



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



27 NOVEMBER 2026 AT 11:00 AM

BUYERS — INFORMATION PACK

MALMESBURY DISTRICT

86 Hectare Mandarin Citrus Farm on the Berg River,
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



FARM DESCRIPTION

Remaining Extent of the Farm BERG RIVIER No. 151 Malmesbury Registration Division| Western Cape

Farm Oudemuur is an 86.8629 hectare citrus farm near Koringberg in the Western Cape, with approximately 62.97 hectares of mandarin orchards across 19 blocks. The farm borders the Berg River and includes net-covered orchards, irrigation infrastructure, a main dwelling, staff accommodation and operational buildings.

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
Registered extent	86.8629 hectares
Location	Near Koringberg, north of Moorreesburg; western boundary along the Berg River
Registered owner	Morgan Creek Oudemuur (Pty) Ltd (2002/031493/07)
Title deed	T2102/2020, Cape Town Deeds Office
Municipality	Swartland Municipality
Primary enterprise	Mandarin citrus production across 19 orchard blocks
Irrigation allocation	534 100 m³ annually through the Benede Bergrivier Irrigation Scheme, according to the valuation



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± 86.8629 HA



LOCATION & ACCESS

The farm lies in the Swartland agricultural region near Koringberg. Access can be obtained from the N7 via Koringberg and the Sanddrif gravel road, followed by a short servitude access road to the main gate. The terrain is undulating and slopes west toward the Berg River.



Map for -32.920119,18.602947

See more information about this place on Google

 google.com



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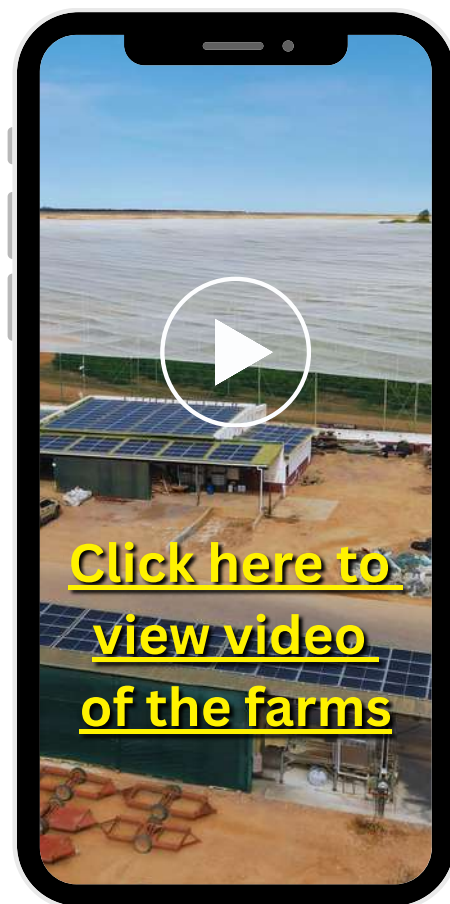
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LANDUSE & ORCHARD PROFILE

The 19 orchard blocks total 62.97 ha of mandarin citrus. Varieties recorded are Nadorcott, Nules, OR4 and Leanri. The 2016–2018 plantings total 50.65 ha; the 1999 Nules blocks total 12.32 ha. Approximately 41.61 ha are under netting. Areas are rounded in the valuation; tree densities and block detail appear in the schedule below.

Use	Area supplied
Planted orchards	62.97 ha
Guesthouse lawn	1.00 ha
Grazing camp	7.50 ha
Dam	1.10 ha
Buildings and roads	15.43 ha
Total of supplied areas	88.00 ha

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Block	Commodity	Variety	Year	Age	Trees/ha	Irrigation	Nets	HA
Block 1	Mandarin	OR4 Carrizo Citrange	2017	9	2265	Drip	Yes	3.67
Block 2	Mandarin	NADORCOTT	2017	9	1354	Drip	Yes	1.96
Block 3	Mandarin	NADORCOTT	2016	10	1286	Drip	Yes	1.78
Block 4	Mandarin	NULES	1999	27	742	Drip	No	0.76
Block 5	Mandarin	NULES	1999	27	3463	Drip	No	3.49
Block 6	Mandarin	NULES	1999	27	4599	Drip	No	4.59
Block 7	Mandarin	NULES	2018	8	3087	Drip	No	4.54
Block 8	Mandarin	LEANRI	2017	9	3150	Drip	Yes	4.59
Block 9	Mandarin	LEANRI	2017	9	1339	Drip	Yes	1.96
Block 10	Mandarin	NULES	1999	27	3549	Drip	No	3.48
Block 11	Mandarin	NADORCOTT	2016	10	1594	Drip	Yes	2.29
Block 12	Mandarin	NADORCOTT	2017	9	4017	Drip	Yes	5.88
Block 13	Mandarin	NADORCOTT	2017	9	2521	Drip	Yes	3.7
Block 14	Mandarin	OR4	2017	10	2183	Drip	Yes	3.54
Block 15	Mandarin	NADORCOTT	2017	9	2504	Drip	Yes	3.66
Block 16	Mandarin	NADORCOTT	2017	9	2987	Drip	Yes	4.43
Block 17	Mandarin	NULES	2018	8	3044	Drip	No	4.5
Block 18	Mandarin	NADORCOTT	2017	9	1854	Drip	Yes	2.71
Block 19	Mandarin	NADORCOTT	2017	9	1029	Drip	Yes	1.44
Total mandarin orchards								62.97

