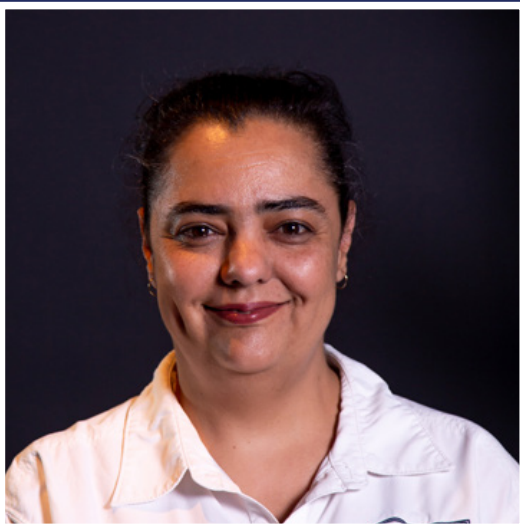




INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Tuesday, 14 April 2026 @ 12:00

ONLINE BIDDING CLOSES:

Wednesday, 15 April 2026 @ 12:00

ADMINISTRATOR

Mariska Strassburg

mariska@vansauctions.co.za

086 111 8267

THE PECAN EXCLUSIVE GUESTHOUSE AND WELL DEVELOPED FARM

WITH INTENSE PECAN NUT & COMMERCIAL TIMBER PLANTATION AS A GOING CONCERN



How to register:

Bidders to register online (visit our website www.vansauctions.co.za)
or email mariska@vansauctions.co.za

Registration fee of R 100,000 only payable via EFT only,
FICA documents required to be able to register.

Please Note:

Online Bidding Opens: 12:00 on Tuesday, 14 April 2026
Online Bidding Closes: 12:00 on Wednesday, 15 April 2026

Conditions of sale:

- *Subject to confirmation by the seller.*
- *R 100,000 refundable registration fee to bid online.*
- *5% deposit by way of electronic transfer.*
- *Commission is payable by the purchaser.*
- *Guarantees for balance within 45 days after confirmation.*
- *Occupation on date of registration of transfer of property.*

SUBJECT PROPERTY



Subject Property:	Remainder of Portion 1 of Farm Gegund 626, Registration Division HT, Kwazulu-Natal Province as a Going Concern
Total Extent:	± 173,1018 ha
GBA:	± 410 m ²
Current Annual Income:	± R863,023.40 (Vat included)
	(The Pecan Bookings, income & expenses information as per separate attachments)

Exclusive Country Guest house main building:

- 4 En-suite rooms
- Each with a covered pergola veranda
- Reception area, kitchen, dining room/lounge with built in fire place & covered entertainment area
- Entrance Portico & parking areas
- Fenced with 16-strand electrified fencing
- 2 boreholes and submersible pump with pump house & 2 x 5.5 kl JoJo tanks
- A dam is in the process of being built.
- Shelter
- Guest house content included.

LAND USAGE:

- Timber plantation (Permitted): ± 52.0000 ha:
- Pine: ± 37 ha, 3 compartments, ± 14 years old.
- Wattle: ± 15 ha, 1 compartment, ± 6 years old
- Dry land (Potential pecan trees): ± 45.2400 ha
- Dry land (Pecan trees, 4-5 years): ± 31.9956 ha
(Pecan Harvest Potentials & expenses detail as per separate attachment)
- Natural grazing: ± 29.31000 ha
- Waste etc: ± 15.8234 ha

WATER RIGHTS:

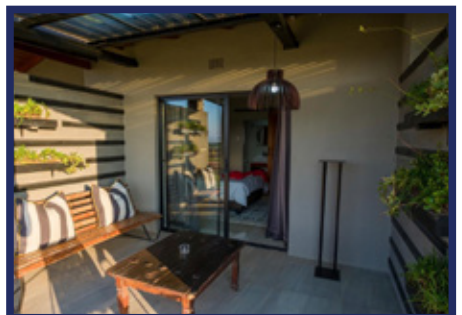
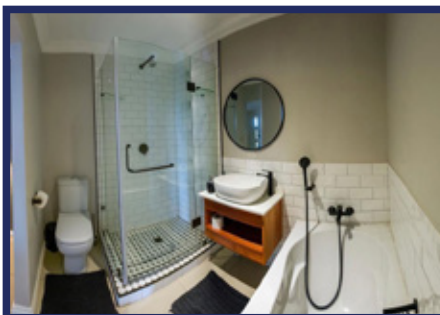
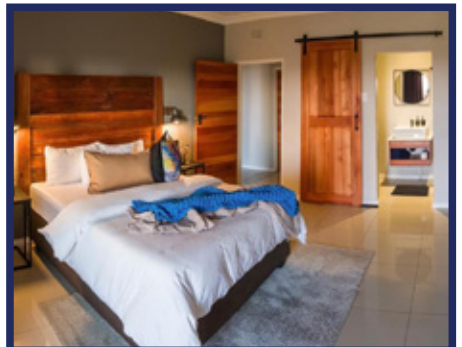
Registered water use: 21197722

