

17 SEPTEMBER 2026



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



SIMULCAST AUCTION

BUYERS — INFORMATION PACK

BETHLEHEM DISTRICT

**99 HA SCENIC GRAZING FARM ADJACENT TO
SALSPOORT DAM, BETHLEHEM RD, FREE STATE**



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300
Nico Maree: 082 625 4455

bloemadmin@parkvillage.co.za



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± 99.4653 HA

PROPERTY DESCRIPTION

REMAINDER OF FARM ASRIVIER NO. 1437 & PORTIONS 4 AND 6 OF FARM RENDEZVOUS NO. 1491

Registered Extent: **±99.4653 Ha**

Grazing: **±98.4053 HA** | Homestead & Wasteland: **±1.06 HA**

Main Dwelling: **±117 m²** | Workshop: **±234 m²**

Title Deed Number: **T427/2017**

The farm extends over **99.4653 hectares** and is predominantly utilised as natural grazing land. Based on the valuation information, approximately **98.4053 hectares** comprise grazing, with the remaining **±1.06 hectares** allocated to the homestead and wasteland. The grazing capacity is estimated at approximately **1:6 LSU**.

The property is characterised by high-altitude rolling grassland and gently undulating terrain, typical of the eastern Free State. Natural vegetation is predominantly Highveld grassland, while soils in the broader Bethlehem area commonly range from moderately deep loamy to clayey soils on more level land to shallower, stony soils on elevated sections. These characteristics are generally well suited to grazing and livestock-related agricultural use.



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IMPROVEMENTS & FEATURES:

The farm includes basic agricultural infrastructure supporting its current grazing use and livestock potential.

- Existing borehole
- ±98.4053 ha grazing land
- Estimated grazing capacity of ±1:6 LSU
- ±117 m² main dwelling and ±234 m² workshop
- Convenient access from the N5 between Bethlehem and Kestell
- Situated approximately 9.2 km from Bethlehem
- Directly adjacent to Salspoort Dam

The gently undulating Highveld terrain and natural grassland provide a practical base for continued grazing and livestock farming, while the dam-side location adds to the property's overall appeal.



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Agricultural Profile & Land Use

The farm comprises a registered extent of 99.4653 hectares and is situated within the established Bethlehem agricultural district of the Free State, directly adjacent to Salspoort Dam.

The property incorporates the following land-use components:

- ±98.4053 HA of grazing land
- ±1.06 HA of homestead and wasteland
- Estimated grazing capacity of approximately 1:6 LSU

The farm is predominantly suited to grazing and livestock-related agricultural use, with gently undulating Highveld terrain and established natural grassland forming the main agricultural component.

The combination of the grazing extent, existing borehole and accessible location provides a practical base for continued livestock farming. Its position close to Bethlehem, with convenient access from the N5 between Bethlehem and Kestell, further enhances the property's agricultural and lifestyle appeal.

The Farms are offered for sale and will be sold as it presently lies and stands, together with all improvements thereon, and subject to all conditions, servitudes, restrictions, endorsements and other matters contained in or registered against the relevant Title Deed. All farm descriptions, extents, boundaries, beacons and particulars shall be as recorded in the Title Deed. Prospective buyers are required to acquaint themselves fully with the farms, its locality, boundaries, extent, condition and all applicable conditions of title prior to bidding. Neither the Seller nor Park Village Auctions warrants the accuracy of any measurements, descriptions or representations contained in this information pack, and the buyer shall have no claim arising from any discrepancy or deficiency in the extent, description or condition of the farm.



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ABOUT BETHLEHEM DISTRICT

The farm is situated in the Bethlehem district of the eastern Free State, within the Dihlabeng Local Municipality. Bethlehem is an established agricultural service centre supporting a strong surrounding farming economy based on livestock production, grazing, maize, oilseeds and mixed farming activities.

The region falls within a summer-rainfall climate, with most rainfall occurring during the warmer months. Winters are typically cold and dry, with regular frost occurring due to the area's relatively high elevation.

The surrounding landscape is characterised by Highveld grassland, broad open plains and gently undulating terrain. Soils in the Bethlehem area generally range from moderately deep loamy to clayey soils on more level land to shallower, stonier soils on elevated sections.

The property itself is predominantly utilised for grazing, comprising approximately 98.4053 hectares of grazing land, with an estimated carrying capacity of approximately 1:6 LSU. The established natural grassland and gently undulating terrain provide a practical base for continued livestock farming.

A particularly attractive feature is the farm's position directly adjacent to Salspoort Dam, which enhances its setting and overall appeal. Its location approximately 9.2 km from Bethlehem, with convenient access from the N5 between Bethlehem and Kestell, further strengthens its accessibility as an agricultural property.



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Investment Highlights

99.4653 Ha Scenic Grazing Farm

A well-positioned agricultural holding comprising predominantly natural grazing land, with established livestock-farming potential and an attractive eastern Free State setting.

Situated in an Established Agricultural Region

Located in the Bethlehem district within the Dihlabeng Local Municipality, an area traditionally associated with livestock, grazing and mixed farming activities.

Directly Adjacent to Salspoort Dam

The farm enjoys a prominent position alongside Salspoort Dam, enhancing its overall setting, desirability and agricultural appeal.

Predominantly Grazing-Based Land Use

Approximately 98.4053 ha of grazing land, with an estimated grazing capacity of approximately 1:6 LSU, together with approximately 1.06 ha of homestead and wasteland.



