

Agriculture Valuation Report

Remaining extent of Farm Hartman's Kraal No.217, Bedford RD, Eastern Cape Province

(1110,3039 Hectares in Total)



Market Value
R11 700 000

Client Name:	Andrew John Bowker
Contact Tel	0732169344
Valuer:	Chris Joubert
Registration Category:	Professional Associated Valuer [2890/1]
Tel Number:	084 555 9124
Email:	chris@truen.co.za
Date Instructed:	2024-06-10
Effective Date:	2024-06-13

1. INTRODUCTION, INSTRUCTION AND PURPOSE OF THE VALUATION

We have been instructed by Andrew John Bowker, to visit and inspect the listed properties for the purpose of advising you of our opinion of the Open Market Value as at 13 June 2024.

Remaining extent of Farm Hartman's Kraal No.217, Bedford RD, Eastern Cape Province

2. VALUATION DATES

2.1 Inspection Date 2024-06-11

2.2 Valuation Effective Date 2024-06-13

3. DEFINITION OF VALUE

The definition of 'Market Value' as laid down by the International Valuation Standards Committee (IVSC) is:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

A summary of the features of the 'willing' buyer and seller are:

- They should be in a position to enter into a contract (financially and legally);
- They negotiate on equal terms;
- They are both well informed about the property and all its potentialities, as well as about the market for such properties (i.e. they are as well informed as the person who has taken all reasonable steps to obtain this information;
- They are not under pressure (i.e. they are not forced to buy or sell a property within a limited time); and
- They negotiate the transaction rationally

When we analyse these features, it becomes clear that a 'real' person could seldom comply with all of the above. The Valuer must therefore distance himself from the personalities concerned and imagine a hypothetical transaction in which both the buyer and the seller have the understanding and motivations that are typical of the market for the property or interests being valued [Minister of Water Affairs v Mostert 1966 4 SA 690 (A) 722c]. This definition of value holds true in the case of the subject property

4. REGISTERED PROPERTY DESCRIPTION

The following title deed summaries are applicable to the subject property:

1. Remaining extent of Farm Hartman's Kraal No.217, Bedford RD, Eastern Cape Province
 - Registered Owner: Andrew John Bowker
 - Purchase Date: 2004-11-09
 - Purchase Price: R220 000,00
 - Extent: 1 110,3039 ha
 - Title Deed No: T61714/2009
 - Endorsements: B2519/2017 - Absa Bank Ltd - R2 650 000
 - Servitudes: Eskom

5. LOCATION OF THE FARM

Farm Access

From Gqeberha, travel towards Makhanda. In Makhanda, head onto the R350, Bedford road, for 55 Km.

Local Authority

Makana Local Municipality

Distance to the Nearest Town

55 Km to Makhanda, or Bedford, or Fort Beaufort

Type and Condition of the Access Road

Good tar roads, and fair gravel roads to the farm entry.

