



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



27 NOVEMBER 2026 AT 11:00 AM

BUYERS — INFORMATION PACK

PORTERVILLE DISTRICT

176.0790 Hectare Citrus and Guava Farm, Western Cape



www.parkvillageauctions.co.za



Unit 10, Ferndale Mews North, Corner of Oak
and Dover Avenue, Ferndale, Randburg,
Gauteng



Hennie Gouws: 083 675 7117
Office: 011 789 4375



hennie@parkvillage.co.za

**PARK VILLAGE AUCTIONS***Trusted by banks, respected by buyers***± 176.0790 HA**

FARM DESCRIPTION

Remainder of Farm 267, Piketberg Registration Division | Western Cape

Farm Gelukwaarts is a 176.0790 hectare agricultural property approximately 3 km south of Porterville in the Western Cape. Situated at the lower foothills of the Groot Winterhoek mountain range, the farm includes 71.40 hectares of orchards across 15 blocks, comprising Eureka lemons, Nules clementines, Orri, Leanri and Nadorcott Low Seed mandarins, and Faan Retief guavas.

Supporting improvements include two dwellings, staff accommodation, a substantial store with internal office, kitchen and bathroom facilities, ancillary buildings, two dams, five boreholes, drip irrigation and solar installations.

This information pack is provided for preliminary review purposes only. Prospective purchasers should inspect the farm, review the relevant documents and conduct their own due diligence before making an offer.

Description	Details
Property	Remainder of Farm 267, Piketberg Registration Division
Registered extent	176.0790 ha
Title deed / deeds office	T14/2002 / Cape Town
Owner shown in deeds search	Morgan Creek Gelukwaarts (Pty) Ltd (2000/015188/07)
Local authority	Bergervier Municipality
Enterprise	Lemon, clementine, mandarin and guava production, with supporting agricultural land
Orchards	71.40 ha across 15 blocks
Supporting land	Cleared land, fynbos, eucalyptus woodland, grazing camp, dams, buildings and roads

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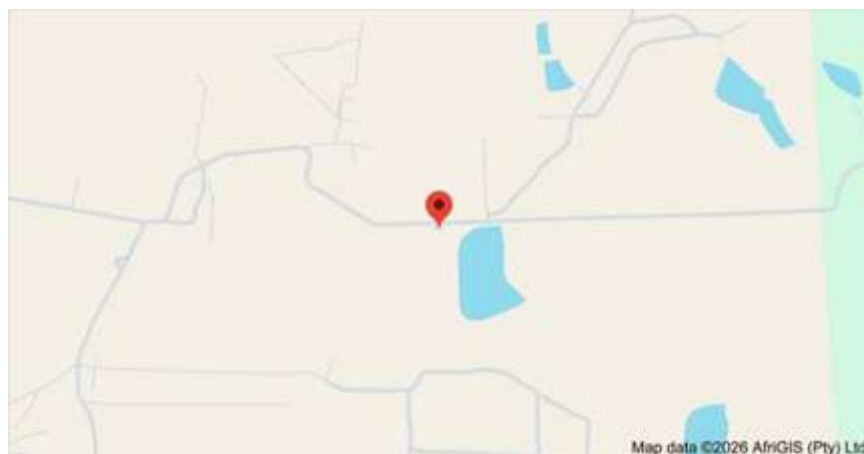
± 176.0790 HA



LOCATION & ACCESS

Gelukwaarts lies almost directly south of Porterville, approximately 3 km from the town centre. access can be obtained by turning left from the R44 on leaving Porterville and continuing along a subdivision gravel road to the farm.

The property includes higher-lying arable land and natural veld, with the orchards laid out on the lower plains. The farmyard is centrally located. Internal gravel roads provide access to the arable areas.



