

12 AUGUST 2026



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



SIMULCAST AUCTION

BUYERS — INFORMATION PACK

HERTZOGVILLE DISTRICT

**299 HA HIGH-POTENTIAL WATER-TABLE FARM
BOSHOF 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



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

± 299.7862 HA

PROPERTY DESCRIPTION

PORTION 1 OF THE FARM OOREENKOMS NO. 1494

Registered Extent: 299.7862 Ha

Lucerne: **±34.81 HA** | Maize Arable Land: **±110.00 HA**

Established / Previously Cultivated Arable Land: **±75.94 Ha**

Newly Cleared Arable Land: **±46.932 HA** | Natural Grazing: **±20.21 HA**

Title Deed Number: **T12351/2023**

The farm extends over 299.7862 hectares and comprises a diverse mix of productive agricultural land. Based on the land-use information supplied, approximately 34.81 hectares comprise established lucerne, approximately 110 hectares comprise maize arable land, approximately 75.94 hectares comprise established or previously cultivated arable land, approximately 46.932 hectares comprise newly cleared arable land, and approximately 20.21 hectares comprise natural grazing.

The predominantly level terrain, sandy soils with an underlying clay retention layer and favourable subsurface moisture conditions are characteristic of the recognised water-table farming areas of the Hertzogville district and support mechanised commercial crop production.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300

Nico Maree: 082 625 4455

bloemadmin@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

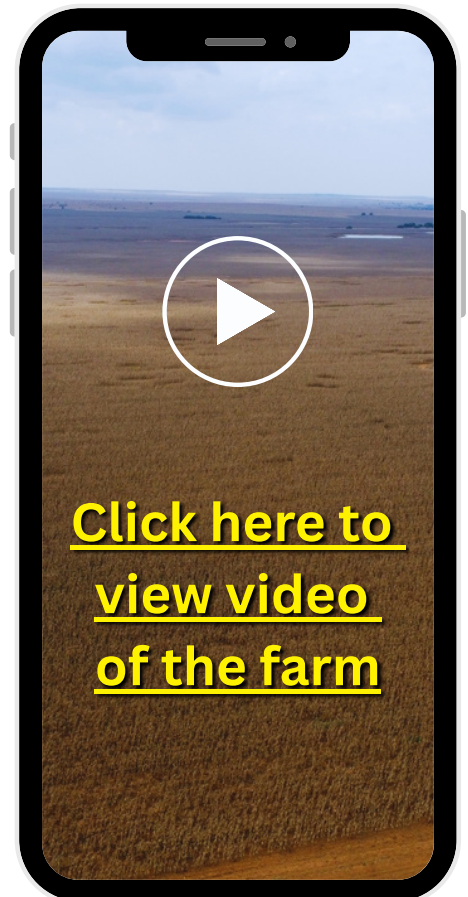
± 299.7862 HA

IMPROVEMENTS & FEATURES:

The property includes established agricultural infrastructure supporting the existing lucerne, maize, arable-land and grazing components of the farming operation.

- Two boreholes servicing the property
- Two wind pumps
- One dam
- Boundary fencing reportedly in good condition
- One grazing camp with access to water
- Approximately 8 km of gravel-road access to the property

The existing infrastructure provides a functional base for continued crop and grazing operations, while the newly cleared arable areas provide additional scope for the future expansion and diversification of cultivation, subject to the purchaser's intended farming programme.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300

Nico Maree: 082 625 4455



bloemadmin@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

± 299.7862 HA

Agricultural Profile & Land Use

The farm comprises a registered extent of 299.7862 hectares and is situated within the established Hertzogville agricultural district of the Free State.

Based on the land-use information supplied, the farm incorporates a diversified agricultural composition comprising:

- ±34.81 HA of Lucerne
- ±40.85 HA of Newly cleared arable land
- ±75.94 HA of Established / previously cultivated arable land
- ±110.00 HA of Maize arable land
- ±20.21 HA of Natural grazing
- ±6.082 HA of Newly cleared arable land

The identified agricultural areas collectively comprise approximately 287.892 hectares. The balance of the registered extent has not been specifically allocated within the land-use information supplied and may include roads, access routes, boundaries and other non-cultivated areas.

The substantial maize and established arable components, together with the existing lucerne and newly cleared agricultural land, provide the purchaser with an opportunity to continue an established farming operation while retaining flexibility for future crop rotation and expansion.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300

Nico Maree: 082 625 4455

bloemadmin@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

Lusern
34.81 Ha

Nuwe Lande/ Reeds Ontbos
40.85 Ha

Weiding
20.21 Ha

Oorle Land
75.94 Ha

Mielies
110 Ha

Nuwe Lande / Reeds Ontbos
6.082 Ha



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300
Nico Maree: 082 625 4455

bloemadmin@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



ABOUT HERTZOGVILLE DISTRICT

The property is situated in the Hertzogville district in the north-western Free State, forming part of an established agricultural region within the Tokologo Local Municipality. The surrounding economy is strongly supported by crop and livestock farming, with Hertzogville serving as an agricultural service centre for the farming community.