Coordinates at the Farm Gate

Latitude:
32.59.1312

Longitude
26.16.6345

Locality Map

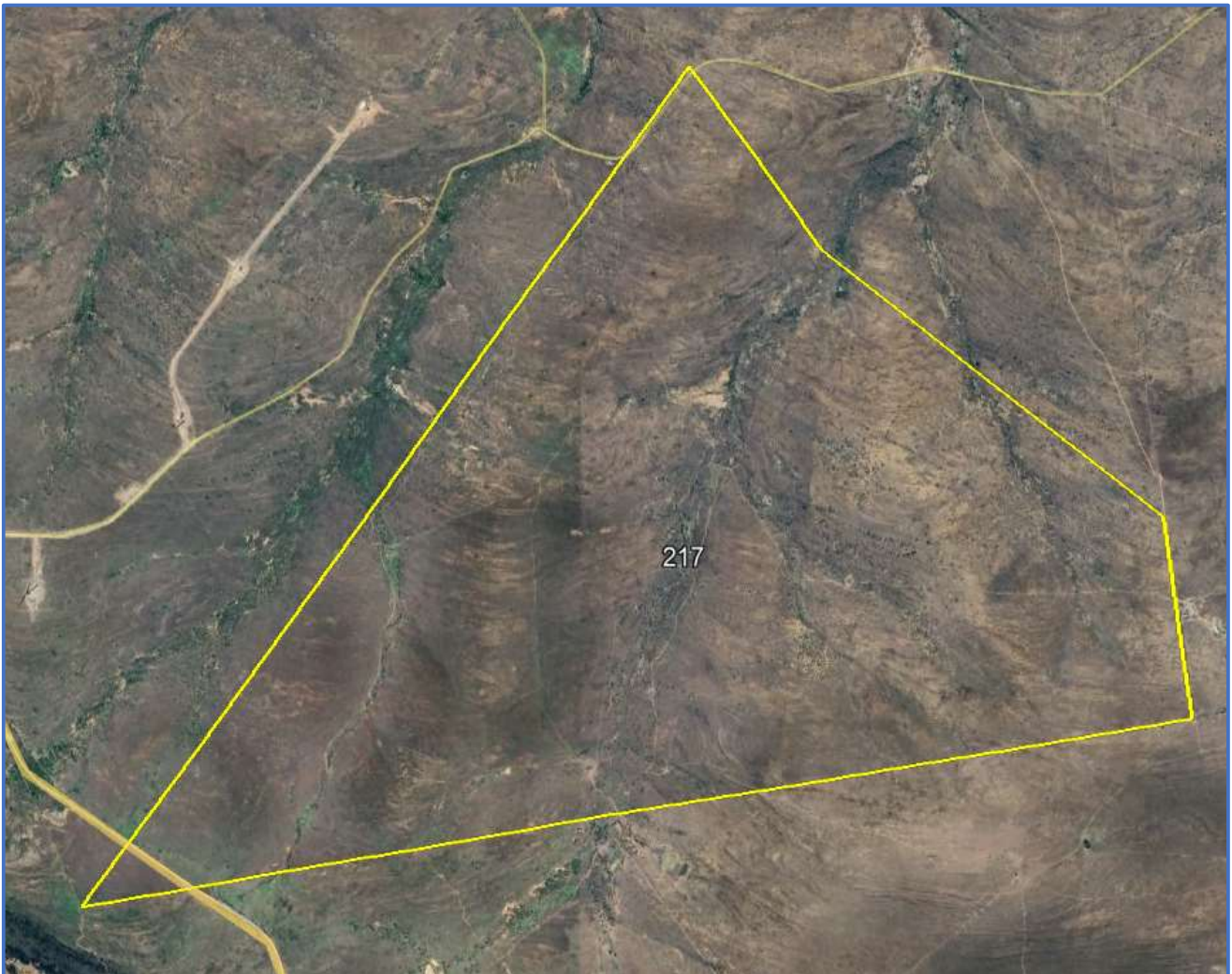


6. DESCRIPTION OF THE FARM

Farm Layout

The property consists of a typical grazing farm layout; one separate title unit, adjoining the owner's neighbouring farms, and farmed as one unit. A small portion of the property is split by the R350. The entire farm consists of 3 grazing camps, with the perimeter partly game fenced. Small stock, as well as various species of game can be found on the farm. The area consists of roughly 5% mountainous areas, with platos, which increases the grazing capacity significantly, and with 95% undulating planes. The farming unit is well serviced by a good infra structure; stock handling facilities, stock drinking water reticulation, good roads system, but no Agri related buildings, adequate stock drinking earth dams, and with a partly registered game fence. These camps are effectively planned so as to adapt to the Field Management Programme, which is practised on the subject property for livestock, cattle and sheep. Rest camps are incorporated into the Field Management Programme with success.

Farm Shape and Portions



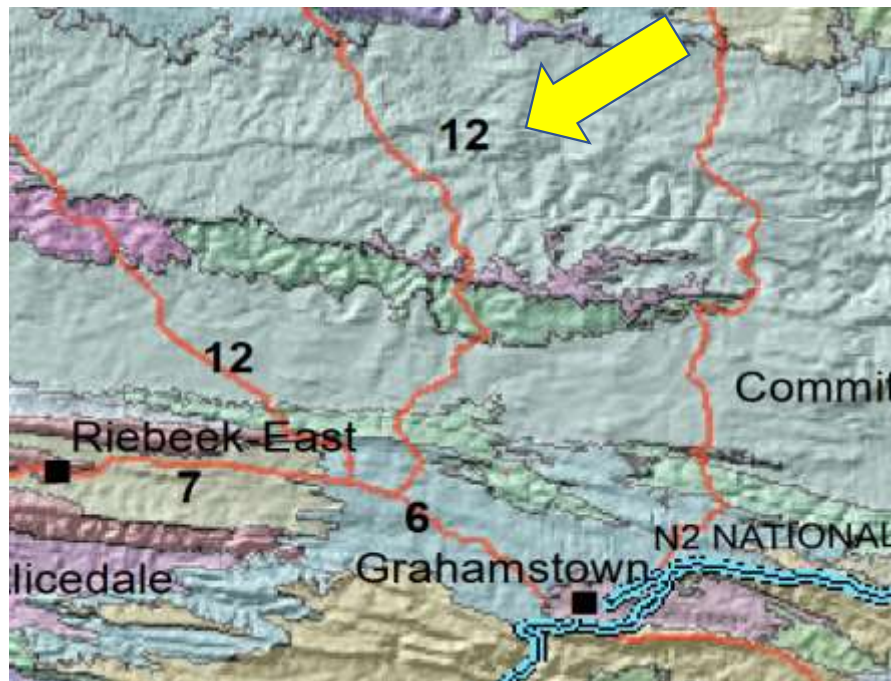
6. DESCRIPTION OF THE FARM (Continued)

Topography

The land, typically in the case of farms, is irregular in shape with a number of topographical features. The subject property has some significant slopes in directions with its maximum and minimum gradient been 33.1% and (24.3%), respectively, but averaging 3.9% and (4.3%). Perimeter height above sea level ranges from 627 to 837 meters with average mean height been 728 meters. The perimeter boundary of the farm is $\pm 14,9$ Km.

Vegetation or Grazing

The farm is located very close to the very sought after "Smaldeel" agricultural area, with higher than average rainfall, excellent quality sweet veldt, (a large variety of good quality grasses, and some Karoo vegetation) with subsequent high carrying capacity. The majority of the farm consists of natural grazing, with 3 camps, and with a grazing capacity ranging between 10 Ha/LSU to 12 Ha/LSU for the natural veldt. No overgrazing occurred, with the veldt in excellent condition after good rains. Excellent "Rooi grass" grazing at Hartman's Kraal in particular.