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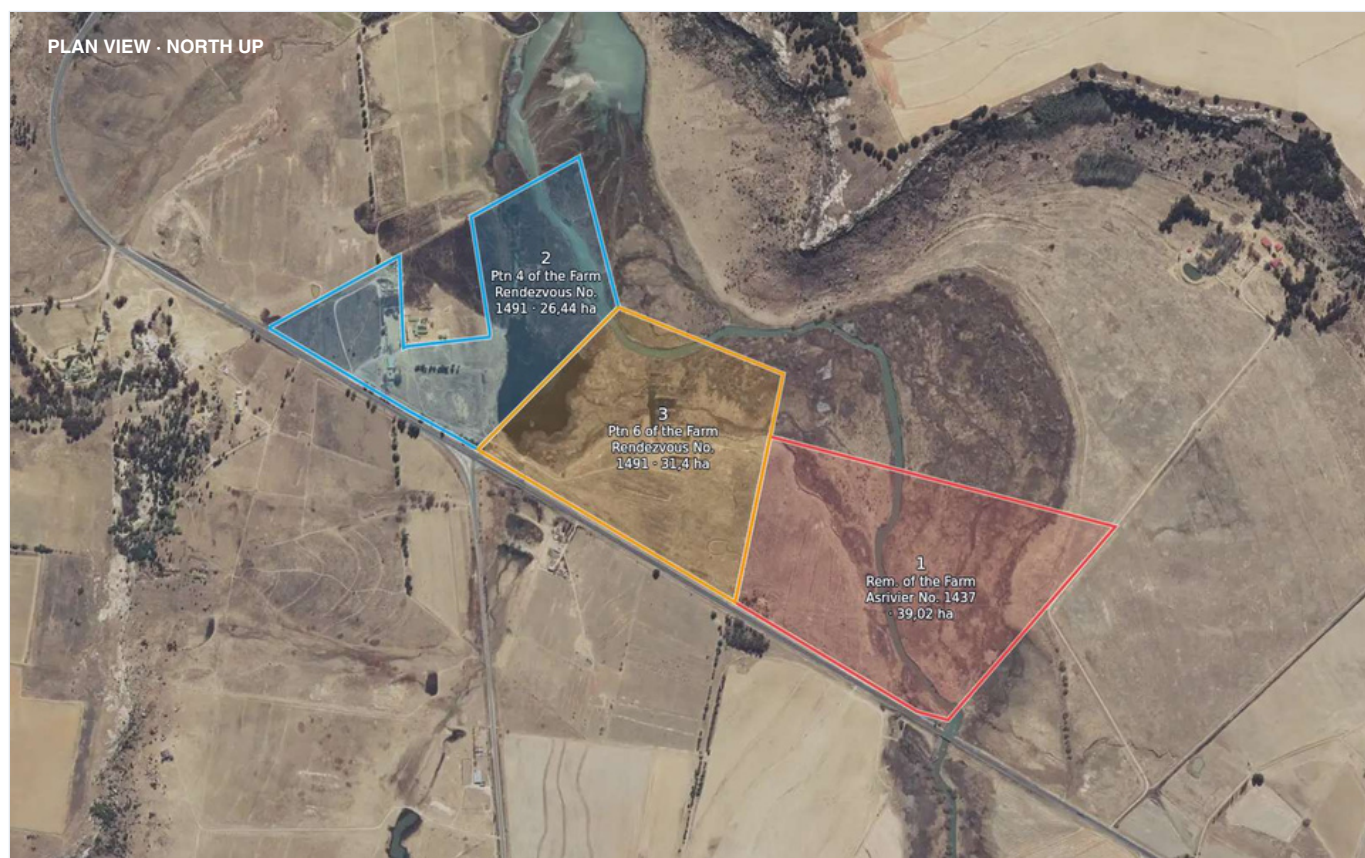
Nico Maree: 082 625 4455



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Property Report — 3 properties

Combined extent 96,86 ha Cadastral



PROPERTIES

3

CADASTRAL EXTENT

96,86 ha

PROVINCES

1

REPORT DATE

17 Aug 2026

OPEN & DIRECTIONS

[View selection on map](#)

[Get directions](#)

Coordinates **-28.265520, 28.366176**

Live map app.propmap.co.za/p/F00100000000143700000~portions



Scan to open
the live map

Properties

PROPERTY	SG CODE (LPI)	EXTENT	AREA / FARM	PROVINCE
1 Rem. of the Farm Asrivier No. 1437	F00100000000143700000	39,02 ha	Asrivier No. 1437	Free St
2 Ptn 4 of the Farm Rendezvous No. 1491	F00100000000149100004	26,44 ha	Rendezvous No. 1491	Free St
3 Ptn 6 of the Farm Rendezvous No. 1491	F00100000000149100006	31,4 ha	Rendezvous No. 1491	Free St