ORCHARD SCHEDULE AGE & COVER



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Block	Commodity	Variety	Year	Age	Trees/ha	Nets	Ha
Block 7	Mandarin	NULES	2018	8	3087	No	4.54
Block 17	Mandarin	NULES	2018	8	3044	No	4.5
2018 open orchards subtotal							9.04
Block 1	Mandarin	OR4	2017	9	2265	Yes	3.67
Block 2	Mandarin	NADORCOTT	2017	9	1354	Yes	1.96
Block 8	Mandarin	LEANRI	2017	9	3150	Yes	4.59
Block 9	Mandarin	LEANRI	2017	9	1339	Yes	1.96
Block 12	Mandarin	NADORCOTT	2017	9	4017	Yes	5.88
Block 13	Mandarin	NADORCOTT	2017	9	2521	Yes	3.7
Block 15	Mandarin	NADORCOTT	2017	9	2504	Yes	3.66
Block 16	Mandarin	NADORCOTT	2017	9	2987	Yes	4.43
Block 18	Mandarin	NADORCOTT	2017	9	1854	Yes	2.71
Block 19	Mandarin	NADORCOTT	2017	9	1029	Yes	1.44
Block 3	Mandarin	NADORCOTT	2016	10	1286	Yes	1.78
Block 11	Mandarin	NADORCOTT	2016	10	1594	Yes	2.29
Block 14	Mandarin	OR4	2016	10	2183	Yes	3.54
2016–2017 net-covered orchards subtotal							41.61
Block 4	Mandarin	NULES	1999	27	742	No	0.76
Block 5	Mandarin	NULES	1999	27	3463	No	3.49
Block 6	Mandarin	NULES	1999	27	4599	No	4.59
Block 10	Mandarin	NULES	1999	27	3549	No	3.48
1999 open orchards subtotal							12.32
Total mandarin orchards							62.97



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534 100 m³ per year

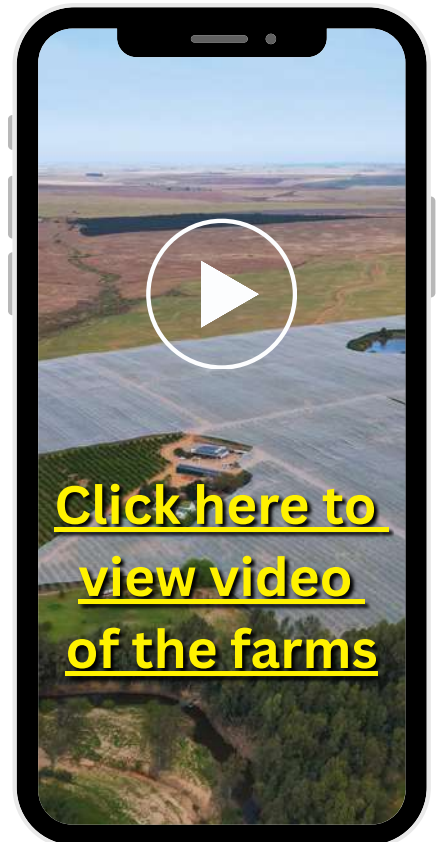


WATER & IRRIGATION

Annual water allocation of 534 100 m³. Using the Department of Water and Sanitation crop factor of 7 000 m³ per hectare, this equates to approximately 76.3 hectares of water allocation.

Additional 40 000 m³ holding dam present. It serves as a buffer so that irrigation water does not need not be pumped directly from the Berg River during irrigation. The drip irrigation may use less water than the Department's crop factor and that the allocation provides flexibility in dry years.

Actual water use and delivery remain subject to verification by potential buyers.



[Click here to view video of the farms](#)



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2 732 m²



BUILDINGS & IMPROVEMENTS

The main utility shed includes internal office space, a bathroom and kitchen, as well as areas used as a workshop and chemical storage room. The main utility shed and offices at approximately 395 m².

Improvement	Structure	Roofing	Area	Description shown
Dwelling	Brick and mortar	Corrugated	305 m ²	3 bedrooms, 3 bathrooms, family room, lounge,
Porch	Brick and mortar	Corrugated	106 m ²	Cement floor
Cottage	Brick and mortar	Corrugated	45 m ²	1 bedroom, 1 bathroom, living room and kitchen
Store	Brick and mortar	Corrugated	394 m ²	Enclosed and screened cement floor; irrigation
Lean-to	Steel	Corrugated	102 m ²	Steel frame under IBR roof
Open store	Brick and mortar	Corrugated	476 m ²	Steel frame with cement screed floor
Carport	Steel	IBR	93 m ²	Steel frame
Staff housing	Brick and mortar	Corrugated	647 m ²	Brick and plastered walls with cement screed floors;
Pump house	Brick and mortar	Corrugated	64 m ²	Brick and plastered walls with cement screed floors
Pool	Steel	Corrugated	13 m ²	Glass-fibre pool
Concrete loading slab	Brick	Open	487 m ²	Brick paved
Total improvements			2 732 m²	
Net houses	Wood	Net	+ 48.10	5-metre wooden poles with cable anchors under



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ELECTRICITY & SOLAR SYSTEMS

The farm has one 100 kVA electricity supply point at the pump room. Step-down and step-up transformers distribute power from there to the homestead

The 85 kW farm solar system, comprising three SolarEdge SE 27.6 kW inverters, which supplies the farm's operations and is registered as a small-scale embedded generation (SSEG) installation.

The main dwelling has a separate solar system comprising three Victron inverters and a Blue Nova battery system described as 11 kW. The battery's rated capacity and the scope of the SSEG registration should be confirmed by prospective buyers from the equipment and registration documents.



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± 86.8629HA



AGRICULTURAL PROFILE OF KORINGBERG AREA

Farm Oudemuur (RE of the farm Berg Rivier 151) lies near Koringberg in the northern Swartland, alongside the Berg River. The wider Swartland is an established agricultural region associated particularly with winter grain production. Agricultural activity is more varied along the Berg River, where access to irrigation water supports intensive cultivation, including orchards. Swartland Municipality's spatial framework specifically identifies irrigated agricultural areas along the river for protection.

The area has a winter rainfall pattern, with dry summers that make irrigation particularly important for permanent crops. The municipality notes that intensive orchard cultivation depends on both suitable land and an available irrigation supply. Oudemuur's registered irrigation allocation and established mandarin orchards should therefore be considered together when assessing its agricultural use.

For context, Swartland's agricultural land is predominantly used for grains, legumes, oilseeds and pasture. Citrus is present, but occupies a much smaller area than in the Cederberg, the principal citrus-producing municipality in the West Coast district. Oudemuur is consequently best described as an established irrigated citrus operation within a broader grain-farming region, rather than as representative of the typical dryland farm around Koringberg.