Map for -33.04555,19.023434

See more information about this place on Google

google.com



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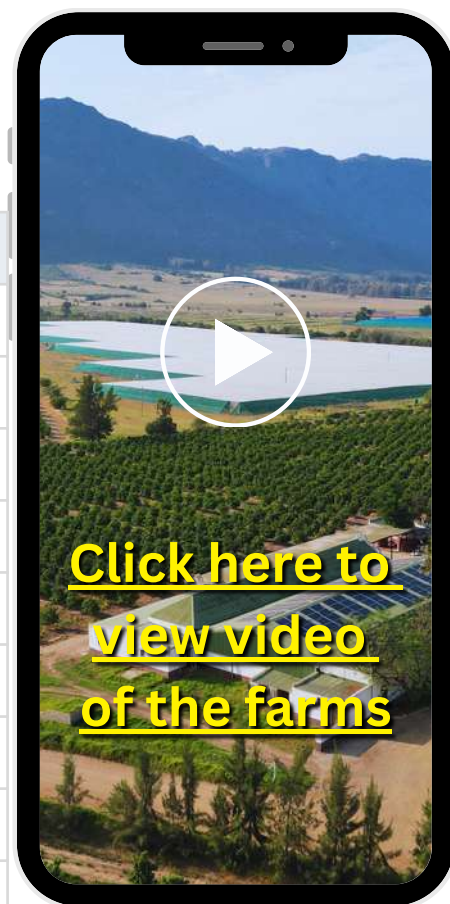
± 176.0790 HA



LANDUSE & ORCHARD PROFILE

The detailed orchard schedule records 71.40 hectares across 15 blocks, comprising Eureka lemons, Nules clementines, Orri, Leanri and Nadorcott Low Seed mandarins, and Faan Retief guavas. All blocks are recorded as being under drip irrigation. Blocks 2, 8, 9 and 11 are identified as net-covered. The rounded land-use breakdown also identifies cleared land, fynbos, eucalyptus woodland, a grazing camp, two dams, and buildings and roads.

Land use	Area
Planted orchards, rounded	72.00 ha
Cleared land	20.00 ha
Natural veld / fynbos	49.00 ha
Eucalyptus woodland	3.00 ha
Grazing camp	1.00 ha
Dam 1	5.50 ha
Dam 2	0.50 ha
Buildings and roads	25.00 ha
Total of supplied areas	176.00 ha



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ORCHARD PROFILE SCHEDULE PER BLOCK



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Block	Crop	Cultivar	Planting date	Number of trees	Nets	Area ha
1	Lemon	Eureka	Jan 2016	7 925	No	11.93
2	Clementine	Nules	Nov 2018	3 800	Yes	5.44
3	Guava	Faan Retief	1965	1 599	No	4.28
4	Guava	Faan Retief	1958	1 497	No	5.22
5	Guava	Faan Retief	2007	3 313	No	4.85
6	Guava	Faan Retief	2008	4 192	No	5.72
7	Guava	Faan Retief	1992	1 954	No	3.25
8	Lemon	Eureka	Oct 2017	2 939	Yes	5.13
9	Lemon	Eureka	Oct 2017	2 273	Yes	4
10	Mandarin	Orri (OR4)	Dec 2021	1 360	No	2.26
11	Lemon	Eureka	Nov 2016	3 783	Yes	6.74
12	Mandarin	Leanri	Dec 2021	3 830	No	5.73
13	Mandarin	Nadorcott Low Seed	Apr 2022	1 050	No	1.59
14	Mandarin	Nadorcott Low Seed	Apr 2022	1 252	No	1.89
15	Mandarin	Nadorcott Low Seed	Apr 2022	2 230	No	3.37
Total				42 997		71.4

Blocks	Rootstock recorded	Spacing
1	Growwe Skil	5 m × 3 m
2	Carrizo Citrange	5 m × 3 m
3–4	Not stated	5 m × 6 m
5–7	Not stated	5 m × 3 m
8–9	Growwe Skil	6 m × 3 m
10	Carrizo Citrange	5.5 m × 3 m
11	Growwe Skil	6 m × 3 m
12–15	Carrizo Citrange	5 m × 3 m

ORCHARD PROFILE CULTIVARS & COVER



PARK VILLAGE AUCTIONS
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Crop and cultivar	Blocks	Area
Eureka lemons	1, 8, 9, 11	27.80 ha
Nules clementines	2	5.44 ha
Orri (OR4) mandarins	10	2.26 ha
Leanri mandarins	12	5.73 ha
Nadorcott Low Seed mandarins	13, 14, 15	6.85 ha
Faan Retief guavas	3–7	23.32 ha
Total		71.40 ha

Cover	Blocks	Area
Under nets	2, 8, 9, 11	21.31 ha
Open	1, 3–7, 10, 12–15	50.09 ha

The Eureka lemon orchards were planted in 2016 and 2017. The Nules clementine block was planted in November 2018. Orri and Leanri mandarins were planted in December 2021, followed by Nadorcott Low Seed mandarins in April 2022. The Faan Retief guava blocks have recorded planting years ranging from 1958 to 2008.