Total: 3 properties · 96,86 ha

Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north

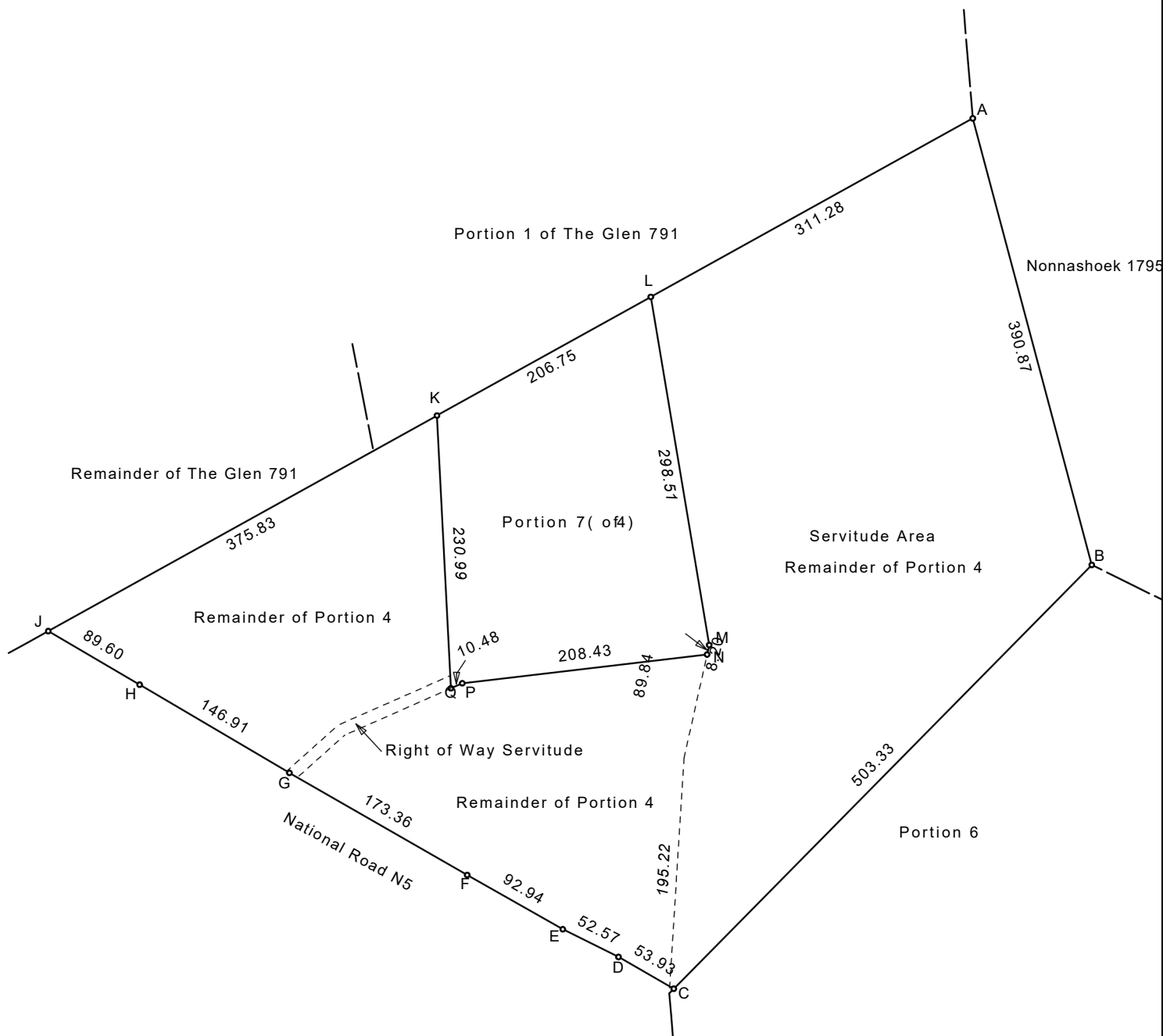


View from the south

Plan showing Portion 7(of 4) and the Remainder of Portion 4 of the farm Rendezvous No. 1491

Administrative District: Bethlehem, Province : Free State

Scale 1:5 000



Certificate

I, Petrus Johannes Steynberg, hereby certify that I have located/replaced the beacons of the above properties in their correct positions and have pointed them out to the client.

P.J. Steynberg

Date : 30-09-2024

Professional Land Surveyor

PLS 1099

P.J. STEYNBERG		PJS
LANDMETERS/LAND SURVEYORS		
Gembokstraat 36, Bethlehem, 9701		
+27 (083) 5562551		
e-pos/email : psteynberg22@gmail.com		
Datum: 30-09-2024		Leer: BETHAD/1491.4
		Rev.01

SUBDIVISIONAL SURVEY

FOR TRANSFER

Exam. No. 1032

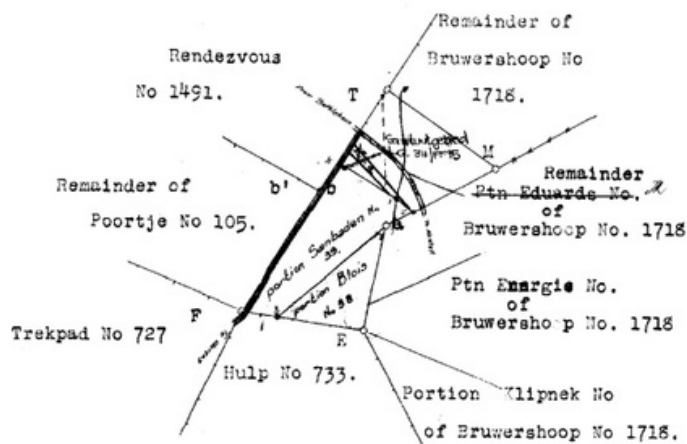
S.G. No. F. 239/28

SIDES.	ANGLES.	CO-ORDINATES.		Description of Beacons.
		Y	X	
T.M. 238.29	T. 87°26'50"	T. + 459.96	- 633.77	T. Planted stone.
M.a. 222.21	M. 63°27'20"	M. + 651.45	- 775.60	M. Planted stone.
a.E. 189.87	a. 230°33' 0"	a. + 453.34	- 876.24	a. Planted stone.
E.F. 219.78	E. 93°27'30"	E. + 412.18	- 1061.60	E. Stone fence post.
F.b. 257.37	F. 65° 7' 0"	F. + 195.14	- 1026.99	F. Stone fence post.
b.T. 216.71	b. 179°58'20"	b. + 335.86	- 813.48	
b.b' 4.17		b'. + 335.23	- 811.43	b' Iron peg.
		(X) F.b. = 33°56'40"		

SUBDIVIDED.

