

LOT 1: CORN FLATS	
1. REGISTERED NAME:	CORN FLATS, FARM 84, PORTION 0 (REMAINING EXTENT), FORT BEAUFORT ROAD, EASTERN CAPE.
2. SIZE (Ha):	416,9884 Ha
3. VAT:	NON VATABLE TRANSACTION
4. PREVIOUS ARABLE LANDS:	+ - 29 Ha UNDER MICRO-JET + DRIP IRRIGATION. LAST TIME IN USE 2022. + - 2 Ha PECAN NUTS.
5. WATER: KOONAP RIVER FRONTAGE (Km)	+ - 1,6km
6. PUMPS:	DAMAGED, NOT IN USE.
7. WEIRS	2
8. BOREHOLES	1
9. STOCK DAMS	0
10. CAMPS STOCK FENCED	4
11. BUILDINGS & IMPROVEMENTS	0
12. ESKOM POINTS	1 (PAID UP, DISCONNECTED & ACCOUNT CLOSED).
13. COPY OF ESKOM ACCOUNT	ACCOUNT NO: 8036030677 (INVOICE ATTACHED)
14. PROPERTY RATES	R2 447,63 p/m
15. CONFIRMATION OF EXTENT & LAWFULNESS OF WATER USE LETTER.	THIS PROPERTY HAS A WATER USE AUTHORISATION TO IRRIGATE 27Ha FOR A VOLUME OF 165 579 m ³ /a.

DISCLAIMER: THE ABOVE INFORMATION WAS SUPPLIED BY THE HEIR OF THE ESTATE LATE. IT IS THE PURCHASER'S RESPONSIBILITY TO PERFORM THOROUGH DUE DILLIGENCE ON ALL OF THE ABOVE POINTS PRIOR TO AUCTION.