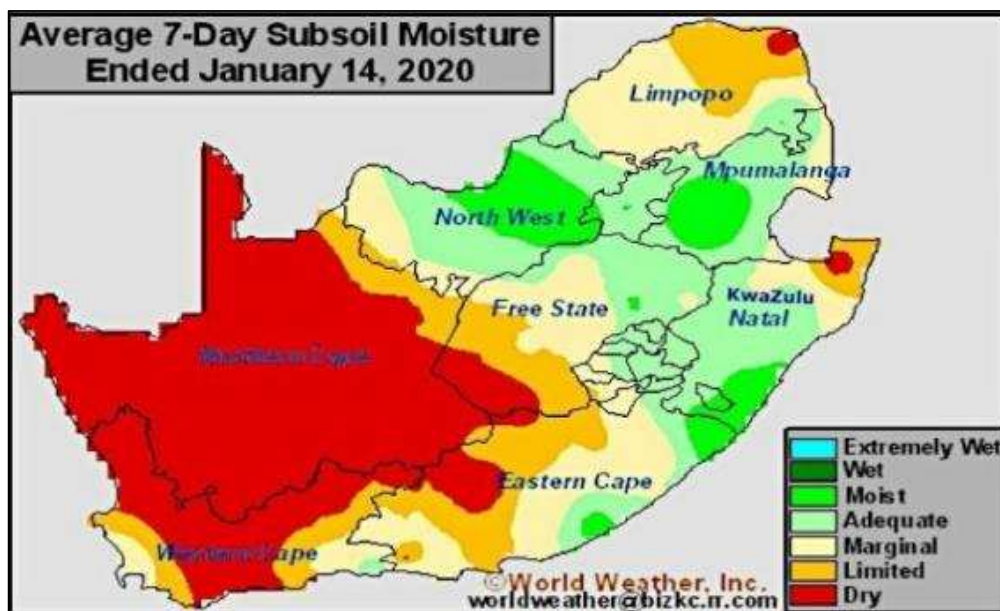
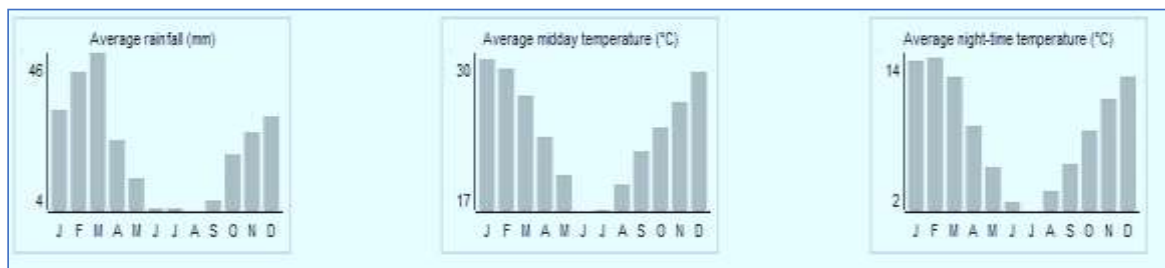
Soil Type

GLENROSA AND/OR MISPAH FORMS (other soils may occur); lime rare or absent in upland soils but generally present in low-lying soils. Generally shallow soils consisting of a topsoil directly underlain by weathered rock (Glenrosa form) or hard rock (Mispah form), sometimes with surface rock and steep slopes. Found in drier areas than Broad Soil Pattern Fa, with lime in many of the lower-lying landscapes. Information is provided by the ARC Institute for Soil, Climate and Water

6. DESCRIPTION OF THE FARM (Continued)

Climate, Rainfall and Adverse Conditions (Frost, Hail, etc.)

The area normally receives about 300 to 350mm of rain per year, with most rainfall occurring mainly during autumn. (300 mm pa average, measured over 100 years) The chart below (lower left) shows the average rainfall values for the area per month. It receives the lowest rainfall (4mm) in August and the highest (46mm) in March. The monthly distribution of average daily maximum temperatures (centre chart below) shows that the average midday temperatures for the area range from 16.8°C in June to 29.5°C in January. The region is the coldest during July when the mercury drops to 2.3°C on average during the night. Consult the chart below (lower right) for an indication of the monthly variation of average minimum daily temperatures.



Surrounding Farming Activity and/or Developments

The farm is surrounded by similar type, stock, and game farming activities. The farm is also close to Makhanda (Grahamstown) and its activities. Also located \pm the same distance to Bedford, and Fort Beaufort

Photographs Page 1 - Farm

Windmill - stock drinking



Natural grazing (Rooi Grass)



Natural grazing (Rooi Grass)



Natural grazing (Rooi Grass)



Ample stock drinking dams



Ample stock drinking dams



Natural grazing (Rooi Grass)



Natural grazing (Rooi Grass)



7. SERVICES

Water Supply and Irrigation

Equipped Boreholes	3
Boreholes (Not Equipped)	None
Pumps	Windmills
Fountains	None
Municipal Water	No
Cement and Corrugated Iron Dams	4
Plastic Tanks	None
Gravel Dams	3
Water Quantity	Sufficient - to sustain stock drinking needs
Water Quality	Fairly good quality, bit brackish

Irrigation

Scheme Name/Water Source	Not applicable
Lawfulness of Water Rights	Not applicable
Supply	Not applicable
Source	Not applicable
Extraction volume as per certificate	0 cm ³
Storage volume as per certificate	0 cm ³
Water rights converted in hectares	0,0000 ha
Water rights	Not applicable
Rights ceded	No
Extraction point	Not applicable
Notes/Comments	None

Irrigation Surface Area

Type of irrigation system	Not applicable
Potential of land under irrigation	Medium
Crops under irrigation	Not applicable
Extent of irrigable land	Not applicable

Electricity

Electrical Supply	None
Number of supply points	None
kVA	0

Fencing

Type of fence	Stock proof - Part Game fencing on perimeter
Distance of game fence	Unknown
Condition	Fair
Height and number of strands	10 strands
Electrified No	No
Number of camps	3
Condition of camps and grazing	The condition of the natural grazing is considered good, due to good rains
Comments / Description	Infra structures are in need of basic maintenance

8. MARKET RESEARCH AND APPLICATION

Macro-economic environment:

Paul Makube, Senior Agricultural Economist at FNB, said that as the nation navigates the complexities of climate change and economic uncertainty, the agricultural sector stands as a testament to resilience and adaptability, charting a path toward recovery and growth.

Makube stated that in a quarter riddled with challenges, South Africa's agricultural sector has defied the odds, emerging as a beacon of resilience. "The first quarter of 2024 showcased a robust rebound in agricultural GDP, which surged by an impressive 13.5%, even as the country grappled with significant obstacles such as El Niño-induced droughts, persistent load-shedding, and port inefficiencies."

He highlighted the sector's unexpected performance. "Despite the myriad of growth constraints, agriculture's rebound is nothing short of extraordinary. The severe midsummer drought slashed harvest estimates for summer crops, with maize down by 19% year-on-year to 13 million tonnes and soybeans plummeting by 36% to 1.78 million tonnes," Makube observed.

The tough operating conditions, exacerbated by port delays that disrupted the flow of deciduous fruit exports, did little to deter the sector. Instead, a combination of strong horticultural output and resilient livestock and animal products fuelled the remarkable GDP performance.