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KEY FARMING HIGHLIGHTS

ESTABLISHED SOFT CITRUS OPERATION:

Approximately 62.97 ha of orchards across 19 blocks, planted to Nules clementines and OR4, Leanri and Nadorcott mandarins.

EXTENSIVE NET-COVERED PRODUCTION:

Approximately 41.61 ha of orchards under netting.

IRRIGATION ALLOCATION:

534 100 m³ per annum through the Benede Bergrivier Irrigation Scheme, equivalent to approximately 76.3 ha at the DWS crop factor of 7 000 m³/ha.

WATER STORAGE:

A 40 000 m³ holding dam allows water to be stored before irrigation rather than irrigating directly from the river.

FARM POWER INFRASTRUCTURE:

One 100 kVA supply point at the pump room, transformers serving the farmyard and a reported 85 kW solar system with three SolarEdge inverters.

OPERATIONAL FACILITIES:

A store with office, kitchen, bathroom, workshop, irrigation room, chemical room and fertiliser storage, together with an open store, loading area, pump house and staff accommodation.

RANGE OF ORCHARD AGES:

Plantings recorded from 1999 to 2018, providing a mix of established blocks and younger orchards. Further advice is that some mandarin trees may be physiologically younger than their recorded planting ages.



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Property Report

7 September 2026 15:42

Report ID | ed120036-fa9e-45 10-a84-ba2c11ede50c

Amanda Kearthland

Property Details

Farm

Malmesbury Rd, Western Cape

[Get Directions](#)

[-32.920119,18.602947](#)

Legal Description

Farm Number	151 (RE Of Farm 151 "BERG RIVIER")
Farm Name	BERG RIVIER
Portion	0
Suburb	Swartland Non Urban
Reg Division	Malmesbury Rd
Municipality	Swartland
Province	Western Cape

Land Size (Registered)	Land Size (Cadastral)	Last Sales Date	Last Sales Price
86.8629 ha	87.0854 ha	11/10/2019	R31 000 000



Owner Details

1 Owner

Owner Name	ID Number	Title Deed No.	Marital Status	Share
Morgan Creek Oudemuur Pty Ltd	200203149307	T2102/2020	-	Share -

Bond Details

Institution ABSA	Registration Date 01/02/2022	Bond Number B1903/2022	Bond Amount R 6 000 000
Institution DOLE SOUTH AFRICA PTY LTD	Registration Date 01/02/2022	Bond Number B1904/2022	Bond Amount R 9 000 000
Institution ABSA	Registration Date 04/08/2021	Bond Number B20216/2021	Bond Amount R 12 000 000

Municipal Valuation

Valuation Year 2023	Rating Period 2025/2026	Usage Category Agriculture	Usage Agriculture	Valuation Amount R 31 850 000	Estimated Monthly Rates R 3 731.76
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Transfer History

2020	Registration Date 28/01/2020	Title Deed No. T2102/2020	Buyer Legal Entity	Seller Legal Entity	Purchase Date 11/10/2019	Purchase Price R 31 000 000
2013	Registration Date 14/06/2013	Title Deed No. T28427/2013	Buyer Legal Entity	Seller Legal Entity	Purchase Date 08/03/2013	Purchase Price R 8 500 000
2013	Registration Date 28/02/2013	Title Deed No. T9708/2013	Buyer Legal Entity	Seller Legal Entity	Purchase Date 29/02/2012	Purchase Price R 5 515 000

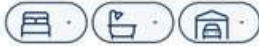
Servitudes

Tag Value	Area / Line	Geometry	Servitude Type
5279/2002001	Area	4175 m ²	Pipeline
5280/2002001	Area	5901 m ²	Pipeline
6472/1997001	Area	3919 m ²	Pipeline
93/2014001	Area	4374 m ²	Pipeline