Buyers should review production history, tree condition, netting condition and cultivar records for each block.



PARK VILLAGE AUCTIONS

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452 830 m³ per year



WATER & IRRIGATION

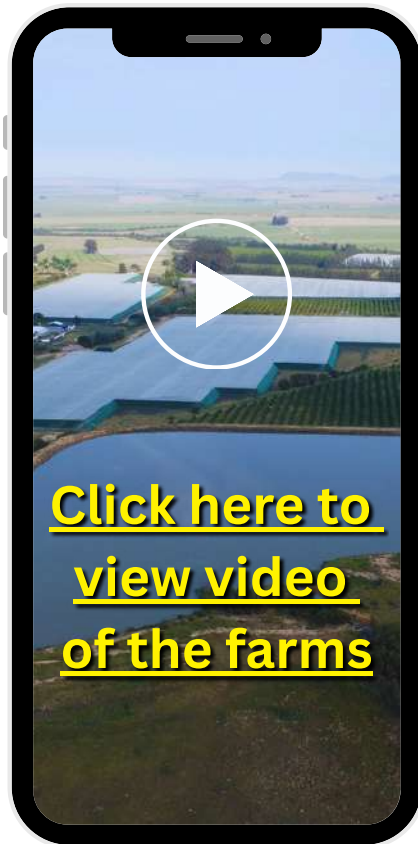
The farm's water infrastructure includes a water licence volume of 452 830 m³ per annum, comprising 312 830 m³ of surface water and 140 000 m³ of groundwater.

Water storage comprises two dams with reported capacities of 215 000 m³ and 15 000 m³ respectively, providing combined storage of approximately 230 000 m³. Five boreholes are recorded, with four situated near the main dam and one in the farmyard. There also reports that a spring inflows feeding the main dam throughout the year.

Using the stated DWS crop factor of 7 000 m³ per hectare per annum, the reported licence volume equates to approximately 64.69 hectares. The calculation using a rounded planted area of 72 hectares gives approximately 6 289 m³ per hectare per annum. All orchard blocks are recorded as drip irrigated.

Prospective purchasers should verify the water licence, authorised sources and volumes, applicable conditions and actual water availability from the supporting records.

Water information supplied	Quantity
Surface water	312 830 m ³ per annum
Groundwater	140 000 m ³ per annum
Total stated water licence volume	452 830 m ³ per annum
Dam 1 storage capacity	215 000 m ³
Dam 2 storage capacity	15 000 m ³
Combined dam storage capacity	230 000 m ³
Boreholes	5



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**PARK VILLAGE AUCTIONS***Trusted by banks, respected by buyers***2 730 m²**

BUILDINGS & IMPROVEMENTS

The farm's improvements include two dwellings, staff housing, a substantial store containing internal office, kitchen and bathroom facilities, ancillary storage buildings, a rondavel, a pump house, a bin-storage lean-to and a paved loading area.

Improvement	Area	Description
Dwelling 1	222 m ²	Three bedrooms, one bathroom, kitchen and living room
Dwelling 2	331 m ²	Two bedrooms, one bathroom, living room and kitchen
Garage / store outbuilding	48 m ²	Concrete floors and electricity
Additional outbuilding / stores	42 m ²	Concrete floors and electricity
Rondavel	15 m ²	Thatched roof, concrete floor and electricity
Store	1 380 m ²	Concrete floors; tiled office and kitchen
Pump house	55 m ²	Concrete floor and electricity
Lean-to	201 m ²	Wooden pole structure with IBR roof
Staff housing	436 m ²	Brick / plastered walls, cement floors and electricity
Paved loading slab	2 032 m ²	Brick-paved loading area

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ELECTRICITY & SOLAR SYSTEMS

SOLAR INFRASTRUCTURE

a 55 kW SolarEdge solar installation serving farm operations, with an SSEG agreement with Eskom. The main dwelling has a separate Victron inverter and battery system. The battery system as 11 kW; its rated energy capacity and equipment specifications should be confirmed from the system documentation. A separate inverter and battery installation serves the office, described by the as a 3 kW system.