Early indicators of this resurgence were evident in robust agricultural exports, which increased by 6% year-on-year in Q1 to a staggering US\$3 billion, according to recent data from Trade Map. "Agriculture's trade surplus surged by an astounding 20% year-on-year in the first quarter of 2024," Makube noted, emphasising the sector's role as a cornerstone of the national economy.

The rebound in agriculture significantly contributed to the overall SA GDP, adding 0.3 percentage points, a stark contrast to the overall GDP contraction of 0.1% quarter-on-quarter in Q1.

Micro economic scenario

The property is located very close with some portions partially in the very sought after agricultural node, (Smaldeel) considered a unique area in respect of high rainfall; carrying capacity, and excellent quality of the natural grazing. Due to these factors, properties seldom come up for sale in this area. Older, and sales of adjoining areas were analysed, and applied after due diligence, and adjustments. Three sales closest to the subject property could be traced, and the rate/Ha, if the land was vacant, varied between R10 574 - R11 104 and R13 136/Ha. It was established that the going rate in the subject area (Smaldeel) varies between R13 000 (7Ha/LSU) and R18 000 (3Ha/LSU)

9. VALUATION METHODS AND INTERNATIONAL BEST PRACTICES

When valuing real estate, the Valuer must concern himself with placing a value on the rights attaching to the property and the benefits of occupation and/or ownership thereof. In the valuation process, cognisance must be taken of the purpose for which the property is capable of being used and the future income or amenities, which it is likely to produce.

At the same time, however, the property must be compared with available substitutes and/or alternative investment opportunities. The object of the valuation process, therefore, is to arrive at a figure which will reflect the point of equilibrium between supply and effective demand at the time of valuing the property.

The valuation of land as if vacant, or of land and improvements to or on the land, is an economic concept. Whether vacant or improved, land is also referred to as real estate. Real estate's utility or capacity to satisfy the needs and wants of humans creates value. Contributing to value are real estate's general uniqueness, durability, fixity of location, relatively limited supply, and the specific utility of a given site.

There are various methods commonly used for determining the market value of real estate. Farms properties like all other property valuations must be seen in the context of establishing a point estimate that represents the value of a unique, illiquid asset in an environment with noisy and conflicting information. This gives rise to the use of multiple approaches that must be reconciled.

The valuation of South African farms

Although all valuation approaches are generally given consideration, the inherent strengths of each approach and the nature of the property in question must be evaluated to determine which approach will provide supportable value estimates. In addition, there is a set of rules of thumb that are used to provide a rough estimate of value. As farming practices differ from farm to farm, and in many instances involve fairly specialised improvements, it's sometimes a challenge for the valuer to compare structural improvements due to the general lack of direct market comparables.

The cost approach or depreciated replacement approach is therefore most useful in providing a range of values for farm buildings and then to add the farm land value to get to combined value in establishing an indicator of pricing momentum.

It is therefore an acceptable practice for valuers to apply the depreciated replacement cost method of valuation to the fixed improvements of farms and to add the land value. The International Valuations Standards Committee recommend that the depreciated replacement cost method be used "in assessing the value of specialised assets...where direct market evidence is limited or unavailable."

The American Institute of Real Estate Appraisers recommends five steps in applying the depreciated replacement cost approach namely. Estimate the value of the land as though vacant and available to be put to its highest and best use.

- i. Estimate the replacement cost of the structures at the date of valuation inspection.
- ii. Estimate the monetary depreciation amount as if the structure is broken down into three major types:
 - Physical deterioration
 - Functional obsolescence
 - External obsolescence
- iv. Deduct the appropriate estimated depreciation from the replacement cost of the structure to arrive at its contribution to total value.
- v. Add the present worth of all improvements to land value to obtain an indication of value of the subject property.

10. VALUATION METHODS APPLIED

The Comparable Sales Approach of Property Valuation

The comparables sales method is ideal when valuing identical comparable properties such as vacant land or where properties can be compared in term of usage, such as unimproved cattle farms or residential sectional title units.

The majority of farm property buyers and estate agents do not have the knowledge or skills to use the "Cost Approach" or the "Capitalised Income Method". In the residential market the emphasis is mostly on "housing" and human motivation rather than on investment. This method is therefore ideal for the residential market.

The Depreciated Replacement Method of Property Valuation

Depreciated replacement cost is an application of the cost approach used in assessing the value of specialised assets for financial purposes, where direct market evidence is limited or unavailable.

The cost approach establishes the value of the real property by estimating the cost of acquiring land and building a new property with equal utility or adapting an old property to the same use with no undue cost due to delay. An estimate of entrepreneurial incentive or developer's profit/loss is commonly added to land and construction costs. For older properties, the cost approach develops an estimate of depreciation including items of physical deterioration and functional obsolescence. The current cost of reproduction or replacement of an asset less deductions for physical deterioration and all relevant forms of obsolescence and buyers resistance.