Comparable Analysis



Malmesbury Rd, Western
Cape



Erf Size

868629 m²

Area Under Roof

-



Average Sales Price

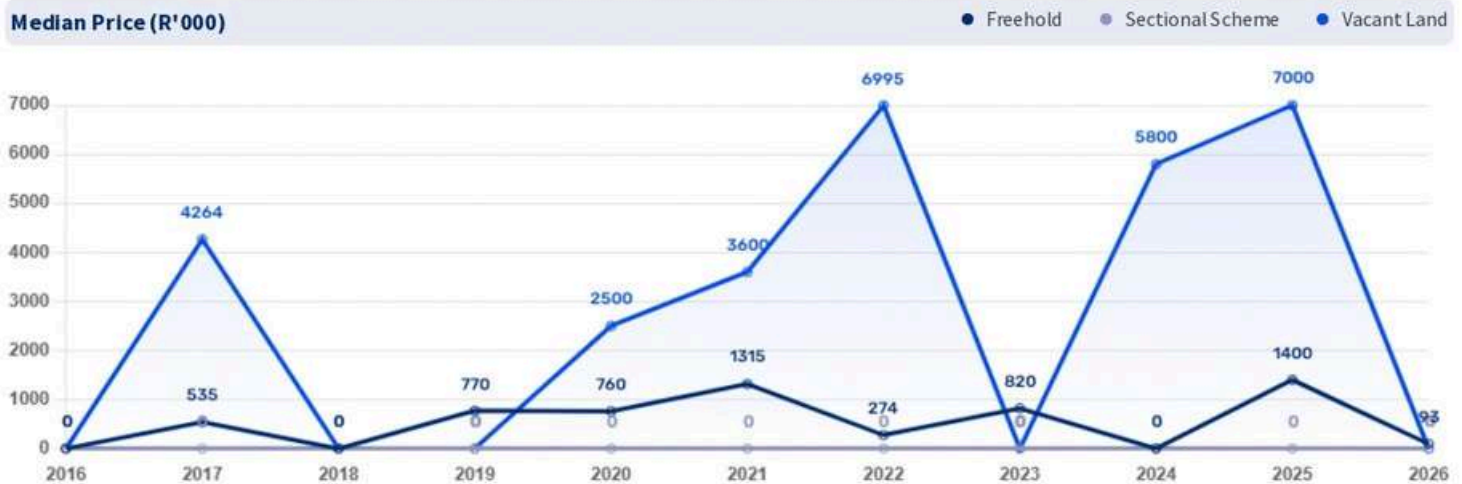
R 9 130 645

No.	Address	Erf/Ptn	Dist	Reg Date	Sales Date	Erf Size	Floor Size	Sales Price			
1	Not Available	327 3	18393	2024/11/28	2024/03/19	170.16 ha R 4/m ²	-	R 7 657 393	-	-	-
2	Not Available	321 1	18319	2024/07/09	2024/02/15	101.18 ha R 20/m ²	-	R 20 000 000	-	-	-
3	Not Available	79 26	17808	2024/12/04	2024/09/17	1.14 ha R 471/m ²	650 R 8 230/m ²	R 5 350 000	4	-	-
4	Not Available	79 12	17448	2026/03/10	2025/11/22	3579 R 363/m ²	-	R 1 300 000	-	-	-
5	Not Available	81 25	17419	2025/06/03	2025/01/29	6651 R 395/m ²	399 R 6 578/m ²	R 2 625 000	3	-	-
6	Not Available	259 0	16885	2024/12/05	2024/07/19	994.79 ha R 2/m ²	-	R 20 250 000	-	-	-
7	Not Available	1216 0	15702	2024/07/11	2024/04/30	461.35 ha R 3/m ²	586 R 22 073/m ²	R 12 934 900	-	-	-
8	Not Available	79 6	15612	2025/01/30	2024/12/03	43.43 ha R 4/m ²	-	R 1 816 819	-	-	-
9	Not Available	97 3	15263	2024/11/08	2024/08/21	1324.52 ha -	-	R 5 000 000	-	-	-
10	Not Available	90 3	14937	2026/05/14	2025/11/29	213.36 ha R 2/m ²	-	R 4 601 000	-	-	-
11	Not Available	184 26	14606	2026/01/29	2025/11/04	5.84 ha R 103/m ²	264 R 22 727/m ²	R 6 000 000	3	2	2
12	Not Available	89 10	14126	2024/06/27	2024/04/04	62.22 ha R 7/m ²	-	R 4 300 000	-	-	-
13	Not Available	89 5	13511	2025/03/07	2024/11/20	67.22 ha R 8/m ²	-	R 5 500 000	-	-	-
14	Not Available	247 2	13170	2024/01/17	2023/09/15	123.58 ha R 4/m ²	-	R 4 600 000	-	-	-
15	Not Available	126 14	12234	2025/09/17	2025/08/08	456.19 ha R 2/m ²	-	R 10 005 000	-	-	-
16	Not Available	148 17	9474	2024/12/03	2024/05/23	41.49 ha R 29/m ²	-	R 12 000 000	-	-	-
17	Not Available	144 3	8010	2024/07/26	2024/05/20	171.13 ha R 8/m ²	-	R 12 850 000	4	2	2

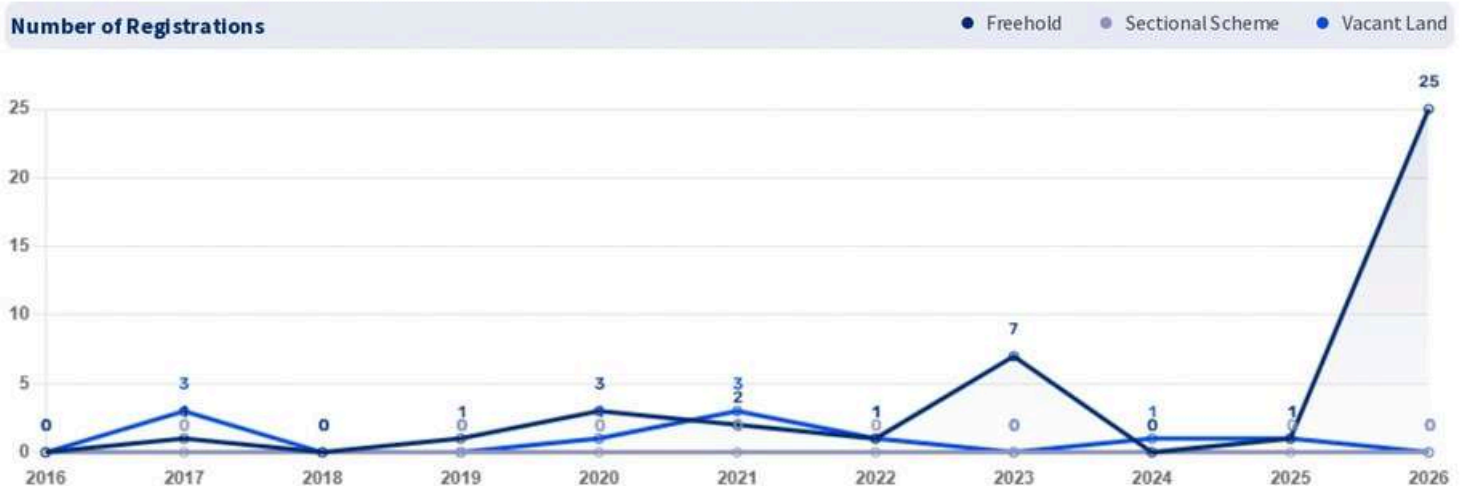
No.	Address	Erf/Ptn	Dist	Reg Date	Sales Date	Erf Size	Floor Size	Sales Price			
18	Not Available	309 0	7695	2025/08/08	2024/10/11	2008.14 ha R 2/m ²	-	R 40 000 000	-	-	-
19	Not Available	144 20	5607	2024/04/18	2023/11/24	2148 R 34/m ²	-	R 72 795	-	-	-
20	Not Available	138 5	3619	2023/11/30	2023/09/08	117.34 ha R 5/m ²	-	R 5 750 000	6	6	-

Trends

Median Price (R'000)