ELECTRICITY SUPPLY

Two 100 kVA Eskom supply points serving the farm.

SECURITY

upgraded CCTV system. Its coverage and operating condition should be verified during viewing.



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AGRICULTURAL PROFILE OF PORTERVILLE AREA

Gelukwaarts lies at the lower foothills of the Groot Winterhoek mountain range near Porterville. The surrounding region is an established area for dryland grain farming and grazing, with table-grape and fruit production where sustainable irrigation water is available.

The region has a winter rainfall pattern and dry summer months. Warm summer conditions and winter chilling support fruit production, while permanent orchards require careful irrigation planning through the dry season.

The area generally experiences moderate climatic conditions, although strong winds can affect orchard production and require suitable management

The farm combines orchard production with cleared land, natural veld / fynbos and other supporting land uses. Buyers should assess soils, drainage, wind exposure, water availability and historical production performance when evaluating the operation.



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KEY FARMING HIGHLIGHTS

DIVERSIFIED ORCHARD ENTERPRISE

71.40 hectares across 15 blocks, comprising 27.80 hectares of Eureka lemons, 5.44 hectares of Nules clementines, 14.84 hectares of Orri, Leanri and Nadorcott Low Seed mandarins, and 23.32 hectares of Faan Retief guavas.

NET-COVERED AND DRIP-IRRIGATED ORCHARDS

The block schedule identifies 21.31 hectares under nets. All orchard blocks are recorded as drip irrigated.

SUPPORTING LAND USES

The rounded breakdown includes 20 hectares of cleared land, 49 hectares of fynbos, 3 hectares of eucalyptus woodland and a 1-hectare grazing camp.

WATER INFRASTRUCTURE

A reported water licence volume of 452 830 m³ per annum, two dams with combined storage of approximately 230 000 m³, and five boreholes. Supporting water authorisations require verification.

RESIDENTIAL & OPERATIONAL IMPROVEMENTS

Two dwellings, staff accommodation, a 1 380 m² store with internal office, kitchen and bathroom facilities, ancillary buildings, a pump house, a bin-storage lean-to and a paved loading area.

ELECTRICITY & SOLAR

Two reported 100 kVA Eskom supply points, a reported 55 kW SolarEdge installation with an SSEG agreement, and separate dwelling and office backup systems.



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Property Report

7 September 2026 15:10

Report ID | 151c4e40-595f-4001-af42-cb46e955e10c

Amanda Kearthland

Property Details

Farm

Piketberg Rd, Western Cape

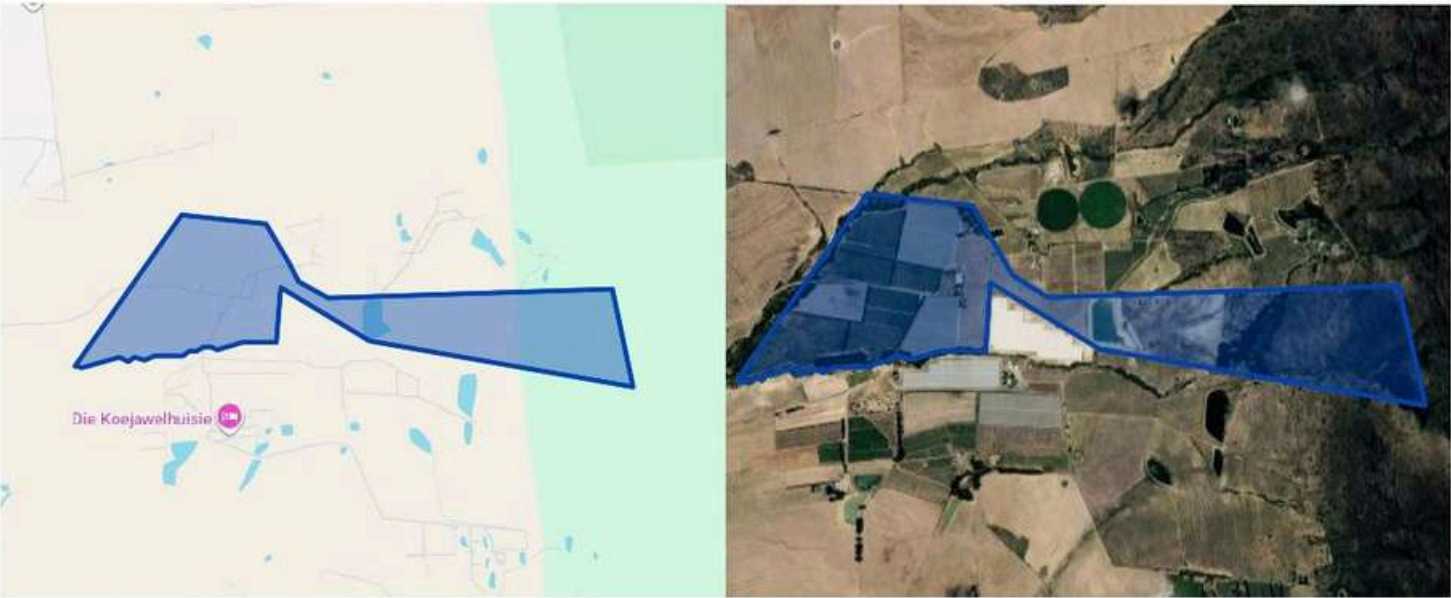
[Get Directions](#)