The following deductions have been made from this Farm

Ptn. Bleis No. 28. 25 mar. T.O. 878/30. 157/29. Remaining Area
 " Smbaden 39. 50 " " 879/30. 1578/29 50 mar. 332 1/4



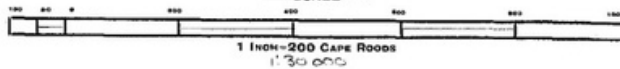
Reference to deed of partition 1032 of 1932

portion

1/5

300 1/2

SCALE



The above figure T. M. a. E. F. b. represents
 125 — Morgen — 332 — Square Roods of land being portion known as
 1437 of the farm 1718
 situate in the DISTRICT of Bethlehem Orange Free State
 Surveyed in June 1925 by me,

Government Land Surveyor.

Examined and approved

A. Maxwell B. B. B.

Surveyor-General
O.F.S.

Bloemfontein. 20 APR 1928

This diagram is annexed to Deed of

Partition
Transfer

No. 1658/29 dated 29 4 29

S. G. FILE NO. 445/15

MAP SEC. E1

COMP. BETHLEHEM. C.I.I.

Registrar of Deeds,
O.F.S.

Bloemfontein.

Deale Bros., Ltd.,
Bloemfontein.

480/1/25

GR-3B.

1437

762/2007	1992/2007	Portion 1	1,7062 ha	T 6479/2012	L.K	105,8342ha
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BAKENSKRYWING

1. Ysterpaal draadpaal op rand van kran.
2. Klipsjapel oor + in rots
3. 2x 1/2" iank ysterdraad met 3 aanduidingspenne op 15.
4. 1/2 ysterpaal met grondhoop en grfp. 3 aanduidingspenne op 15.
5. Klip hoekdraadpaal

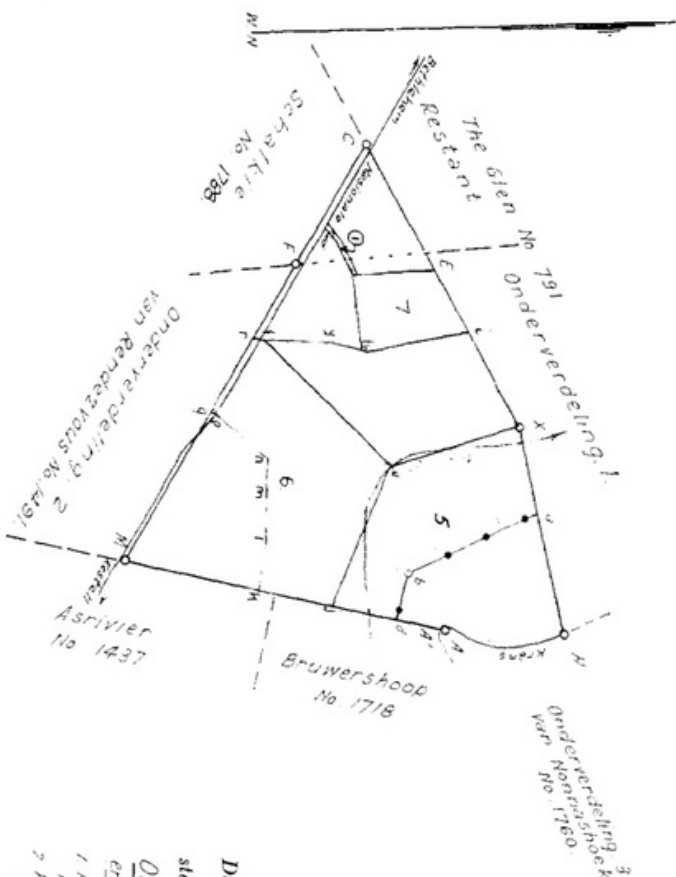
SYE RIGTINGS-
Kaspe Voet HOEKE

KO-ORDINATE
Stiel L^o 29°

I.G. No. 1190/1864

Kaspe Voet	RIGTINGS- HOEKE	KO-ORDINATE	
		X	Y
HA 1118.0	2 15.0	4 964417	3 3206.3
AM 3031.1	11 41.40	4 964856	3 3232.5
ME 3161.5	120 8.20	4 964856	3 3232.5
TC 1272.2	120 7.10	4 964856	3 3232.5
EX 2360.4	240 58.30	4 100934.7	3 3066.5
YM 1951.6	257.27.10	4 964346.1	3 31630.1
AA 36.0	11 41.40	4 964346.1	3 31630.1
Klipnek (19)	Δ 4 90127.5	4 33673.4	
Vergethne B (114)	Δ 4 90338.1	4 45819.8	