11. COMPARABLE PROPERTIES

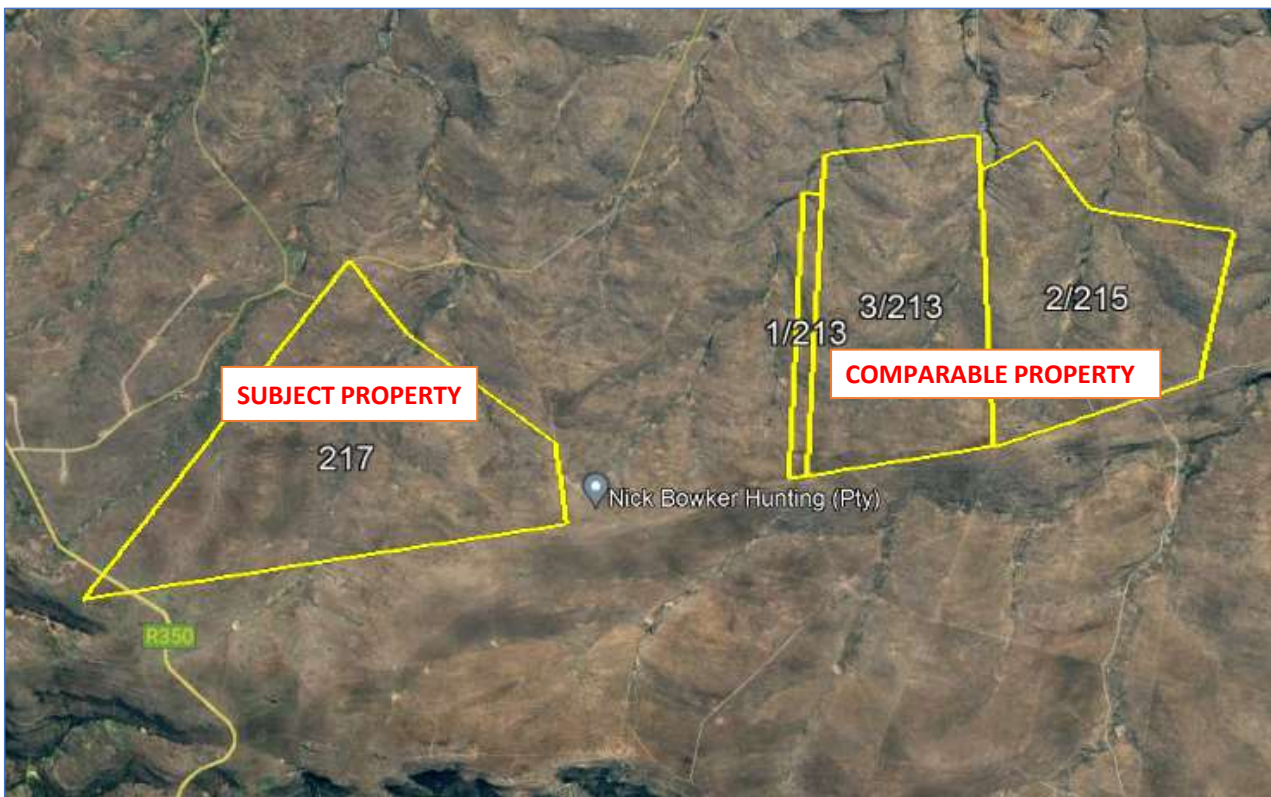
Comparable Property 1

Portion 2 of Ganna Hoek No 215; Portions 1 & 3 of Kaka's Mouth No 213, Bedford Rd, Eastern Cape Province

Valuation / Purchase Date	20 April 2023
Total Valuation / Purchase Price	R18 000 000
Farm Size	3 476,1907 Hectare
Improved rate per hectare	R5 178/ha
Depreciated Value of Improvements	R0
Valuation / Purchase Value Minus Improvements	R18 000 000 (Land Component Value)
Rate per Hectare as if the land was vacant	R5 178/ha

Composition of the Comparable Farm

Natural grazing	3 476,0000 ha	X	R5 169/ha	=	R17 969 046
Waste land	6,1907 ha	X	R5 000/ha		R30 954
Total Land	3 482,1907 ha				R18 000 000
Building Value					R0
Total Value					R18 000 000



Valuers Comment on Comparable

Far larger sized property, located very close to, and North East of the subject property. Located close to the very good Smalldeel agricultural area, with a similar carrying capacity, and excellent grazing. Used exclusively for game purposes, with good quality buildings erected since the purchase. Not fully comparable to Hartmans Kraal due to the very large extent. The subject property should generate a far higher rate/Ha due to the very small extent.

11. COMPARABLE PROPERTIES

Comparable Property 2

Farm 286, Bedford Rd - Eastern Cape Province

Purchase Date	07 Oct 21
Purchase Price	R20 000 000
Farm Size	1 522,4780 Hectare
Improved rate per hectare	R13 136/ha
Depreciated Value of Improvements	R2 000 000
Purchase Value Minus Improvements	R18 000 000 (Land Component Value)
Rate per Hectare as if the land was vacant	R11 823/ha

Composition of the Comparable Farm

Grazing	1 509,4780 ha	X	R11 486/ha	=	R17 337 610
Irrigation lands	13,0000 ha	X	R50 000/ha	=	R650 000
Wasteland and Homestead	2,4780 ha	X	R5 000/ha	=	R12 390
Total Land	1 524,9560 ha				R18 000 000
Building Value					R2 000 000
Total Value					R20 000 000



Valuers Comment on Comparable

The comparable property is larger in extent, with an irrigation component, and a vacant land rate of R11 823/Ha. Located 24 Km North of the subject property, between Bedford, and Adelaide, in the heart of the Smalldeed agricultural area. The rate/Ha is in line with rates for farms in this sought after agricultural area. The subject should generate a similar grazing land rate, due to a smaller extent, and good grazing.