Number of Registrations



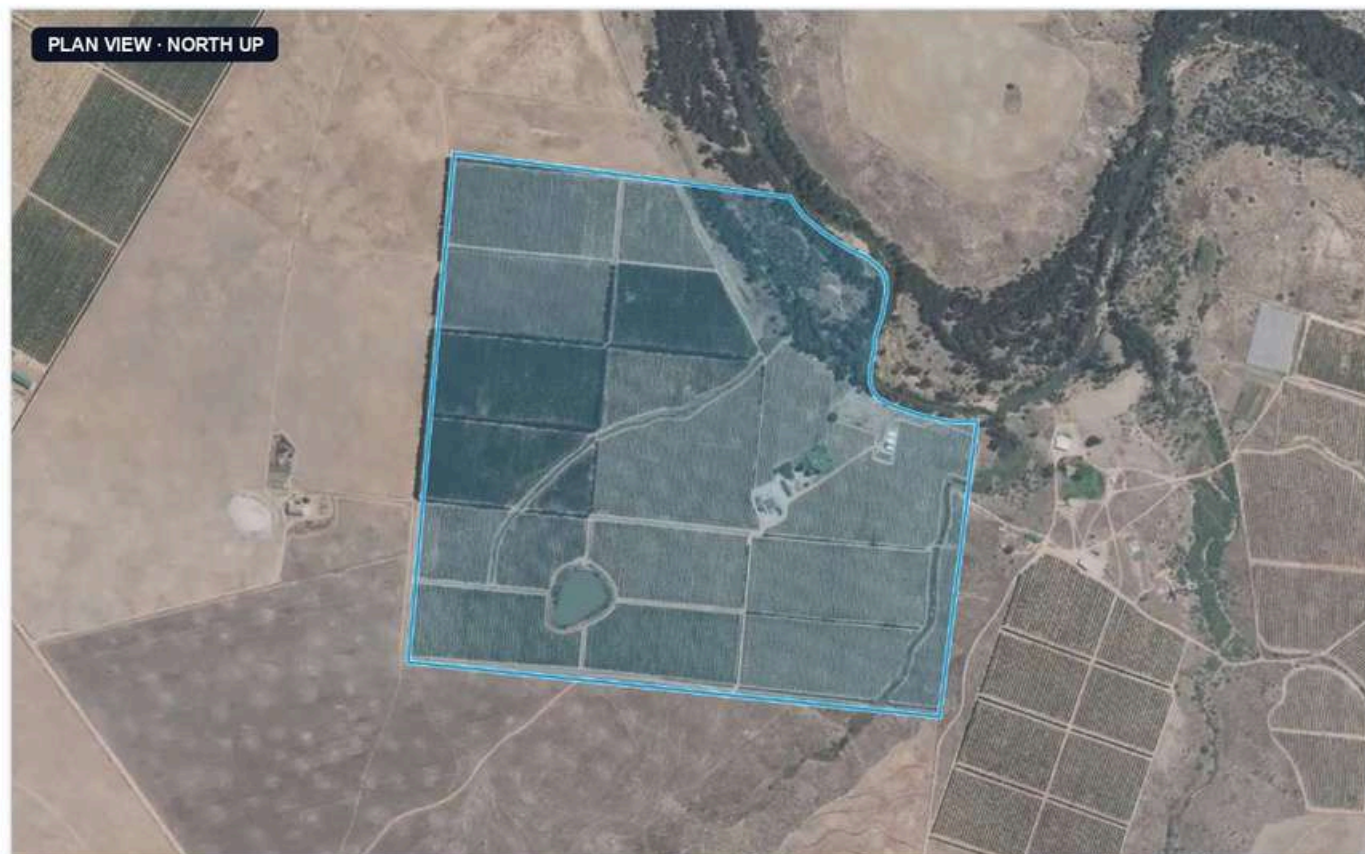
Disclaimer

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This report was purchased by Amanda Keartland, who is the Responsible Party under POPIA for the use of any personal information herein. Here's our [Privacy Policy](#).

Rem. of the Farm Berg Rivier 151

Western · Generated 23 Sept 2026



EXTENT

86,63 ha

PERIMETER

3,81 km

SIDES

33

TYPE

Farm portions

OPEN & DIRECTIONS

[View on the live map](#)

[Get directions](#)

Coordinates **-32.920115, 18.602911**

Live map <app.propmap.co.za/p/C04600000000015100000~portion>



Scan to open
the live map

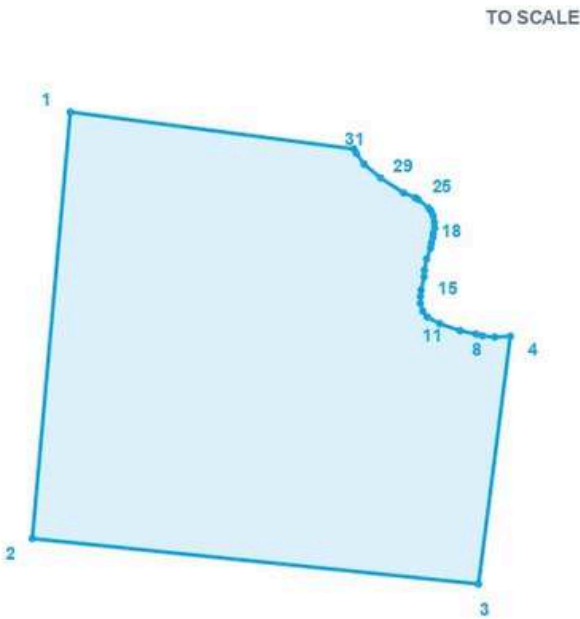
Property details

Legal description	Remaining Extent of the Farm Berg Rivier 151, Registration Division Malmesbury, Province of Western
SG code (LPI)	C04600000000015100000
26-digit key	W015C046000000000151000001
Parcel type	Farm portions
Farm name	Berg Rivier 151
Extent	86,63 ha
Perimeter	3,81 km
Longest side	999 m
Sides	33
Admin region	MALMESBURY
Province	Western
Municipal ward	Ward 1 · Swartland
Legal status	Registered (R)
SG data updated	2015-06-02
Coordinates	-32.920115, 18.602911