The region falls within a summer-rainfall area, with rainfall occurring mainly during the warmer growing season. The western and central Free State generally experience lower and more variable rainfall than the eastern parts of the province, while winters are typically dry and cold, with regular frost.

The farm's predominantly level terrain, sandy soils with a clay retention layer and its position within a recognised water-table farming area provide favourable underlying moisture conditions for commercial crop production. The relatively even landscape also supports efficient mechanised cultivation.

The Hertzogville and Boshof RD areas are traditionally associated with commercial maize production, livestock farming and other dryland cropping activities. The broader Tokologo landscape is predominantly flat to gently undulating, with extensive agricultural land suited to large-scale crop and livestock farming.

The combination of established maize-producing land, lucerne, existing cultivated fields, newly cleared arable areas, natural grazing and favourable water-table characteristics enhances the property's versatility as a commercial farming unit within the Hertzogville district.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300

Nico Maree: 082 625 4455

bloemadmin@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

Auction

Investment Highlights



299.7862 Ha High-Potential Water-Table Farm

A substantial agricultural holding offering a diversified combination of established crop-producing land, newly cleared arable land, lucerne and natural grazing.



Situated in an Established Crop-Producing Region

Located in the Hertzogville district within the Boshof RD agricultural area, traditionally associated with extensive grain and livestock farming.



Recognised Water-Table Agricultural Land

The sandy soils with a clay retention layer and favourable subsurface moisture conditions support continued commercial crop production.



Diversified Agricultural Land Use

Approximately 34.81 ha lucerne, 110 ha maize arable land, 75.94 ha established arable land, 46.932 ha newly cleared arable land and 20.21 ha natural grazing..



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300

Nico Maree: 082 625 4455



bloemadmin@parkvillage.co.za



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300

Nico Maree: 082 625 4455



bloemadmin@parkvillage.co.za



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300
Nico Maree: 082 625 4455

bloemadmin@parkvillage.co.za

Ptn 1 of the Farm Ooreenkoms No. 1494

Free St



EXTENT

299,92 ha

PERIMETER

7,47 km

SIDES

4

TYPE

Farm portions

OPEN & DIRECTIONS

View on the live map

Get directions

Coordinates **-28.230065, 25.503840**

Live map app.propmap.co.za/p/F00400000000149400001~portions



Scan to open
the live map

Property details

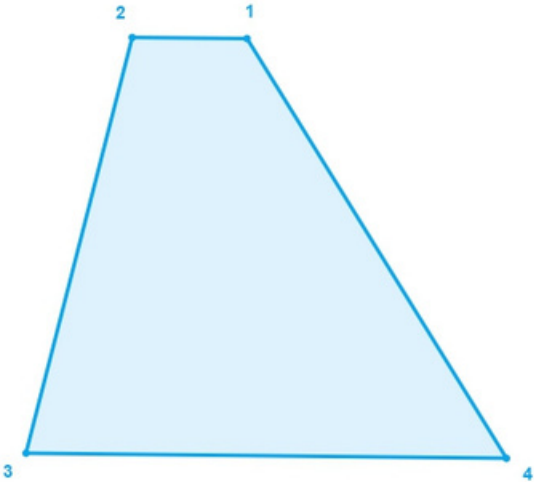
Legal description	Portion 1 of the Farm Ooreenkoms No. 1494, Registration Division Boshof, Province of Free St
SG code (LPI)	F00400000000149400001
26-digit key	F182F004000000001494000010
Parcel type	Farm portions
Farm name	Ooreenkoms No. 1494
Portion	1
Extent	299,92 ha
Perimeter	7,47 km
Longest side	2,43 km
Sides	4
Admin region	BOSHOF
Province	Free St
Municipal ward	Ward 3 · Tokologo
Legal status	S
SG data updated	2018-03-27
Coordinates	-28.230065, 25.503840

Boundary & dimensions

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

1-2	565 m	2-3	2,11 km
3-4	2,36 km	4-1	2,43 km

TO SCALE



Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north



View from the south



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



End — **THANK YOU**

Thank you for considering Portion 1 of the Farm Ooreenkoms No. 1494.

We trust that this information pack has provided a comprehensive overview of the property's agricultural potential, water-table characteristics and position within the Hertzogville 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.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300
Nico Maree: 082 625 4455

bloemadmin@parkvillage.co.za