11. COMPARABLE PROPERTIES

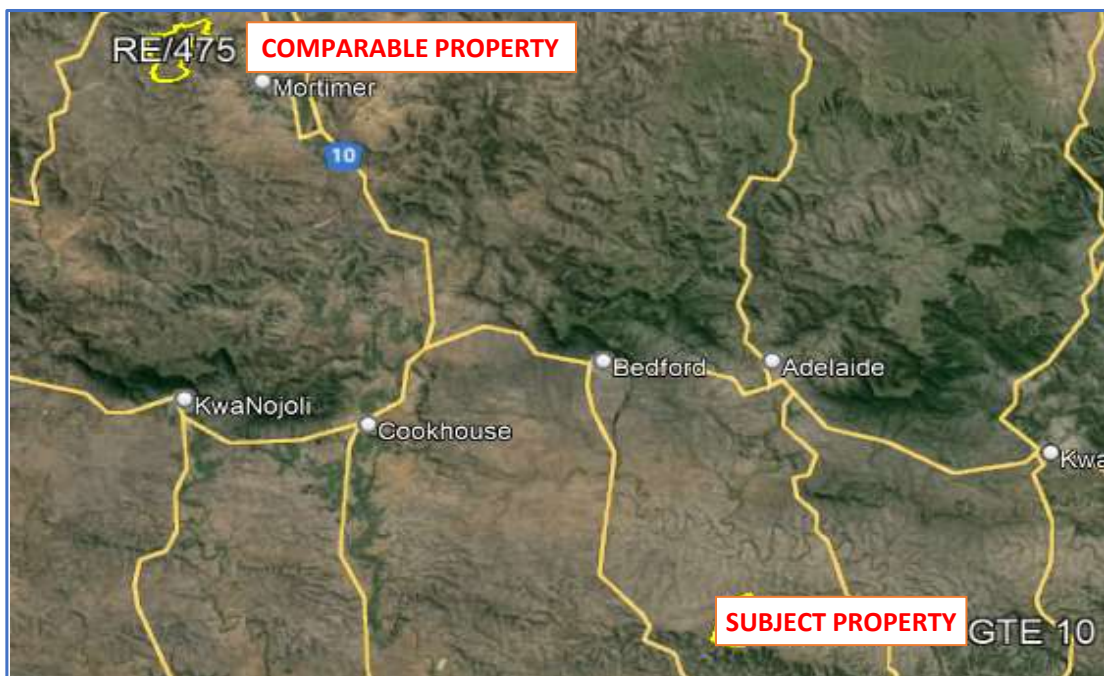
Comparable Property 3

Remaining extent, and portion 6 of the farm Ganna Hoek No 475, Cradock Rd - Eastern Cape Province

Purchase Date	06 Jul 21
Purchase Price	R35 500 000
Farm Size	3 042,9605 Hectare
Improved rate per hectare	R11 666/ha
Depreciated Value of Improvements	R3 324 466
Purchase Value Minus Improvements	R32 175 534 (Land Component Value)
Rate per Hectare as if the land was vacant	R10 574/ha

Composition of the Comparable Farm

Natural grazing	3 035,0000 ha	X	R10 594/ha	=	R32 151 653
Waste land	7,9605 ha	X	R3 000/ha	=	R23 882
Total Land	3 035,0000 ha				R32 175 534
Building Value	0,0000 ha				R3 324 466
Total Value					R35 500 000



Valuers Comment on Comparable

The comparable property is located near Mortimer, some 85 km South West of the subject property. The property consists of a very large, fully fledged game farm layout, two adjoining, separate title units, with a very large, game fenced game camp, and a smaller game fenced, Safari camp. The area consists of roughly 50 % mountainous areas, and 50% undulating planes. The farming unit is well serviced by a good infra structure; good roads system, large building component, adequate water, and game fenced with a CAE. Not fully comparable with the subject property, but included as a guideline, as the subject property also entertains Game farming. This property was included due to a lack of further directly comparable sales in close proximity to the subject property.

12. LAND COMPONENT VALUATION

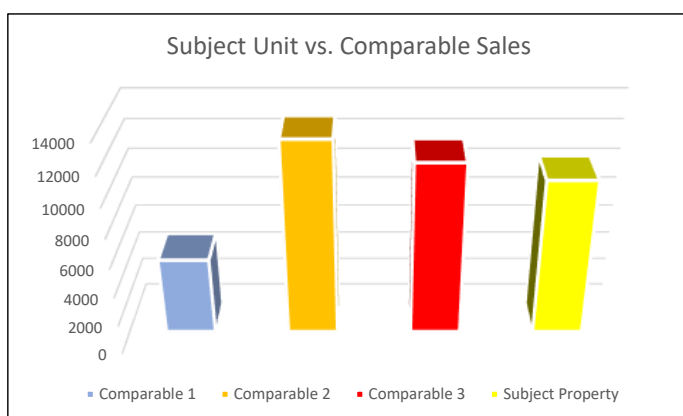
Land Components Valued	Land Extent in ha	Value/ha Applied (by valuer)	Subtotal Land Value
Irrigation Cropping Land (equipped under ground)			
Permasets ; drag lines & drippers	0,0000 ha	R0/ha	R0
Flood	0,0000 ha	R0/ha	R0
Drip	0,0000 ha	R0/ha	R0
Permanent Crop (See Breakdown - Addendum)			
Permanent crop	0,0000 ha	R0/ha	R0
Dry Land			
Dry Land, Cropland - High Potential	0,0000 ha	R0/ha	R0
Dry Land, Cropland - Medium Potential	0,0000 ha	R0/ha	R0
Dry Land, Cropland - Low / Marginal Potential	0,0000 ha	R0/ha	R0

Grazing					
	Condition	Ha/LSU			
Natural grazing	Average	12	1 109,0000 ha	R10 500/ha	R11 644 500
Established Grazing			0,0000 ha	R0/ha	R0
"Vlei" Grazing			0,0000 ha	R0/ha	R0
Mountain Grazing			0,0000 ha	R0/ha	R0
Homestead & Wasteland	(Lowest of grazing value)		1,3039 ha	R5 500/ha	R7 171

1 110,3039 ha	Subtotal	R11 651 671
Land Value Per Hectare		R10 494,13/ha

Comments on land component valuation:

The subject property is situated close to the R350 national road, en route between Makhanda, and Bedford. Relatively close to all major markets. Fort Beaufort/Bedford are typical rural, Karoo towns, with enterprises mainly aiming at servicing the local agricultural sector, as well as a tourism component. Comparable sales were found to be few, and far between in close proximity of the subject property. The most relative sales were analysed, and it became evident that the average rate/Ha for grazing veldt, excluding improvements, for these areas would equate to between R5 178 - R11 823 to R10 574/Ha,



depending on the size, quality of infra structure, as well as the quality of the natural grazing. The average, current going rate in the subject area, though, is R13 000 - R18,000/Ha for natural grazing, in the proper Smaldeel district. The subject farm is situated very close to, and partially in the highly esteemed Smaldeel agricultural area, with it's excellent carrying capacity, and should therefore generate a rate/ha only slightly lower than the comparables.

