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Web Ref DPR18731



**R1,995,000**

 5  3  2

**Monthly Bond Repayment** R20,592.16  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R74,906.00 **Bond Costs** R32,760.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R600

### Exceptional Agricultural Opportunity Near Suikerbosrand Nature Reserve

Introducing a massive agricultural opportunity property, ideal for the enterprising farmer or entrepreneur. Nestled alongside the breathtaking Suikerbosrand Nature Reserve, this hidden gem spans 9.35 hectares and is conveniently located on the main R557 tar road. This property is brimming with potential, boasting essential features tailored to meet the diverse needs of any agricultural venture.

The landscape includes seven hectares of arable land, perfect for crop cultivation and the potential expansion of agricultural activities. The property is equipped with abundant water resources, including four functioning boreholes and a water tank, ensuring optimal growing conditions for crops and supporting livestock operations. Numerous corrals and sheds enhance functionality, allowing for efficient livestock management.

Enhancing...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	10
Security	Yes
Dom. Accom.	2
Pool	Yes
Views	True

#### Sizes

Floor Size	300m <sup>2</sup>
Land Size	9Ha

#### Extras

Built In Braai Farming A\_Frame Style Water Feature Domestic Bathroom Out Buildings Flatlet