[-33.04555,19.023434](#)

Legal Description

Farm Number	267 (RE Of Farm 267 "FARM 267")
Farm Name	FARM 267
Portion	0
Suburb	Bergrivier Non Urban
Reg Division	Piketberg Rd
Municipality	Bergrivier
Province	Western Cape

Land Size (Registered)	Land Size (Cadastral)	Last Sales Date	Last Sales Price
176.079 ha	175.8306 ha	12/09/2001	R580 000



Owner Details

1 Owner

Owner Name	ID Number	Title Deed No.	Marital Status	Share
Morgan Creek Gelukwaarts Pty Ltd	200001518807	T14/2002		Share -

Bond Details

Institution ABSA	Registration Date 01/02/2022	Bond Number B1905/2022	Bond Amount R 12 000 000
Institution DOLE SOUTH AFRICA PTY LTD	Registration Date 01/02/2022	Bond Number B1906/2022	Bond Amount R 7 000 000
Institution DOLE SOUTH AFRICA PTY LTD	Registration Date 09/07/2018	Bond Number B14736/2018	Bond Amount R 5 000 000

Municipal Valuation

Valuation Year 2023	Rating Period 2023/2024	Usage Category Agriculture	Usage Agriculture	Valuation Amount R 10 350 000	Estimated Monthly Rates R 1 621.50
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Transfer History

2002	Registration Date 02/01/2002	Title Deed No. T14/2002	Buyer Legal Entity	Seller Legal Entity	Purchase Date 12/09/2001	Purchase Price R 580 000
1997	Registration Date 09/09/1997	Title Deed No. T87670/1997	Buyer Legal Entity	Seller Natural Person	Purchase Date 04/04/1997	Purchase Price R 5 158 586