Boundary & dimensions

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

1-2	953 m	2-3	999 m
3-4	556 m	4-5	35 m
5-6	28 m	6-7	15 m
7-8	36 m	8-9	48 m
9-10	31 m	10-11	16 m
11-12	19 m	12-13	15 m
13-14	14 m	14-15	31 m
15-16	14 m	16-17	26 m
17-18	26 m	18-19	11 m
19-20	13 m	20-21	9 m
21-22	12 m	22-23	13 m
23-24	14 m	24-25	12 m
25-26	9 m	26-27	30 m
27-28	8 m	28-29	28 m
29-30	61 m	30-31	48 m
31-32	29 m	32-33	12 m
33-1	637 m		



Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north



View from the south

A. VIR AKTEBESORGER GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore / deelittels: Simultaneously with other registries / sectional titles:

Kode / Code	Firma / Firm	Eiendom / Property	Kantoor / Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekanthoor gelaas: Client copies of deeds filed permanently in Deeds Office:

Aard en nommer van akte / Nature and number of deed	Cover No. / Omslag Nr.	Parawe van ondersoekers Initials of Examiners

(c) Notas / Notes:

BLACKBOOK
24-01-2020
ELIZABETH VAN TON

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Interdite nagesien / Interdicts checked		Opmerkinge / Remarks	Paraal Initials
Datum / Date	Paraal Initials	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
		(2) Begintingsrewe Endowment even	
		(3) Begintings Endowment	
		(4) Voorwaardes Conditions	
		(5) Mikro Micro	
		(6) Algemene Plan General Plan	
		(7) Titellakte Title deed	
		(8) Verbande teen dorpsittel Bonds against township title	
		(9) Datum nagesien Date checked	

Kantoor instruksies / Office instructions:

Seksie / Section

data change BC 34699/1993 + K 1003/2013 S

Mark

C.A.J. VAN HAARDE 1171 23/1/2020

Deeds Reg A/C No. CTN **KESSLER DE JAGER INC.** EXECUTION/UITVOERING
TELEPHONE: (021) 591-4154

157
Akte Kant Rek Nr. Ref No / Verw. Nr. ME 13798 (6041614)

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Datum van indiening / Date of lodgement

LODGED
17-01-2020
INGEDIEN

RCC. 8/2/20

Ondersoekers / Examiners	Kamers / Rooms	Skakeling / Linking	Reject Verwerp	Passeer Pass
1. E. VAN WYK 1118				
2. C.A.J. VAN HAARDE 1171		4 3		
3.				

B. VIR AKTEBESORGER GEBRUIK / FOR CONVEYANCER'S USE:

Aard van Akte / Nature of Deed: **TRANSFER**

BRAND BESIGHEID TRUST

tg.v./i.to. **MORGAN GREEK OUDENBURG**

T 000002102 / 2020

Skakeling / Linking	Titellakte / Titles deeds within
4 4	T28421/2013 IN NO. 4 OF BATCH

GELYKTYDIGES / SIMULS

No. in stel / batch	Kode / Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma Firm No.
1	BC	BRAND BESIGHEID TRUST	STOB	W
2	BC	WV(B) BRAND BESIGHEID TRUST	KESSLER DE JAGER	157
3	BC	WV(B) BRAND BESIGHEID TRUST	1 1 V	157
4	T	BRAND BESIGHEID TRUST	1 1 V	157
5				
6				
7				
8				
9				
10				
11				
12				

HANDED IN FOR EXECUTION
27 JAN 2020
HANDED IN FOR EXECUTION

Registrasie versoek deur / Registration requested by:

Datum / Date:

080007194140

REMAINDER OF THE FARM BERGERWIJVER NO. 151

(Kort beskrywing van eiendom (stegs para 1 in Akte) / Brief description of property (merely para 1 in Deed))

157

BOY LOUW INGELYF
HOOFSTRAAT 188, PAARL, 7646

Opgestel-deur.my

Monique Christina Schreuder

TRANSPORTBESORGER
MONIQUE CHRISTINA SCHREUDER

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 31 000 000,00	R. 5104,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg Act/Proc

T 000002102 / 2020

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

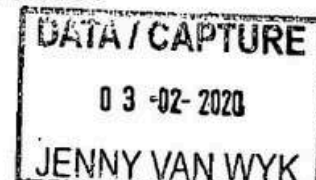
JANNEKE VICTOR

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy/sy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom/haar verleen deur

Die Trustees indertyd van BRAND BESIGHEIDS TRUST

Registrasienommer IT3728/2009

geteken te PAARL op 28 NOVEMBER 2019



En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 11 Oktober 2019, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

MORGAN CREEK OUDEMUUR PROPRIETARY LIMITED

Registrasienuommer 2002/031493/07

diese Opvolgers in titel of Regverkrygendes, in volkome en vrye eiendom

RESTANT VAN DIE PLAAS BERG RIVIER NR. 151

IN DIE SWARTLAND MUNISIPALITEIT

AFDELING MALMESBURY

PROVINSIE WES-KAAP

GROOT : 86,8269 (SES EN TAGTIG KOMMA AGT TWEE SES NEGE) Hektaar

AANVANKLIK OORGEDRA kragtens Grondbrief gedateer 30 Desember 1830 (Stellenbosch Erfpagbriewe Boekdeel 8A Nommer 31) met vervangende Kaart Nr. 8768/1970 wat daarop betrekking het en gehou kragtens Akte van Transport Nr. T28427/2013

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T1690/1892 gedateer 13 April 1892.
- B. ONDERHEWIG VERDER aan die serwituut gedateer 14 Mei 1971 aangebring op Transportakte Nr. T3374/1943 wat soos volg lees:

"Restant

Kragtens Transportakte Nr. T12456/1971 is die restant van die plaas Berg Rivier Nr. 151 groot 86,8269 hektaar hieronder gehou, onderhewig aan:

- a) 'n Serwituutpad 8 meter wyd, die Suid-Westekant waarvan aangedui word deur die gebroke lyn B L x op Kaart Nr. 8769/70 daaraan geheg;
- (b) 'n Serwituutpad 8 meter wyd soos aangedui deur die gebroke lyn x y op gesegde kaart, ten gunste van Gedeelte 10 groot 428,7816 hektaar, daardeur getransporteer soos meer volledig sal blyk uit gesegde Akte van Transport."

