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m²	Extent (m²)
Highest Priced Property	1 164 100	1	1 800 000
Average Priced Property	1 164 100	1	1 800 000
Lowest Priced Property	1 164 100	1	1 800 000

BONDS AND OTHER DOCUMENTS (7)

#	Document Number	Institution	Amount (R)
1	B2263/2004	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	420 000
2	B23294/2007	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	470 000
3	B340/2012	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	2 787 200
4	B6624/2018	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	800 000
5	K552/1980S	-	-
6	394/1965S	-	-
7	SENEKAL RD,1047,,2	-	-

PROPERTY HISTORY (6)

#	Document	Amount (R)	Holder
1	B6625/2018	8 500 000	STANDARD BANK VAN SUID-AFRIKA LTD
2	B6625/2018	8 500 000	STANDARD BANK VAN SUID-AFRIKA L
3	B2851/2016	3 000 000	-
4	T2897/1965	-	HUMAN JOHANNES CORNELIUS
5	T11564/1995	310 000	D & D BOERDERY CC

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6	B8708/1995	-	STANDARD BANK
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SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

MONTHLY TRENDS

Average Price

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WinDeed Property

BLOEMFONTEIN, BLESBOKLAAGTE, SENEKAL RD, 1047, 3

Lexis® WinDeed

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SEARCH CRITERIA

Search Date	2025/11/17 11:47	Farm Name	BLESBOKLAAGTE
Reference	-	Registration Division	SENEKAL RD
Report Print Date	2025/11/17 11:47	Farm Number	1047
Deeds Office	Bloemfontein	Portion Number	3

REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T2898/1965
Farm Number	1047	Registered Size	171.3777H
Portion Number	3	Municipality	NOT AVAILABLE
Farm Name	BLESBOKLAAGTE	Province	FREESTATE
Registration Division	SENEKAL RD	Coordinates (Lat/Long)	-28.181940 / 27.802791
Deed Office	BLOEMFONTEIN		

OWNER INFORMATION (1)

SWANEPOEL JOHANNES PETRUS		Owner 1 of 1	
Person Type	PRIVATE PERSON	Title Deed	T4566/2004
Name	SWANEPOEL JOHANNES PETRUS	Purchase Date	2003/11/20
ID Number	7310015146083	Purchase Price (R)	420 000
Share (%)	-	Registration Date	2004/02/17

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MAPS

PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-

GENERAL INFORMATION

Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

OTHER FEATURES

Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS						
	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	,	1 800 000	1 164 100	3 903	2022/11/15	2023/02/17

SALES ANALYSIS

1 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m²	Extent (m²)
Highest Priced Property	1 164 100	1	1 800 000
Average Priced Property	1 164 100	1	1 800 000
Lowest Priced Property	1 164 100	1	1 800 000

BONDS AND OTHER DOCUMENTS (5)

#	Document Number	Institution	Amount (R)
1	B2263/2004	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	420 000
2	B23294/2007	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	470 000
3	B340/2012	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	2 787 200
4	B6624/2018	LAND- & LANDBOU-ONTWIKKELINGS BANK VAN SUID-AFRIKA	800 000
5	SENEKAL RD,1047,,3	-	-

PROPERTY HISTORY (6)

#	Document	Amount (R)	Holder
1	B6625/2018	8 500 000	STANDARD BANK VAN SUID-AFRIKA LTD
2	B6625/2018	8 500 000	STANDARD BANK VAN SUID-AFRIKA L
3	B2851/2016	3 000 000	-
4	T4986/1966	-	HUMAN JOHANNES CORNELIUS
5	T11564/1995	310 000	D & D BOERDERY CC
6	B8708/1995	-	STANDARD BANK

SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

MONTHLY TRENDS

Average Price

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Encl.
19.2.8

Scale : 200 cubic feet = 1 English Bush.

The above figure *t2, f, d, q, z*
represents *1333* money *200* pounds
situate in the District *SENEKAL*
Ward *SENEKAL*
being the farm named *WILDEALS KOP, N° 1045*
being portion of the farm *WOLVEKRAAL N° 536 232*
owned by *JOHANNES PETRUS HUMAY*
ACCORDING TO

Coordinates	
Y	X
$t_2 = 900 \cdot 88$	$= 1913 \cdot 50$
$f = 1010 \cdot 92$	$= 1343 \cdot 87$
$\bar{a}_4 = 565 \cdot 05$	$= 8 \cdot 00$
$g_2 = 8 \cdot 90$	$= 422 \cdot 94$

SENCAI 1045

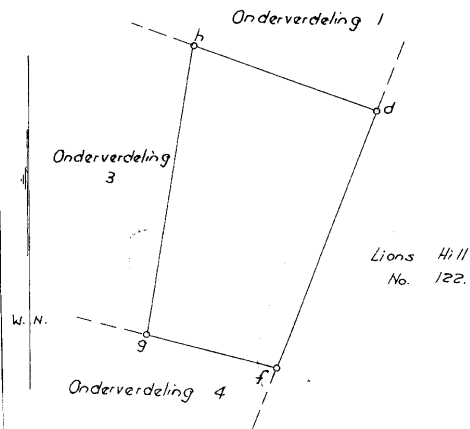
The following are		for	
Prison No.	San. No.	Prison No.	San. No.
1	2523/54	5805/60	666-6667 Ngn. 666-6666 Mgn.
2	24/1991	19903/191	125, 1538 ho 445, 8615 ho 8871 home.