Goedkeur
Landmeter Generaal
17.7.1964



Stiel 1 15000

Die figur H langs rand van kran A M E C Y H

112 7430 Morge grond synde

Onderverdeling 4 van die plaas RENDEZVOUS No. 1491 en bestaan uit:

1. Figur H langs rand van kran A M E C Y H
2. Figur F C met Onderverdeling 3 van die plaas RENDEZVOUS No. 1491 voorstel, kaart LG No. 1189/64
3. Akte van Transport No. 669/1965

geleë in Administratiewe Distrik Bethlehem

Provisie Oranje Vrystaat

Gedraai is Mei 1964 deur my

Landmeter

Die figuur stel voor 'n Ekkersaai Koppie, Swartvout, Sien kaart LG No. 202/47, seker aan Akte van Swartvout No. 289/1948, verskeier 25.5.1948

Hierdie kaart is gelyk aan 'n

L.G. Ontslag No. AU 1491

weergaaf

Meerstukske No.

No. 669/1965 geleë op Feb. 1965

Kommissie Bethlehem I

ten gunste van

Suider Bredde

7

Ooster Lengte

0...		I...		...		...		...		...				
5	387/70	8230/70	28 32 53 Ha	68 2427 Ha	<i>P. Bay</i> <i>P. Bay</i> <i>P. Bay</i>									
6	389/70	8231/70	34 06 90 Ha	34 1737 Ha										
7	243/2003	37148/2003	5,5612 ha	28,6725 ha										

λ...	388/70	8230/70	<i>P. Bay</i> <i>P. Bay</i> <i>P. Bay</i>	
εj n. mnpqr	389/70	8231/70		
①	243/2003	37148/2003		

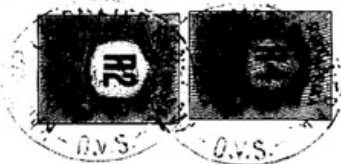
ONDERVERDELINGSKAART

SYE Kantse Voet z	RIGTINGS - HOEKE	Y	KOORDINATE Steisel: 10. 29°	X
Meter	Konstante		+60000.0	+3120000.0
AB 449.7	291 42 10	A	+ 2349.8	+ 7406.8
BC 621.9	11 41 40	B	+ 1932.0	+ 7573.1
CD 746.5	120 08 20	C	+ 2058.1	+ 8182.1
DE 38.3	175 01 40	D	+ 2703.6	+ 7807.3
EA 508.7	224 35 00	E	+ 2707.0	+ 7769.2
BF 212.5	11 41 40	F	+ 1975.1	+ 7781.2
FG 151.0	96 16 20	G	+ 2125.2	+ 7764.7
GH 130.0	88 27 40	H	+ 2255.2	+ 7768.2
IJ 98.0	90 39 50	I	+ 2353.1	+ 7767.1
JK 183.0	41 35 50	J	+ 2474.6	+ 7903.9
KL 31.5	32 11 30	K	+ 2491.4	+ 7930.6
LD 245.4	120 08 20	L		

Bakenbeskrywing

C. Ysterstaaf 25 mm. x 12 mm. x 750 mm. lank.
Alle ander bakens is halwe ysterpale en klipstapels.

Die figuur B.F.G.H.J.K.L.D.E.A. stel voor n Servituutgebied.
Notariële Akte No 6805/70



Die figuur A.B.C.D.E.

stel voor 34.0690 hektaar

grond, synde

Onderverdeling 6 (van 4) van die plaas BANDZVOUS No. 1491

geleë in Administratiewe Distrik

Bethlehem Provinsie Oranje-Vrystaat

Opgeneem in Augustus 1948, Maart - April 1968 en Oktober 1969 deur my, *A.G. Breyer*

Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is

Lêer No.

C.R.T.

No. 8231/70

M.S. No. 112/70

gedateer 7-12-1970

geheg aan

Komp. 2828 E 32

t.g.v.

Transport/Groenstaaf

st. No. A10/2/61

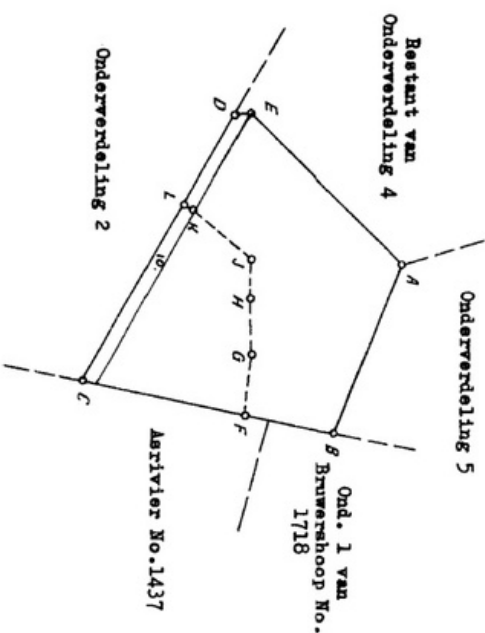
No. 662/1965

st. No. 30.7.1969

Registrateur van Aktes

B.G.