WESHALWE die komparant afstand doen van al die regte en titel wat

Die Trustees indertyd van BRAND BESIGHEIDS TRUST
Registrasienuommer IT3728/2009

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

MORGAN CREEK OUDEMUUR PROPRIETARY LIMITED
Registrasienuommer 2002/031493/07

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprys die bedrag van R31 000 000,00 (EEN EN DERTIG MILJOEN RAND) beloop.

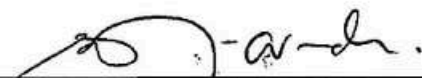
TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die 28 ste dag van Januarie 2020.



q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

157

BOY LOUW INGELYF
HOOFSTRAAT 188, PAARL, 7646

Opgestel deur, my

176.


TRANSPORTBESORGER
JANNEKE VICTOR
MONIQUE CHRISTINA SCHREUDER

VOLMAG OM TRANSPORT TE GEE

Ek, die ondergetekende

EUGENE JACQUES BRAND
behoorlik hiertoe gemagtig kragtens 'n resolusie geneem deur die
Trustees indertyd van
BRAND BESIGHEIDS TRUST
Registrasienommer IT3728/2009
aangestel kragtens Magtigingsbrief deur die Meester van die
Hooggeregshof van Suid-Afrika Wes-Kaap Afdeling, Kaapstad te
Kaapstad op 21 Januarie 2010

benoem hiermee FLORIS ALBERTUS HANEKOM EN/OF HENDRIK ALBERTYN
LOUW EN/OF LISE COETZEE EN/OF MONIQUE CHRISTINA SCHREUDER
EN/OF RENE LYDIA MICHELS EN/OF TERTIA LIZETTE KRIEL EN/OF
JANNEKE VICTOR EN/OF JOHN CEDRIC GILMOUR EN/OF MARAIS HOON

met mag van substitusie om as my ware en wettige Gemagtigde en Agent te
verskyn voor die REGISTRATEUR VAN AKTES te KAAPSTAD, en daar en dan
namens my transport uit te maak aan

MORGAN CREEK OUDEMUUR PROPRIETARY LIMITED
Registrasienommer 2002/031493/07

van die volgende eiendom

RESTANT VAN DIE PLAAS BERG RIVIER NR. 151
IN DIE SWARTLAND MUNISIPALITEIT
AFDELING MALMESBURY
PROVINSIE WES-KAAP

8269 AGT TWEE SES NEGE
GROOT : 86,8629 (SES EN TAGTIG KOMMA AGT SES TWEE NEGE)
Hektaar

GEHOU KRAGTENS Transportakte Nr. T28427/2013

wat verkoop is aan die koper/s deur die verkoper/s op 11 Oktober 2019, vir die
bedrag van R31 000 000,00 (Een en Dertig Miljoen Rand), in volle en vrye
eiendom.

Wat behoorlik betaal of verseker is, en in die algemeen, ten einde voorgenoemde doeleindes uit te voer of te laat doen as wat nodig is, net so volmaak en doeltreffend asof ekself teenwoordig was en hierin gehandel het, en hiermee word bekragtig en toegestaan en word belowe en ooreengekom om te bekragtig en toe te staan, alles en wat ook genoemde Prokureur en Agent kragtens hierdie akte wettiglik doen en laat doen.

GETEKEN TE **PAARL** op **28 NOVEMBER 2019**
in die teenwoordigheid van die ondergetekende getuies.

AS GETUIES:

1.




EUGENE JACQUES BRAND namens
BRAND BESIGHEIDS TRUST

2.

Monique Christina Schreuder
Kommissaris van Ede / Commissioner of Oaths (RSA)
Praktiserende Prokureur / Practising Attorney
Aktebesorger / Conveyancer
Notaris Publik / Notary Public, RSA
Boy Louw Ingelyf / Boy Louw Incorporated
188 Main Street, Paarl

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Boy Louw Ing

SERTIFIKAAT

Ek bevestig dat ons die TDREP vanaf SARS ontvang het voordat ons opgemerk het dat die grootte van die eiendom in Transportakte Nr. T28427/2013 foutief is.

Ek sertifiseer dat die grootte van die eiendom op die TDREP soos volg moet lees:

GROOT : 86,8269 (SES EN TAGTIG komma AGT TWEE SES NEGE) HEKTAAR.



MONIQUE CHRISTINA SCHREUDER
TRANSPORTBESORGER

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**SERTIFIKAAT INGEVOLGE ARTIKEL 118 VAN DIE WET OP PLAASLIKE REGERING:
MUNISIPALE STELSLS, 2000 (WET NO. 32 VAN 2000)
(SOOS VOORGESKRYF INGEVOLGE ARTIKEL 120 VAN WET NO. 32 VAN 2000)**

UITGEREIK DEUR MUNISIPALITEIT

Ingevolge Artikel 118 van die Wet op Plaaslike Regering: Munisipale Stelsels, 2000 (Wet No. 32 van 2000), word hiermee gesertifiseer dat alle bedrae wat verskuldig geraak het aan MUNISIPALITEIT in verband met die bovermelde eiendom wat binne daardie munisipaliteit geleë is, vir munisipale dienstegelede, bobelasting op gelde, eiendomsbelasting en ander munisipale belastinge, heffings en aksyns gedurende die twee jaar wat die datum van aansoek om hierdie sertifikaat voorafgaan, ten volle betaal is.