Comparable Analysis



Piketberg Rd,
Western Cape



Erf Size

1760790 m²

Area Under Roof

-



Average Sales Price

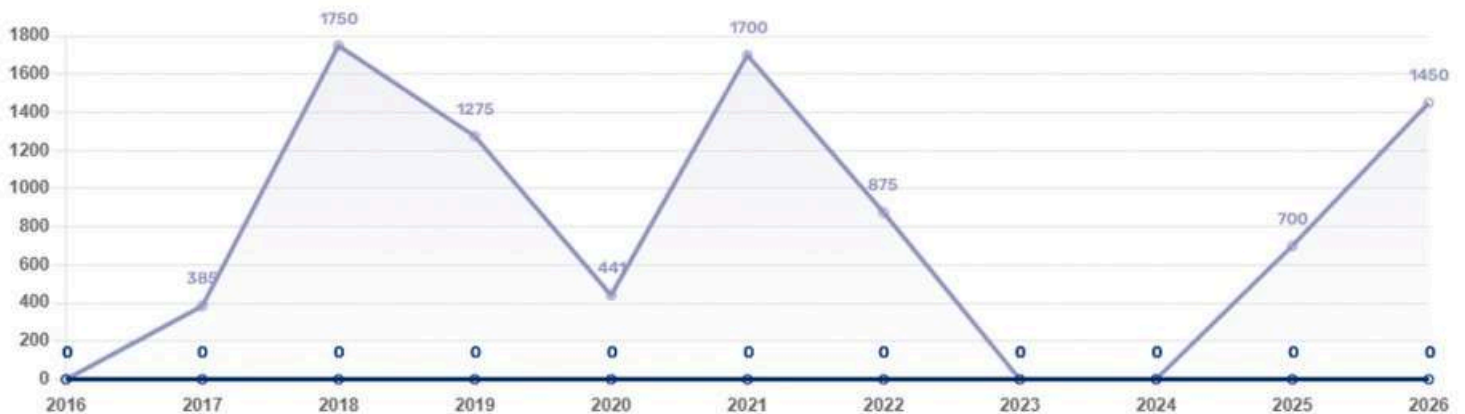
R 23 752 843

No.	Address	Erf/Ptn	Dist	Reg Date	Sales Date	Erf Size	Floor Size	Sales Price			
1	Not Available	66 5	18682	2025/07/24	2025/05/21	238.47 ha R 25/m ²	- -	R 60 000 000	7	7	4
2	Not Available	169 2	16875	2024/07/09	2024/03/28	244.41 ha R 10/m ²	- -	R 24 501 900	-	-	-
3	Not Available	222 11	15483	2024/04/23	2024/03/04	262.83 ha R 4/m ²	- -	R 11 015 161	-	-	-
4	Not Available	210 15	13205	2026/04/13	2025/09/23	177.16 ha R 7/m ²	- -	R 13 000 000	-	-	-
5	Not Available	294 0	12872	2024/07/09	2023/12/01	241.42 ha R 9/m ²	- -	R 22 000 000	4	-	-
6	Not Available	410 1	7545	2025/04/14	2024/08/28	79.88 ha R 15/m ²	- -	R 12 000 000	-	-	-

Trends

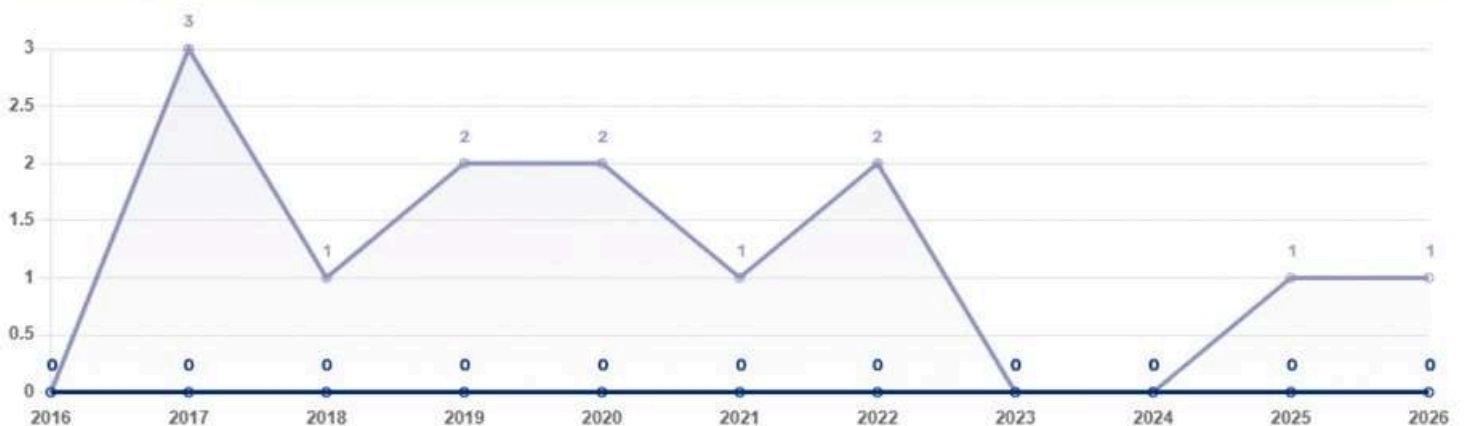
Median Price (R'000)

● Freehold ● Sectional Scheme ● Vacant Land



Number of Registrations

● Freehold ● Sectional Scheme ● Vacant Land



Amenities

Filling Station

- 4.25 km** Agrimark Fuel
- 4.35 km** Sentra Motors
- 4.46 km** Bo Kaap Service Station

Bus Station

No bus stations in the proximity

Hospital

- 4.09 km** Porterville Clinic

Police Station

- 4.69 km** South African Police Service Porterville Police Station

Shopping Centre

No shopping centres in the proximity

Education

- 3.78 km** Dolfyntjies Kleuterskool
- 3.83 km** Tikkel Tokkel Creche
- 4.13 km** Willems Vallei Primary