W. N.



G. J. van der Merwe
Goedgekeur
nms. Landmeter-Generaal
22-6-1970

L.G. No. 309170

SKAAL: 1/12500

6/ BETHLEHEM 1491

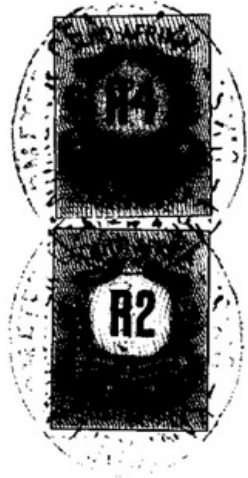
762/2007	995/2007	Gedeelte 10	2,7075 ha	4341/3010	JCB	31,3615 ha

SYE Kaapse Voet		RIGTINGS — HOEKE	KOÖRDINATE Stelsel Lo. 29°		L.G. No. 388/70
Meter	Konstante		Y	X	Goedgekeur
			+62000.0	+3127000.0	<i>J. J. Malan</i>
AB	390.9	345 05 50	A + 450.4	+ 29.1	nms. Landmeter-generaal 22 -6- 1970
BC	508.7	44 35 00	B + 349.8	+ 406.8	
CD	199.3	183 35 10	C + 707.0	+ 769.2	
DE	98.0	192 32 10	D + 694.5	+ 570.2	
EF	298.5	170 28 50	E + 673.2	+ 474.5	
FA	311.3	240 58 30	F + 722.6	+ 180.1	

Bakenbeskrywing

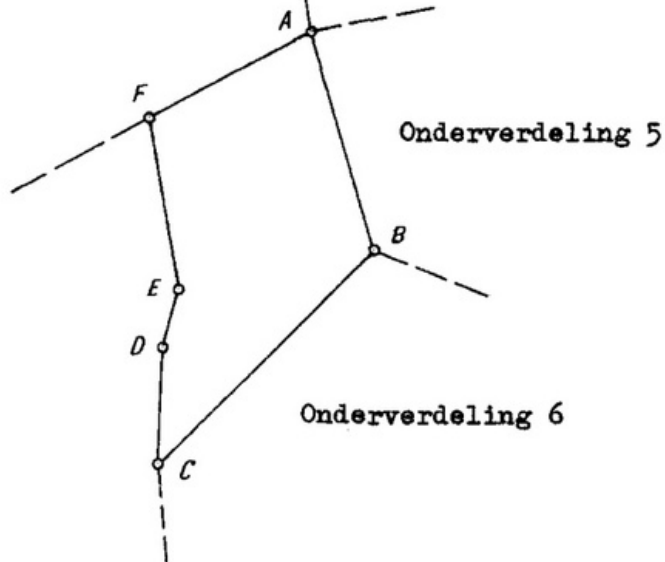
A. Kliphoekeheiningpaal.

Alle ander bakens is halwe ysterpale en klipstapels.



J

W. N.

Rest. van Ond. 1
van The Glen No.791Ond. 2 van
The Glen No.791

Skaal: 1/12500

Die figuur A.B.C.D.E.F.

stel voor **Serwituutgebied op Restant van Onderverdeling 4** grond, synde *Agg*
 van die plaas **RENDEZVOUS No. 1491**

geleë in
Bethlehem

Administratiewe Distrik
 Provinsie Oranje-Vrystaat

Opgemeet in Junie 1944, Maart - April 1968 en Oktober 1969
 deur my,

H. J. Dreyer
 Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is.

Leër No.

No. *6795/70*
 gedateer *7.12.70*
 t.g.v.

No. *1190/64* geheg aan
 Transport/~~Grondbrief~~
 No. *662/1965*

M.S. No. *112/70*
 Komp. *2828E34*

Registrateur van Aktes

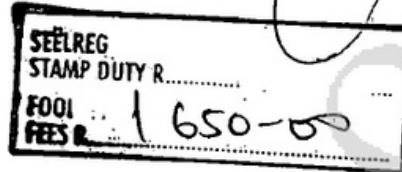
B.E.

4/ BETHLEHEM 1491



Opgestel deur my,

TRANSPORTBESORGER
JOHAN HELGARD VAN
SCHALKWYK



ALL PARAS

VERBIND	MORTGAGED
VIR FOR	R 20 000 000.00
B000001747 / 2017	2017-04-11
REGISTRAR/REGISTRAR	

Kamo
Micro
Verify

T 000000427 / 2017

AKTE VAN TRANSPORT

HIERMEE WORD BEKEND GEMAAK.

DAT JOHANN MARX DE VILLIERS

voor my die REGISTRATEUR VAN AKTES verskyn het te BLOEMFONTEIN, die genoemde Komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom/haar verleen deur

MANTONIO PROPERTY HOLDINGS PROPRIETARY LIMITED
Registrasie Nommer 1998/012943/07

gedateer 21 DECEMBER 2016

en geteken te BETHLEHEM

HUMAN, Le ROUX & MEYEROWITZ

THATO
L. A. NASIEN
NASTACIA
DATA
OPNEEM
2017-01-20

EN genoemde Komparant het verklaar dat die gesegde **MANTONIO PROPERTY HOLDINGS PROPRIETARY LIMITED** die ondergemelde eiendom op **24 Oktober 2014** waarlik en wettiglik verkoop het en dat hy/sy in sy/haar voornoemde hoedanigheid hierby seeder en transporteer aan en ten gunste van:

**DIE TRUSTEES VIR DIE TYD EN WYL VAN DIE
TWEELOOPVLEI TRUST**
Registrasienommer IT563/2013

hulle opvolgers in amp of regsverkrygendes in volkome en vrye eiendom:

1. RESTANT VAN PLAAS ASRIVIER NO 1437, DISTRIK BETHLEHEM, PROVINSIE VRYSTAAT

GROOT: 41,5943 (EEN EN VEERTIG KOMMA VYF NEGE VIER DRIE) HEKTAAR

AANVANKLIK OORGEDRA KRAGTENS AKTE VAN TRANSPORT VAN VERDELING 1658/1929 MET KAART WAT DAAROP BETREKKING HET EN GEHOU KRAGTENS TRANSPORTAKTE T27527/1998

- A. ONDERWORPE AAN DIE VOLGENDE VOORWAARDE IN TERME VAN ARTIKEL 26 VAN DIE ONTEIENINGSWET 1975 (WET 63/1975):

Binnegemelde eiendom is tydelik in beslaggeneem deur die permanente padkamp wat 0,3956 hektaar groot is. Kennisgewing en sketsplan belê by EX5/2000.