16. SUMMARY

The property consists of a typical grazing farm layout; one separate title unit, adjoining the owner's neighbouring farms, and farmed as one unit. A small portion of the property is split by the R350. The entire farm consists of 3 grazing camps, with the perimeter partly game fenced. Small stock, as well as various species of game can be found on the farm. The area consists of roughly 5% mountainous areas, with platos, which increases the grazing capacity significantly, and with 95% undulating planes. The farming unit is well serviced by a good infra structure; stock handling facilities, stock drinking water reticulation, good roads system, but no Agri related buildings, adequate stock drinking earth dams, and with a partly registered game fence. These camps are effectively planned so as to adapt to the Field Management Programme, which is practised on the subject property for livestock, cattle and sheep. Rest camps are incorporated into the Field Management Programme with success.

Taking all the mentioned factors such as the size and location of the property into consideration, as well as the game fencing, we are of the opinion that a valuation of R11 700 000, is considered market related and within market norms for this type of property, as at effective date 13 June 2024.

Land Size	1 110,3039ha
Land Value	R11 651 671
Land Value - Percentage	99,59%
Land Value Per Hectare	R10 494/ha
Depreciated Value of Improvements	R0
Improvements Value - Percentage	0,00%
Depreciated Value of Improvements per square meter	N/A
Combined Value Land & Depreciated Improvements	R11 651 671
Rounded Combined Value Land & Depreciated Improvements	R11 700 000
Improved Value per Hectare	R10 538/ha

17. STANDARDISED PROPERTY RATINGS

Lettability

1	Yes	Whether the property, portions thereof or improvements allows for letting and it is likely that there will be demand.
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Saleability

6	Above Average	Demand reasonably strong. Some variety of purchasers. Owner-occupiers and private investors are the most likely purchasers.
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Building Condition

N/A	Vacant Land	No building improvements included.
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18. DECLARATION OF VALUATION

I, Chris Joubert, declare that I have inspected the subject property, that I have verified the particulars set out in this valuation, and that I value the herein described property for the purposes of this valuation to the best of my knowledge and skills as at, as at 13-Jun-2024, at an amount of :

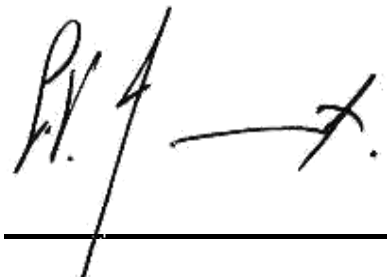
R11 700 000

Eleven Million Seven Hundred Thousand Rand

I further declare that I have correctly identified and conducted a physical site visit and inspected the property/ies mentioned and have verified the particulars set out in this report.

I have no present or contemplated interest in this property/ies, which would affect the statements or values contained in this valuation report. The valuation enclosed herewith was therefore undertaken on a completely independent basis.

Dated 13 June 2024 :



Chris Joubert
Professional Associated Valuer [2890/1]



True North
Property Valuers

19. SOURCES OF INFORMATION

- 19.1 Deeds office enquiries: WinDeed
- 19.2 Electronic transfer data base
- 19.3 Office data base of sales
- 19.4 Paul Makube - FNB
- 19.5 Biz Community
- 19.6 ABSA PMI

20. CONDITIONS OF VALUATION

- 20.1 It must be noted that the valuation is for fixed improvements and land only, and does not include any sub soil mineral deposits, pipes or cables.
- 20.2 No movable assets, or livestock was included in this valuation.
- 20.3 No buildings are valued, or insured.

Appendix : Deeds Summary

Deeds Office Property

BEDFORD RD, HARTMAN'S KRAAL, 217, 0, KING WILLIAMS TOWN

Lexis® WinDeed



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

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.

** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA

Search Date	2024/06/10 09:34	Farm Number	217
Reference	-	Registration Division	BEDFORD RD
Report Print Date	2024/06/10 09:34	Portion Number	0
Farm Name	-	Search Source	Deeds Office
Deeds Office	King Williams Town		

PROPERTY INFORMATION

Property Type	FARM	Diagram Deed Number	SEQ3-47/1836
Farm Name	HARTMAN'S KRAAL	Local Authority	SMALDEEL DC
Farm Number	217	Province	EASTERN CAPE
Registration Division	BEDFORD RD	Extent	1110.3039H
Portion Number	0 (REMAINING EXTENT)	LPI Code	C01000000000021700000
Previous Description	-	Co-ordinates (Lat/Long)**	-32.9447 / 26.17205
Suburb / Town**	28KM NORTH OF RIEBEECK EAST		

OWNER INFORMATION (1)

BOWKER ANDREW JOHN		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T109627/2004CTN
ID Number	7608265022080	Microfilm / Scanned Date	-
Name	BOWKER ANDREW JOHN	Purchase Price (R)	220 000
Multiple Owners**	NO	Purchase Date	2001/09/29
Multiple Properties**	NO	Registration Date	2004/11/09
Share (%)	-		

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ENDORSEMENTS (5)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B2519/2017	ABSA BANK LTD	2 650 000	-
2	K417/2002SCTN	-	-	-
3	K841/2007SCTN	-	-	-
4	CONVERTED FROM CTN	-	-	-
5	FARM BD 217	-	-	-

HISTORIC DOCUMENTS (2)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	T19208/1982CTN	CLOETE CONRAD ROYE	Unknown	-
2	T31781/1992CTN	BOWKER JOHN HUMFREY	338 642	-