Disclaimer

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Rem. of the Farm 283

Western · Generated 01 Oct 2026



EXTENT	PERIMETER	SIDES	TYPE
176,65 ha	9,29 km	33	Farm portions

OPEN & DIRECTIONS

View on the live map

Get directions

Coordinates -33.045555, 19.023434
Live map <app.propmap.co.za/p/C05800000000026700000~portion>



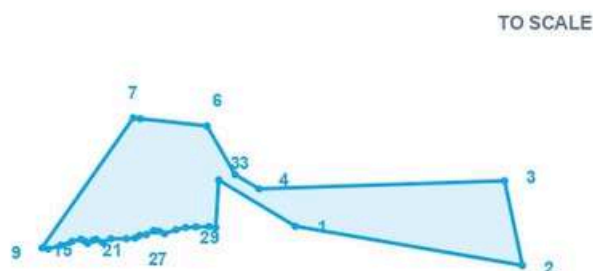
Property details

Legal description	Remaining Extent of the Farm 283, Registration Division Piketberg, Province of Western
SG code (LPI)	C05800000000026700000
26-digit key	W013C058000000000267000001
Parcel type	Farm portions
Farm name	283
Extent	176,65 ha
Perimeter	9,29 km
Longest side	1,9 km
Sides	33
Admin region	PIKETBERG
Province	Western
Municipal ward	Ward 1 · Bergrivier
Legal status	Registered (R)
SG data updated	2022-05-13
Coordinates	-33.045555, 19.023434

Boundary & dimensions

Each side runs between the numbered corners on the diagram alongside.

1-2	1,79 km	2-3	671 m
3-4	1,9 km	4-5	218 m
5-6	433 m	6-7	520 m
7-8	55 m	8-9	1,23 km
9-10	48 m	10-11	102 m
11-12	94 m	12-13	70 m
13-14	29 m	14-15	33 m
15-16	47 m	16-17	28 m
17-18	53 m	18-19	72 m
19-20	120 m	20-21	69 m
21-22	40 m	22-23	52 m
23-24	62 m	24-25	6 m
25-26	37 m	26-27	48 m
27-28	93 m	28-29	76 m
29-30	81 m	30-31	100 m
31-32	53 m	32-33	370 m
33-1	693 m		



Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north



View from the south

DE KLERK & VAN GEND
POSBUS 1857, KAAPSTAD, SUID-AFRIKA 8000

Opgesiel deur my,

SEELREG DUTY	R. 400.00
FOOI FEE	R. 400.00

BC	000032404 / 2011
GEKANSLEER CANCELLED	
REGISTRATEUR/REGISTRAR	

TRANSPORTBESORGER

SERFONTEIN HP

VERBIND	2014-07-09	MORTGAGED
VIR FOR R. 375.000.00		
B	000014 / 2002	REGISTRATEUR/REGISTRAR

2002-01-02

T	000014 / 2002
----------	---------------

TRANSPORTAKTE

SY DIT KENNELIK AAN ALMAL WIE DIT MAG AANGAAN

Dat HENDRIK PETRUS SERFONTEIN

verskyn het voor my, Registrateur van Aktes te KAAPSTAD, hy/sy die gesegde Komparant synde daartoe behoorlik gemagtig deur 'n volmag geteken te DURBANVILLE op 25 SEPTEMBER 2001 deur

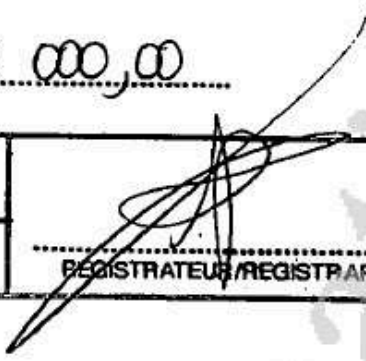
PROJUICE FARMS (PTY) LTD (IN LIKWIDASIE)
Registrasienommer 1997/010746/07

welke volmag, geteken in die teenwoordigheid van getuie ooreenkomstig die Wet, my hede getoon is;

VIR ENDORSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

5

5.