- B. VERDER ONDERWORPE AAN DIE VOLGENDE VOORWAARDE IN TERME VAN ARTIKEL 32 VAN WET 47/1937:

"According to Deed of Cession of Servitude K394/2005S, the withinmentioned property has a servitude of aqueduct, in terms of water Act no 36 of 1998 by means of a pipeline over a strip of land shown by the letters A B C D E F on Servitude Diagram SG311/1995 which has been ceded and expropriated to the National Government of the Republic of South Africa. The extent of the expropriated land is 331,8105 hectares".

2. RESTANT VAN GEDEELTE 4 VAN DIE PLAAS RENDEZVOUS 1491, DISTRIK BETHLEHEM, PROVINSIE VRYSTAAT

GROOT: 26,5095 (SES EN TWINTIG KOMMA VYF NUL NEGE VYF) HEKTAAR

AANVANKLIK GEREGISTREER KRAGTENS SERTIFIKAAT VAN GEKONSOLIDEERDE TITEL T662/1965 MET KAART WAT DAAROP BETREKKING HET EN GEHOU KRAGTENS TRANSPORTAKTE T5114/1999

A. "SUBJECT to the following servitudes imposed by the Administrator of the Province of the Orange Free State in terms of Section 11 of Act 21/1940, in respect of that portion of the farm numbered C E F on the diagram attached to Certificate of Consolidated Title No 662/1965 and as set out in Deed of Transfer no 660/1965, registered on 12th February 1965:-"

(a) Die grond moet slegs vir woon- en landbou-doeleindes gebruik word en hoegenaamd geen winkel of besigheid of nywerheid mag sonder die skriftelike toestemming van die Beherende Gesag soos omskryf in Wet no 21 van 1940, gelees saam met Wet nr 44 van 1948, op die grond geopen of gedryf word nie.

(b) Geen gebou of bouwerk hoegenaamd mag binne 'n afstand van 300 Kaapse Voet vanaf die middellyn van die Nasionale-pad opgerig word nie, tensy die skriftelike goedkeuring van die Beherende Gesag soos omskryf in Wet nr 21 van 1940, gelees saam met Wet nr 44 van 1948, eers daartoe verkry is.

B. "Portion marked H along edge of Krans A N F E X on Diagram No 1190/1964 annexed to Certificate of Consolidated Title No 662/1965, registered on 12th February 1965 in the name of ABRAHAM ARON STRASHOON, is

SUBJECT as created in Notarial Deed of Servitude no 269S/1948, registered on the 25th May 1948, to a perpetual right in favour of the Electricity Supply Commission to conduct electricity over the property as indicated by figure a b d on the said Diagram.

C. AREA marked A B C D E F on Diagram No LG 388/70 annexed to Deed of Servitude No 679S/1970 registered on the 7th December 1970, is

SUBJECT as created in Notarial Deed of Servitude No 679S/1970 registered on the 7th December 1970 to a perpetual right of water storage in favour of the Town Council of the Municipality of Bethlehem, over the aforesaid area, of the aforesaid property."

D. VERDER ONDERWORPE AAN DIE VOLGENDE VOORWAARDE KRAGTENS ADMINISTRATEUR SE GOEDKEURING A12/1/8/2/2/G1 GEDATEER 12 DESEMBER 2003 GELIASSEER BY TRANSPORTAKTE T37148/2003 :

D.1 Geen verdere onderverdeling van die eiendom mag plaasvind nie

D.2 Daar mag nie meer as een residensiële eenheid op die eiendom toegelaat word nie.

D.3 Indien daar enige nie-landbou aktiwiteite voor voorsiening gemaak word op die eiendom vir die toekoms, moet aansoek gedoen word vir 'n permit om die gebruik van die grond in terme van Wet 88/67 te verander.

E. VERDER ONDERWORPE AAN DIE VOLGENDE VOORWAARDE KRAGTENS ENDOSSEMENT IN TERME VAN ARTIKEL 32 VAN WET 47 VAN 1937 :

"According to Deed of Cession of Servitude K395/2005S, the withinmentioned property has a servitude of aqueduct, in terms of water Act no 36 of 1998 by means of a pipeline over a strip of land shown by the letters i x u n y h on Diagram SG1190/1964 which has been ceded and expropriated to the National Government

of the Republic of South Africa. The extent of the expropriated land is 34,1737 hectares".