EIENDOMSBEKRYWING:

RESTANT VAN DIE PLAAS BERG RIVIER NR. 151
IN DIE SWARTLAND MUNISIPALITEIT
AFDELING MALMESBURY
PROVINSIE WES-KAAP

GROOT 86,8269 (SES EN TAGTIG KOMMA AGT TWEE SES NEGE) Hektaar

MUNISIPALE VERWYSINGSNOMMER:

SONERING:

VERKOOPSPRYS: R31 000 000.00

VERKOOPDATUM: 11 Oktober 2019

AARD VAN TRANSAKSIE: Privaat ooreenkoms

BESITDATUM: DATUM VAN REGISRASIE

TRANSPORTBESORGER:

BOY LOUW INGELYF (LOUISE BRITZ)
Telefoon: 021 860 3500
HOOFSTRAAT 188, PAARL, 7646

Epos : lbritz@boylouw.com

TRANSPORTGEWER(S):

Die Trustees indertyd van BRAND BESIGHEIDS TRUST
Registrasienommer IT3728/2009(C)

Adres(se): GELUKWAARTS PLAAS, POSBUS 297, PORTERVILLE, 6810
Kontak Nr. 083 799 3860 (EUGENE BRAND)

Epos : oudemuur @arubasouthafrica.co.za

TRANSPORTNEMER(S):

MORGAN CREEK OUDEMUUR PROPRIETARY LIMITED
Registrasienommer 2002/031493/07

Adres(se): GELUKWAARTS PLAAS, POSBUS 297, PORTERVILLE, 6810
Kontak Nr.: 083 799 3860 (EUGENE BRAND)

Epos : oudemuur @arubasouthafrica.co.za

ADRES NA BESITDATUM:

GELUKWAARTS PLAAS, POSBUS 297, PORTERVILLE, 6810

Handtekening van Applikant: W. Britz

Datum: 2019 -12- 09

Hierdie sertifikaat is geldig tot 8 Februarie 2020

Geggee onder my hand te Malmesbury op 9 Desember 2019

**MUNISIPALE BESTUURDER
MUNISIPALITEIT**

J. Marens
Gemagtigde Beampte

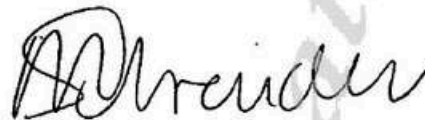


157
Boy Louw Ing

4

SERTIFIKAAT

Ek sertifiseer dat die trustnommer van die Transportgewer BRAND BESIGHEIDS TRUST in 2009 toegeken is, maar eers op 21 Januarie 2010 deur die Meester van die Wes-Kaap Hoë Hof, Kaapstad (Wes-Kaap Hoë Hof, Kaapstad) geregistreer is en dat die trustees wat kragtens Magtigingsbrief Nr. IT3728/2009 aangestel is die oorspronklike trustees is soos vermeld in die Trustakte gedateer 11 Augustus 2009.



MONIQUE CHRISTINA SCHREUDER
TRANSPORTBESORGER

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DEPARTEMENT VAN JUSTISIE
REPUBLIEK VAN SUID-AFRIKA

MAGTIGINGSBRIEF

Ingevolge artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)

No: IT3728/2009

Hiermee word gesertifiseer dat EUGENE JACQUE BRAND (ID NO.720511 5068 080),
GERHARDUS ANDRIES VISSER BRAND (ID NO.461116
5011 081),
WILLEM JACOBUS CRONJE (ID NO.691127 5241 083)

gemagtig word om as trustees van die BRAND BESIGHEIDS TRUST

op te tree.

GEGEE onder my hand te KAAPSTAD op hede die

dag van ~~DESEMBER 2009~~

2010 - 01 - 21


AGOE MEESTER VAN DIE WES-KAAP HOE HOF, KAAPSTAD
(WES-KAAP HOE HOF, KAAPSTAD)

GESERTIFISEER 'N WARE AFSCRIF VAN DIE OORSPRONKLJKE
DOKUMENT. GEEN AANDUIDING DAT DIE OORSPRONKLJKE
DOKUMENT DEUR ONGEMAGTIGDE PERSONE GEWYSIG IS NIE.
CERTIFIED A TRUE COPY OF THE ORIGINAL DOCUMENT.
THERE IS NO INDICATION THAT THE ORIGINAL DOCUMENT
HAD BEEN AMENDED BY UNAUTHORISED PERSONS.

Kommissaris van Ede / Commissioner of Oaths
HERMAN ALBERT VAN DER MERWE (CA) SA
Olea Place, Electron Street, Techno Park, Stellenbosch 7600, South Africa
Datum 12/2/10 Plek Stellenbosch



6

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS08834 - NCAPAI LINDA

DATE : 20200117 TIME : 11:35:07.5 PAGE : 1

TRACK NUMBER : 80007194148

BLACK-BOOKING ENQUIRY ON NAME - BRAND BESIGHEIDS TRUST
ID NUMBER - 3728/2609
BIRTH DATE - 8
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - TRUST

PERSON HAS NO CONTRACTS/INTERDICTIONS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

** END OF REPORT **



Vo

6

TRACK NUMBER : 88987358663

PROPERTY DETAILS: PRINT FOR PORTION 8 (R/E)
FARM NO 151
REG DIV MALMESBURY RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO STQ8A-31/1830
EXTENT 86.8629 H
CLEARANCE SWARTLAND DC
FARM NAME BERG, RIVIER

NO INTERDICTIONS

DOCUMENTS
BC34699/1993
B115/2016
K1083/20135
FARM MM 151
PTNS MM RD 151/1-3,6

HOLDER & SHARE
MINISTERS TOESTEMMING
DOLE SOUTH AFRICA PTY LTD

AMOUNT
R18000000.00

O/P/A	SCAN/MICRO/REF	MMD
	1993 0481 2245	
	20160429082209	0187
	20131830185748	1009
	1985 0044 1847	

OWNER DETAILS

FULL NAME & SHARE
BRAND BESIGHEIDS TRUST

PURCH DATE AMOUNT/REASON O/P/A-IDENTITY
20130308 R8500000.00 3728/2009

TITLE DEED	MMD	MICROFILM REF
T28427/2013	0614	20160429082227

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

IKHE: /XARRA /IKE



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End — **THANK YOU**

Thank you for your interest in Farm Oudemuur.

We invite prospective purchasers to arrange a viewing, review the available property documents and conduct their own due diligence before attending the auction.

For further information or to arrange an inspection, please contact Park Village Auctions.

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



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