VERBIND		MORTGAGED	
VIR FOR R 5 000 000,00			
B 000014736 / 2018			
09 JUL 2018			
		REGISTRATEUR/REGISTRAR	

For Information

En die Komparant het verklaar dat voormelde TRANSPORTGEWER waarlik en wettiglik verkoop het op **12 September 2001** en dat Hy, in sy hoedanigheid as voormeld hiermee in volle en vrye eiendom seeder en transporteer aan en ten behoeve van

MORGAN CREEK PROPERTIES 374 (PTY) LTD
Registrasienommer 2000/015188/07

Of hul gemagtigdes

RESTANT VAN DIE PLAAS NR. 267,
 BERGRIVIER MUNISIPALITEIT,
 AFDELING PIKETBERG, PROVINSIE WES-KAAP

GROOT : 176,0790 (Een Honderd Ses en Sewentig Komma Nul Sewe Nege Nul) Hektaar

AANVANKLIK GEREgistreER kragtens Sertifikaat van Verenigde Titel Nr. T.5097/1987 met Kaart Nr. 5753/1986 wat daarop betrekking het en gehou kragtens Transportakte Nr T87670/1997.

I. WAT BETREF die figuur gemerk ABCDEFGHJTSRQPO middel van rivier ZMN op Kaart Nr. 5753/1986:

A. ONDERHEWIG aan die voorwaardes waarna in Transportakte Nr. T.9912/1940 verwys word..

B. ONDERHEWIG VERDER aan die bepalings van die endossement gedateer 19 Desember 1961 aangebring op Transportakte Nr. T.13509/1947, welke endossement as volg lees:-

"Kragtens Notariële Akte 846/1961 is die reg verleen aan Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die hierinvermelde eiendom te vervoer tesame met bykomende regte, en onderhewig aan voorwaardes soos meer volledig sal blyk uit gesegde Akte en Kaart, afskrifte waarvan hieraan geheg is."

Die kraglyn waarna in gesegde Notariële Akte Nr. 846/1961 verwys word, word aangedui op gesegde Kaart Nr 5753/86 deur die lyn d e f.

- C. ONDERHEWIG VERDER aan die onteining waarna verwys word in endossement gedateer 21 November 1978 op gesegde Transportakte Nr. T.2329/1977, welke endossement soos volg lees:-

"ENDOSSEMENT KRAGTENS ARTIKEL 31(6) VAN WET NR 47 VAN 1937 (SOOS GEWYSIG)

Ged. van die eiendom hierin vermeld Groot ongeveer 1,3655 Ha is onteien deur die Prov. Adm. v.d. Kaap kragtens Artikel 21 van Ordonnansie 19/1976.

Vide onteieningskennisgewing Nr. 17/2336 d.d. 25.10.78 geliasseer as onteienings caveat EX 982/78 planne in tweevoud geliasseer hiermee en met teenblad."

- II. WAT BETREF die figuur gemerk OPQRSTJK middel van rivier op die gesegde Kaart Nr. 5753/1986:-

ONDERHEWIG aan die voorwaardes waarna in Transportakte Nr. T.9912/1940 verwys word.

Weshalwe die Komparant afstand doen van al die regte en titel wat die TRANSPORTGEWER voorheen op genoemde eiendom gehad het, en gevolglik ook erken dat die TRANSPORTGEWER/S geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie, en dat kragtens hierdie akte, bogenoemde TRANSPORTNEMER

MORGAN CREEK PROPERTIES (EDMS) BEPERK,

Of hul gemagtigdes

tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat; en ten slotte erken hy dat die hele Koopsom die bedrag van

R580 000,00 (Vyf Honderd en Tagtig Duisend Rand)

bedra, wat ten volle betaal of verseker is.

Ten Bewyse waarvan ek, die genoemde Registrateur, tesame met die Komparant, hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN en verly op die Kantoer van die Registrateur van Aktes, te
KAAPSTAD op 2 JANUARIE 2002



q.q. sy Prinsipaal/ale

In my teenwoordigheid,



REGISTRATEUR VAN AKTES.



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



End — **THANK YOU**

Thank you for your interest in Farm Gelukwaarts.

We invite prospective purchasers to arrange a viewing, review the available property documents and complete their own due diligence before submitting an offer.

For further information, supporting documents or to arrange an inspection, please contact us.

All offers are subject to the applicable conditions of sale enclosed herein.



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