



3 BEDROOM FARM FOR SALE IN KOMATIPOORT

REF: 1541734

Price **ZAR66,000,000**

PROPERTY FEATURES



- 225 hectares developed crop land presently comprising vegetable and Sugar
- Dam existing
- Residential house on river 475m2
- House of manager 198m2
- Packhouse/Store 495m2
- Store 1 at house 240m2
- Store 2 at house 240m2
- Store 3 at house 240m2
- Sheep shed (new) 625m2
- Equipment in the packhouse, pack house related.

Thriving Farm with Water Rights and Established Infrastructure - Ideal for Sugarcane, Vegetables, an
Calling all nature lovers and serious commercial farmers! This well-established 343-hectare farm presents a unique opportunity to own a profitable agricultural business.

Key Features:

Prime Location: The farm stretches from the river across Strydomblok road, offering fertile land and diverse growing options.

Water Security: 139.2 hectares of water rights ensure consistent irrigation, crucial for sustainable farming.

Profitable Production: Currently cultivated with 171 hectares of sugarcane and 60 hectares of vegetables, the farm boasts a proven track record of success. A pre-existing Cane Delivery Agreement with TSB Group (reference 156739A) guarantees a reliable market for your sugarcane.

Development Potential: The remaining land offers excellent opportunities for expansion into macadamia trees, vegetables, or other high-value crops.

Comprehensive Infrastructure:

Developed cropland (225 hectares) ready for continued cultivation.
Existing dam for water storage and management.

Comfortable residential house (475 sqm) on the riverfront.
Manager's house (198 sqm) for on-site supervision.
Spacious packhouse/store (495 sqm) to process and store your harvest.
Additional storage facilities (3 units totalling 720 sqm) for equipment and supplies.
Brand new sheep shed (625 sqm) for livestock operations (if desired).
Packhouse equipment included.

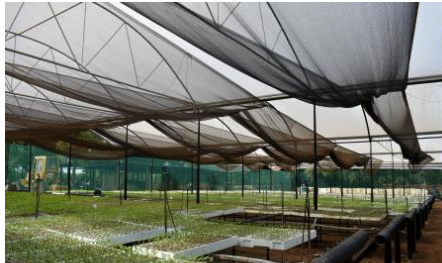
A list of specific farming implements will be provided during final negotiations.

Exclusions: This sale excludes certain protected flora, including cycads, orchids, aloes, and prepared logs for artistic purposes.

Don't miss out on this exceptional opportunity! This well-equipped farm offers a chance to establish yourself in the thriving agricultural sector.

Contact us today for more information and a private tour.

PROPERTY PHOTOS



LOCATION



No Media available

No Floorplans available