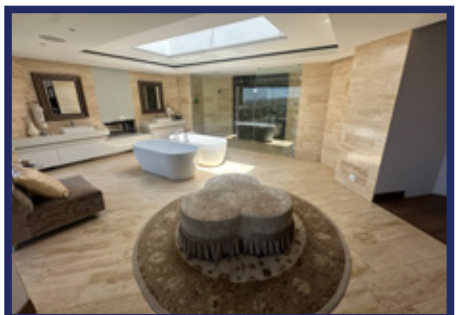
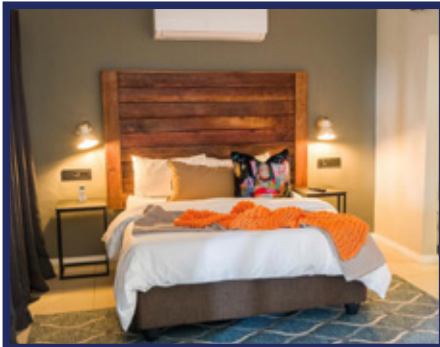
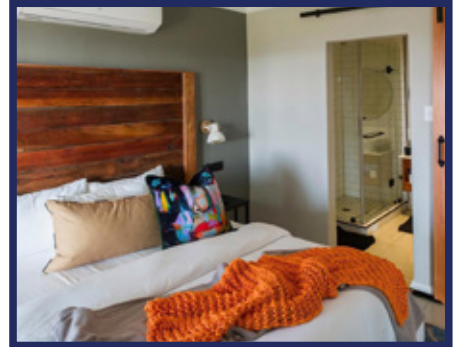
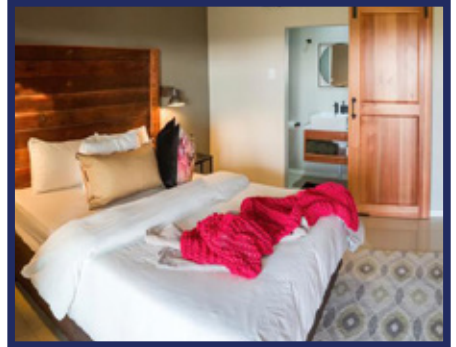
For the Timber plantations: authorised streamflow reduction of the Sandspruit River Catchment water Resources allowing 108.0000 ha of permitted timber registered reductions volume: 52 660.00m³ p.a.

Assets specifically excluded:

- Farm equipment
- Dining room table
- All content of the two large bookshelves
- Small bookshelf
- 3 specified chairs with table
- Specified painting of two boys

PROPERTY IMAGE GALLERY





WATER REGISTRATION CERTIFICATE



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

FARM : GEGUND

National Register of Water Use Registration Record 21197722

Water Use Registration Record 21197722 is issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act(Act 36 of 1998) to:

Applicant

Applicant Type: INDIVIDUAL
Name: MR RE BEATER
ID Number: 5707295008085
Gender: MALE
Population Group: WHITE

Postal Address: PO BOX 927
VRYHEID
3100

VAT Registration Number: 4380106551

Water Management Area
Name: PONGOLA-UMZIMKULU

Register Status
Status: ACTIVE

Water Uses

See attached Annexure(s)

Water Use No.	Water Use	Volume	Volume Start Date	Volume End Date
1	21(d)	52 660 CUBIC METRES PER YEAR	1990/06/01	

National Register of Water Use Registration Record 21197722

Water Use Registration Record 21197722 is issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act(Act 36 of 1998) to:

DEPARTMENT OF WATER AND SANITATION KZN REGION 2018 -08- 0 1 Office: Kwazulu Natal Office Regional Office: KwaZulu Natal Region  N. A. MKHIZE ACTING DIRECTOR
--

DEPARTMENT OF WATER AND SANITATION KZN REGION 2018 -08- 0 1 Date stamp of issuing office

DISCLAIMER :

This Registration Record:

- 1 Is not an acknowledgement of an entitlement to the registered water use;
- 2 may NOT be used to create the impression that it is proof of a water use entitlement. By virtue of section 22(1) of the National Water Act, the only documents that may be used as proof of a water use entitlement, are:
 - 2.1 a licence;
 - 2.2 an official document stating the extent of existing lawful water use pursuant to sections 33 or 35 of the National Water Act;
 - 2.3 a general authorisation as published in the Gazette; or
 - 2.4 Schedule 1 of the National Water Act.