3. RESTANT VAN GEDEELTE 6 (VAN 4) VAN DIE PLAAS RENDEZVOUS 1491, DISTRIK BETHLEHEM, PROVINSIE VRYSTAAT

GROOT: 31,3615 (EEN EN DERTIG KOMMA DRIE SES EEN VYF) HEKTAAR

AANVANKLIK GEREISTREER, KRAGTENS SERTIFIKAAT VAN GEREISTREERDE TITEL NO 8231/1970 MET KAART WAT DAAROP BETREKKING HET EN GEHOU KRAGTENS TRANSPORTAKTE T5114/1999

A. "SUBJECT to the following servitudes imposed by the Administrator of the Province of the Orange Free State in terms of Section 11 of Act 21/1940, in respect of that portion of the farm numbered C E F on the diagram attached to Certificate of Consolidated Title No 662/1965 and as set out in Deed of Transfer no 660/1965, registered on 12th February 1965 :-"

- (a) Die grond mag nie onderverdeel word nie, tensy die skriftelike goedkeuring van die Beherende Gesag soos omskryf in Wet Nr 21 van 1940, gelees saam met Wet Nr 44 van 1948, eers verkry is.
- (b) Nie meer as een woonhuis tesame met sulke buitegeboue as wat gewoonlik in verband daarmee nodig is, mag op die grond opgerig word nie, tensy die skriftelike goedkeuring van die Beherende Gesag soos omskryf in Wet Nr 21 van 1940, gelees saam met Wet Nr 44 van 1948, daartoe verkry is.
- (c) Die grond moet slegs vir woon- en landboudoeleindes gebruik word en hoegenaamd geen winkel of besigheid of nywerheid mag sonder die skriftelike toestemming van die Beherende Gesag soos omskryf in Wet no 21 van 1940, gelees saam met Wet nr 44 van 1948, op die grond geopen of gedryf word nie.
- (b) Geen gebou of bouwerk hoegenaamd mag binne 'n afstand van 94,94 meter vanaf die middellyn van die Nasionale-pad opgerig word nie, tensy die skriftelike goedkeuring van die Beherende Gesag soos omskryf in Wet nr 21 van 1940, gelees saam met Wet nr 44 van 1948, eers daartoe verkry is.

B. "Area marked B F G H J K L D E A. on Diagram No LG. 389/70 annexed to Certificate of Registered Title No 8231/1970, registered on 7th December 1970 in the name of I.S. STRASHOON and two others, is

SUBJECT as created in Notarial Deed of Servitude no 680S/1970, registered on the 7th December 1970; to a perpetual right of water storage in favour of the Town Council of the Municipality of Bethlehem, over the aforesaid area, of the aforesaid property."

C. ONDERWORPE AAN DIE VOLGENDE VOORWAARDE KRAGTENS ENDOSSEMENT IN TERME VAN ARTIKEL 32 VAN WET 47/1937 :

"According to Deed of Cession of Servitude K395/2005S, the withinmentioned property has a servitude of aqueduct, in terms of water Act no 36 of 1998 by means of a pipeline over a strip of land shown by the letters A B C D E F on Servitude Diagram SG389/1970 which has been ceded and expropriated to the National Government of the Republic of South Africa (vide Ex35/2002). The extent of the expropriated land is 34,0690 hectares".

WESHALWE die Komparant afstand doen van al die regte, titel en belang wat die gesegde **MANTONIO PROPERTY HOLDINGS PROPRIETARY LIMITED** voorheen op genoemde eiendom gehad het en gevolglik ook erken dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie, en dat, kragtens hierdie akte, bogenoemde **TRUSTEES VIR DIE TYD EN WYL VAN DIE TWEELOOPVLEI TRUST**, hulle opvolgers in amp of regsverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en erken hulle ten slotte dat die koopprys van die eiendom wat hiermee getranspoteer word die bedrag van **R4 560 000.00 (VIER MILJOEN VYF HONDERD EN SESTIG DUISEND RAND)** is.

TEN BEWYSE WAARVAN EK, die genoemde Registrateur van Aktes, 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 **BLOEMFONTEIN** op

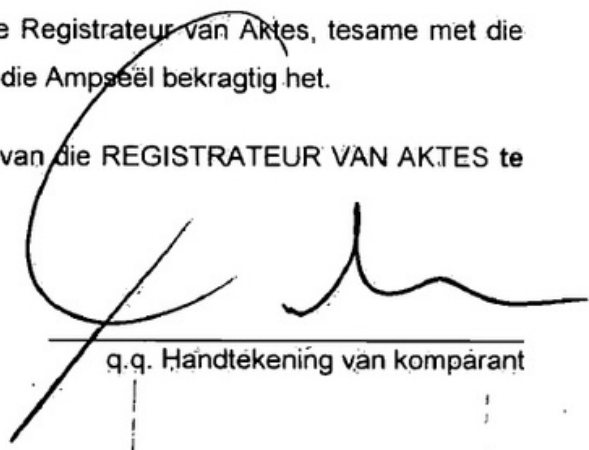
2017 -01- 19

In my teenwoordigheid



Registrateur van Aktes

q.q. Handtekening van komparant






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End — **THANK YOU**

Thank you for considering the Remainder of Farm Asrivier No. 1437 and Portions 4 and 6 of Farm Rendezvous No. 1491.

We trust that this information pack has provided a comprehensive overview of the property's grazing potential, agricultural characteristics, improvements and attractive position adjacent to Salspoort Dam in the Bethlehem district of the Free State.

Should you require any additional information or documentation, or wish to arrange a viewing, please do not hesitate to contact us.

We look forward to assisting you further.

For further inquiries and to schedule a property viewing, please contact us.



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