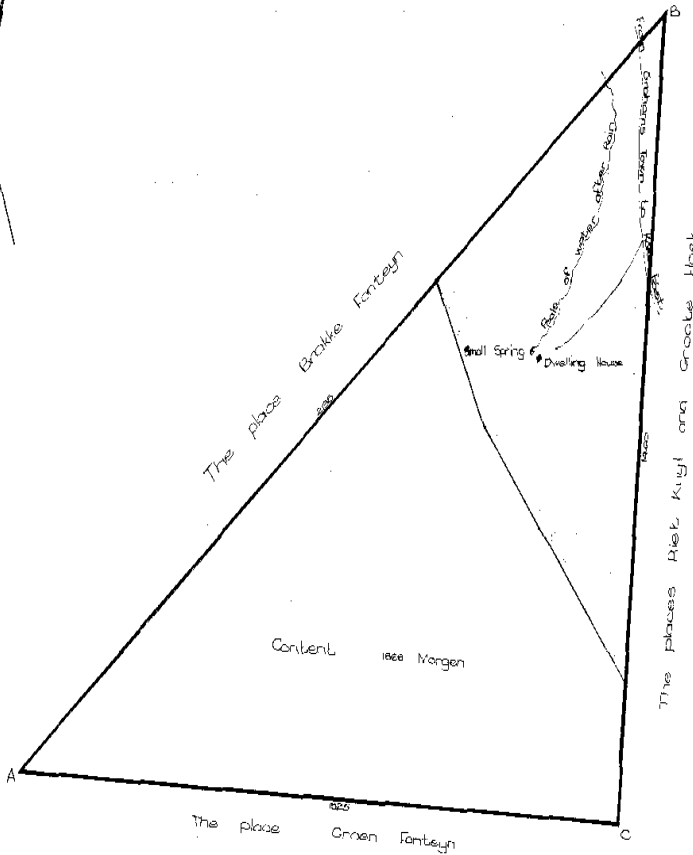
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Appendix : Surveyor General Diagram

Remaining extent of Farm Hartman's Kraal No.217, Bedford RD, Eastern Cape Province

S.G. DCM. NO. 21/1828.



The farm... **HARTMAN'S KRAAL No. 217**...

0 1800 3600 5400 7200

Rhyland Roads.

*Now Bedford division

The above Diagram A B C represents 1868 Morgen of Land in the
*District of Somerset being the place Hartmans Kraal.

Extending Nly to the Place Brakke Fonteyn,
Sly to the Places Riet Kuyf and Groote Hoek and
Sly to the Place Groen Fonteyn.

Granted by His Excellency the Governor to John Nel.

Surveyed March 1828 by,
(Sgd) F. W. Pettingal,
Govt. Surveyor.

Copied from the Diagram relating to
Quitrent Som. Q. 3-47
No. 217 of 1828.
dated 1-8-1836. In favour of
J. Nel.
J. Nel
BY SURVEYOR-GENERAL
CAPE TOWN
19/12/1997

Per List of
Sd. of 1828

RS 217

C.A./P.S.

S B
C

Remaining extent of Farm Hartman's Kraal No.217, Bedford RD, Eastern Cape Province

Servitude

...KART

KANTOORAFSKRIF

AB	SYE Meter	RIGTINGS- HOEKE	KOORDINATE			L.G.No.
			Y	Stelsel Lo 27° X		
		Konstantes	+	0,00	+3 300 000,00	7948-87
	9 196,01	345.51.21	A	+ 90 613,32	+ 82 634,77	Goedgekeur
			B	+ 88 366,17	+ 91 552,00	
	Damfontein	(139)	Δ	+ 87 000,83	+ 76 713,93	<i>J.P.D. Dauth</i>
	Mimosa	(168)	Δ	+ 73 726,00	+ 109 417,52	

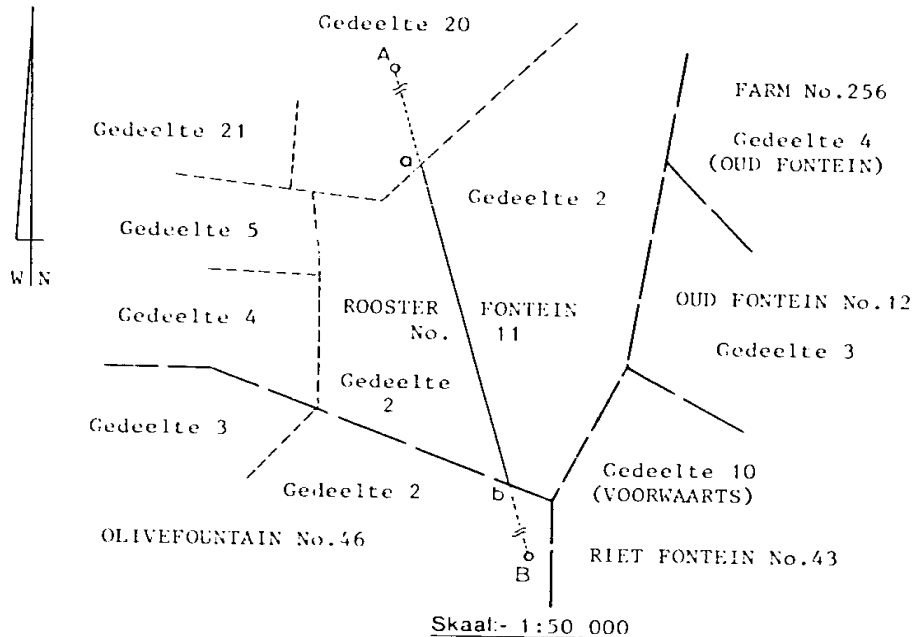
nms. Landmeter-
generaal
1987-12-10

Beskrywing van Bakens:

A,B...20mm x 450mm Ysterpen in beton by basis van Kragtoring.

Nota:

Die omvang en wydte van die Servituut is 20,0 meter aan albei kante van die lyn ab.



Die lyn ab

stel voor die hartlyn van 'n Servituut van Elektriese Kragleiding oor

Restant Gedeelte 2 van die plaas ROOSTER FONTEIN No.11

geleë in die Administratiewe Distrik ALBERT

Provinsie KAAP DIE GOEIE HOOP

Opgemeet in Augustus 1986

deur my

J.P.D. Dauth
Landmeter

Hierdie kaart is geheg aan

Akte van Servituut < No. 826/88
gedateer t.g.v.

EVKOM

Registrateur van Aktes

Die oorspronklike Kaart is

No. 290/1867
Transport/Grondbrief
No. 1867-27-172

Lêer ALBT MF
M.S. No. E 1541/87
Komp. No.
EP-5AC(5832)

Alg. Plan

Rgm 79-48/87

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