

<b>LOT 1: CORN FLATS</b>	
1. REGISTERED NAME:	CORN FLATS, FARM 84, PORTION 2, FORT BEAUFORT ROAD, EASTERN CAPE.
2. SIZE (Ha):	13,8223Ha
3. VAT	NON VATABLE TRANSACTION
4. PREVIOUS ARABLE LANDS:	+ - 2 Ha
5. WATER: KOONAP RIVER FRONTAGE (Km)	0km
6. PUMPS	0
7. WEIRS	0
8. BOREHOLES	0
9. STOCK DAMS	0
10. CAMPS STOCK FENCED	1
11. BUILDINGS & IMPROVEMENTS	SHED, GANTRY, LABOUR ACCOMMODATION, SMALL STOCK HANDLING FACILITY.
12. ESKOM POINTS	1 (CANCELLED, DISCONNECTED & DEBT TRANSFERRED TO ACCOUNT 5027416285)
13. COPY OF ESKOM ACCOUNT	ACC NO: 7843876849 ( SEE ATTACHED)
14. PROPERTY RATES.	R57,50 p/m
15. CONFIRMATION OF EXTENT & LAWFULNESS OF WATER USE LETTER.	THIS PROPERTY HAS WATER USE AUTHORISATION TO IRRIGATE 3Ha FOR A VOLUME OF 18 620 m <sup>3</sup> /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.**