Notes:

- If an entitlement for the specific water use referred to in this Registration Record has been confirmed by the Department, it may be indicated as such in this Registration Record.
- If the responsible authority has dispensed with the requirement for a licence for a specific water use, no water use entitlement is needed for that use under the National Water Act.

- 3 Is issued without alterations or erasures and is invalid if it contains alterations not in conformity with the Department's official copy; and in substitution of any Registration Record the Department may have previously issued and the information is valid as at the date of issue.

National Register of Water Use Registration Record 21197722

Engaging in a stream flow reduction activity contemplated in section 36 of the National Water Act

Water Use Identification

Register Number: 21197722
 Water Use Number: 1
 Water Use Start Date: 1990/06/01
 Water Use Status Date: 2013/07/08
 Water Use Status: REGISTERED

GEGUND
 FORESTRY

Lawfulness Authentication

Finding: LAWFULNESS STILL TO BE DETERMINED
 Finding Date: 2013/07/01
 Finding Reason:

Finding Confirmed: YES

Water Use Details

Water Use Sector(s)(i.e. Purpose(s) of Water: COMMERCIAL
 Water Resource: SANDSPRUIT RIVER CATCHMENT

Geographic location of the centre of the area where the SFRA is taking place: Latitude Longitude
 27.838511° south 30.681677° east
 Datum Type: WGS-84
 Quaternary Drainage Region: W21C

Area Afforested by Species

Species	Area (hectares)	Start Date
EUCALYPTUS	36	1990/06/26
PINE	15	1990/06/26
WATTLE	57	1990/06/26

108 ha

Reduction Volumes

Start Date	Registered Volume (m³)	Time Interval
1990/06/01	52660	PER YEAR

Property Where Water Use Occurs

Property Name: GEGUND
 Property Number: 626
 Portion of Property: 1
 SG Cadastral Code: N0HT00000000062600001
 Deeds Office: PIETERMARITZBURG
 Registration Division: HT
 Registration Division Province: KWAZULU-NATAL
 Surveyor General Office: KWAZULU-NATAL

WUN/Property Relationship Details

Relationship Start Date	Relationship End Date
1990/06/01	

DISCLAIMER :

This Registration Record:

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water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

YOUR CONTACT OFFICE

Department: Water and Sanitation,
Private Bag X313
Pretoria
0001

STATEMENT



BEATER
RODNEY EDMUND
PO BOX 927
VRYHEID
3100

BUSINESS PARTNER	21197722
CONTRACT ACCOUNT	101457321
STATEMENT DATE	31-05-2025
PAYMENTS INCLUDED UPTO	31-05-2025

Date	Details	Document Number	Due Date	Water Use No./Div	Amount
30-04-2025	CMA Balance brought forward				576.63
	Sub Total(A)				576.63
31-05-2025	Total Movement for the month(B)				0.00
31-05-2025	Total Outstanding (A+B)				576.63

AGE ANALYSIS

CURRENT	30+DAYS	60+DAYS	90+DAYS	120+DAYS	TOTAL DUE
0.00	0.00	0.00	0.00	576.63	576.63

The Department has introduced an Incentive Scheme. Customers who wish to participate can do so by sending emails to Munic.Incentive@dws.gov.za for Municipalities and Incentivescheme@dws.gov.za for other customers. Interest charges which are not reflected on this statement but which are applicable to documents will be reflected on the future statements. PLEASE USE THE CONTRACT ACCOUNT NUMBER PROVIDED ABOVE (1000000000 AS REFERENCE WHEN MAKING PAYMENTS)

Email wamdsdatarequests@dws.gov.za for property ownership updates, contact details (including email address for electronic receipt of invoices and statements) and VAT number updates, using your Business Partner number as reference. Email revenue@dws.gov.za for any revenue related queries, i.e. Invoices etc.

Please note, as of December 2019 invoices and statements will be available for downloading and printing from the DWS portal through following link <https://statements.dws.gov.za> Please log onto the link to REGISTER.