1/SENPAAL 1047 Di. Centrale Pers. Bm

1 SENEGAL 1047

Bakenbeskrywings.

- d. $\frac{3}{4}$ " Ysterpen met 3 adpe. op 15 voet.
f. $\frac{3}{4}$ " Ysterpen in klipstapel en 3 adpe. op 15 voet.
g. $\frac{3}{4}$ " Ysterpen langs geplante klip, met 3 adpe. op 15 voet.
h. $\frac{3}{4}$ " Ysterpen (langs ysterdraadpaal) met 3 adpe. op 15 voet.



21 SEP 1963 1047

SYF KAAPSE VOET	RIJTINGS- HOEKE	KO-ORDINATE	
		Stelsel L ^a 27°	
		Y	Konstant X
		- 200000.0	+ 9800000.0
df	53 49.2	21. 36. 56	d - 55914.3 + 103724.2
fg	2578.1	104. 35. 18	f - 53943.9 + 108697.2
gh	5716.7	189. 55. 15	g - 51448.9 + 108047.8
hd	3718.0	290. 35. 20	h - 52433.8 + 102416.6
		Wildealskop	Δ - 44848.3 + 111260.9
		Honingfontein	Δ - 51719.9 + 129538.3

L.G. No. 1254/63

Goedgekeur
J. S. Makoff
Landmeter-generaal
28.11.1963

Skaal 1: 25000

Die figuur d.f.g.h.

stel voor
Onderverdeling 2 (MEMORIA) 200.0833 Morge grond synde
van die pless

BLESBOKLAAGTE NO 1047

geleë in die Administratiewe Distrik Senekal Provinsie Oranje-Vrystaat

Gemeet in September 1963. deur my, *J. S. Makoff* Landmeter.

Hierdie kaart is geheg aan transport No. 2897/1965 godateers 25/5/65	Die oorspronklike kaart is No. 807/0/08 geheg aan TA 1412/21	L.G. Omslag No. AT/1047 Maetstukke No. 254/63 Komplisie. Senekal E Landkaart Seksie Salder Breedte Ooster Lengte
--	--	---

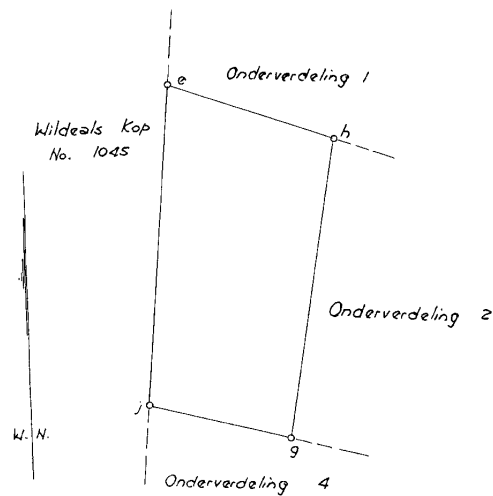
Registrateur van Aktes

Marino, Bfn. — 5447

21 SEP 1963 1047

Bakenbeksrywings.

- h. $\frac{3}{4}$ " Ysterpen (langs ysterdraadpaal) met 3 adpe. op 15 voet.
g. $\frac{3}{4}$ " Ysterpen (langs geplante klip) met 3 adpe. op 15 voet.
j. $\frac{3}{4}$ " Ysterpen in grondhoop en met 3 adpe. op 15 voet.
e. $\frac{3}{4}$ " Ysterpen met 3 adpe. op 15 voet.



SYE KAAPSE VOET	RICHTINGS- HOEKE	KO-ORDINATE Stelsel L' 27°	
		Y	X
hg	5716.7	9.55.15	h - 200000.0 + 980000.0
gl	2692.4	104.35.18	g - 52433.8 + 102416.6
je	6123.3	185.02.39	j - 51448.9 + 108047.8
eh	3260.3	290.35.20	j - 48843.3 + 107369.7
		Wildealskop	e - 49381.7 + 101270.1
		Honingfontein	e - 44848.3 + 111260.9
			e - 51719.9 + 129538.3

L.G. No. 1255/63

Goedgekeur
J. S. Mahafke
Landmeter-generaal
28.11.1963

Skaal 1: 25000

Die figuur h.g.j.e.

stel voor

Onderverdeling 3 (ERFENIS)

200. 0833 Morge grond synde
van die plaas

BLESBOKLAAGTE NO 1047

geleë in die Administratiewe Distrik

Senekal

Provinsie Oranje-Vrystaat

Gemeet in September 1963

deur my,

J. S. Mahafke
Landmeter.

Hierdie kaart is geheg aan
Transport
No. 2898/1965 gedateer 28/9/65
ten gunste van

Die oorspronklike kaart is
No. 807/D/08
geheg aan TA 1412/21

L.G. Omslag No. A71047
Meetstukke No. 254/63
Komplisie. Senekal E
Landkaart Sekale
Suider Breedte
Ooster Lengte

Meerino. Bfn. — 5447

Registrateur van Aktes

3/SENEKAL 1047

2 SEKAL 1047

28/9/65







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