CONTACT DETAILS

Contact Person: Regional Director
PHONE 0800 200 200
FAX 012 336 1408
EMAIL revenue@dws.gov.za

For change in details, Please complete the below and forward to your regional office. View personal details on reverse of this page

Customer No: 101457321

NAME:

POSTAL ADDRESS:

POSTAL CODE:

TELEPHONE NO (BUS):

TELEPHONE NO (CELL):

FAX NUMBER:

EMAIL ADDRESS

BANKING DETAILS

Bank: ABSA BANK
Account Type: Business Current Account
Account Number: 4054697285
Branch Code: 630145
Reference: 101457321

Note: Please turn over leaf for additional banking details.

**CURRENT
CUSTOMER
CONTACT DETAILS:**

NAME:

POSTAL ADDRESS:

POSTAL CODE:

TELEPHONE NO:

TELEPHONE NO(CELL)

FAX NUMBER

EMAIL ADDRESS:

TERMS AND CONDITION

PAYMENT INSTITUTIONS

Please use the deposit slips provided with statements when making payments at any of the following authorised payment institutions

- Any ABSA Bank counter (Account Name: Water Trading Deposit Account No: 4054697285)
- Any Standard Bank counter (Account Name: Water Trading Deposit, Branch No: 010045 & Account No: 010215808)
- Any FNB Bank counter (Account Name: Water Trading Deposit Account Branch No: 253145 & Account No: 62030646311)

PAYMENT METHODS:

- Electronic funds transfer (including Internet payments)
- Note: Department of Water and Sanitation

PAYMENT REFERENCE:

Use the contract account number appearing on the statement/invoice as reference when making deposit (Top left corner) Please quote this reference on all payments as this ensures correct and timeous allocation of monies received. For your convenience pre-printed deposit slips and remittance advices have been attached to this statement

RECEIPT:

Receipts are only valid if printed on a bank stamped deposit slip or bank certified EFT proof of payment of the bank accounts stated above. It is the customer's responsibility to retain and avail the proof of payment until the payment is properly allocated and reflected in the customer's statements,

Customers who make bulk payments for multiple accounts are encouraged to forward remittance advices to revenue@dws.gov.za for accurate payment allocation.

PAYMENT TERMS:

Accounts must be paid within 30 days of the date on the invoice. Interest will be charged on all overdue accounts.

DISPUTED AMOUNTS:

All the statements will be considered accurate unless disputed in writing within 30 days from the statement date.

GENERAL AMOUNT:

Costs of water use is ultimately the responsibility of the property owner.

NATIONAL WATER ACT:

All the water users are required to comply with the conditions of the National Water Act. 1998 (Act No. 36 of 1998).

FINANCIAL OBLIGATION

The registered water user is responsible for the payment of water use charges, it is the responsibility of the water user to source invoices so that they are able to make the necessary payments. Invoices are also available for download on the DWS website.

CHARGES/ TARIFFS

Approved tariffs are available on the Department's website: www.dws.gov.za/documents/gazettes.aspx

WRM (Water Resource Management) Charges: A charge payable by all raw users with registered or licensed uses. Sectoral Resource Management Charges are annually calculated for each Water Management Area (WMA), by taking the total annual costs of water resource management activities in the WMA and the registered / licensed water use into account. WRM charge will be billed and collected by Catchment Management Agencies effective from 1 April 2024

SERVITUDE WATER BENEFIT:

If a Servitude Water benefit is applicable, the applicable benefit (per calendar month or fiscal year) will be displayed per relevant Water Use No. record. The 'Consumed Volume' applicable to a specific monthly period's will be reflected, while the chargeable portion (difference between consumed volume and balance of the Water Servitude Benefit) will be shown in the quantity column together with relevant financial implications.

TEMPORARY TRANSFERS:

WRM charges will be levied against the Water Use and therefore is not applicable to a Temporary transfer Water use.

ALLOCATION OF MONIES RECEIVED:

Irrespective of what was specified, the Department reserves the right to allocate any payment received to the oldest debt..

WATER USE NUMBER:

The water Use number reference reflected on this document represents the Water Use No. that was allocated to the water use that was registered (or Licensed) This Number will also be contained in the Contract No. reference details

GENERAL AMOUNT

Costs of water use is ultimately the responsibility of the property owner.

NATIONAL WATER ACT:

All water users are required to comply with the conditions of the National Water Act. 1998 (Act No. 36 of 1998)..

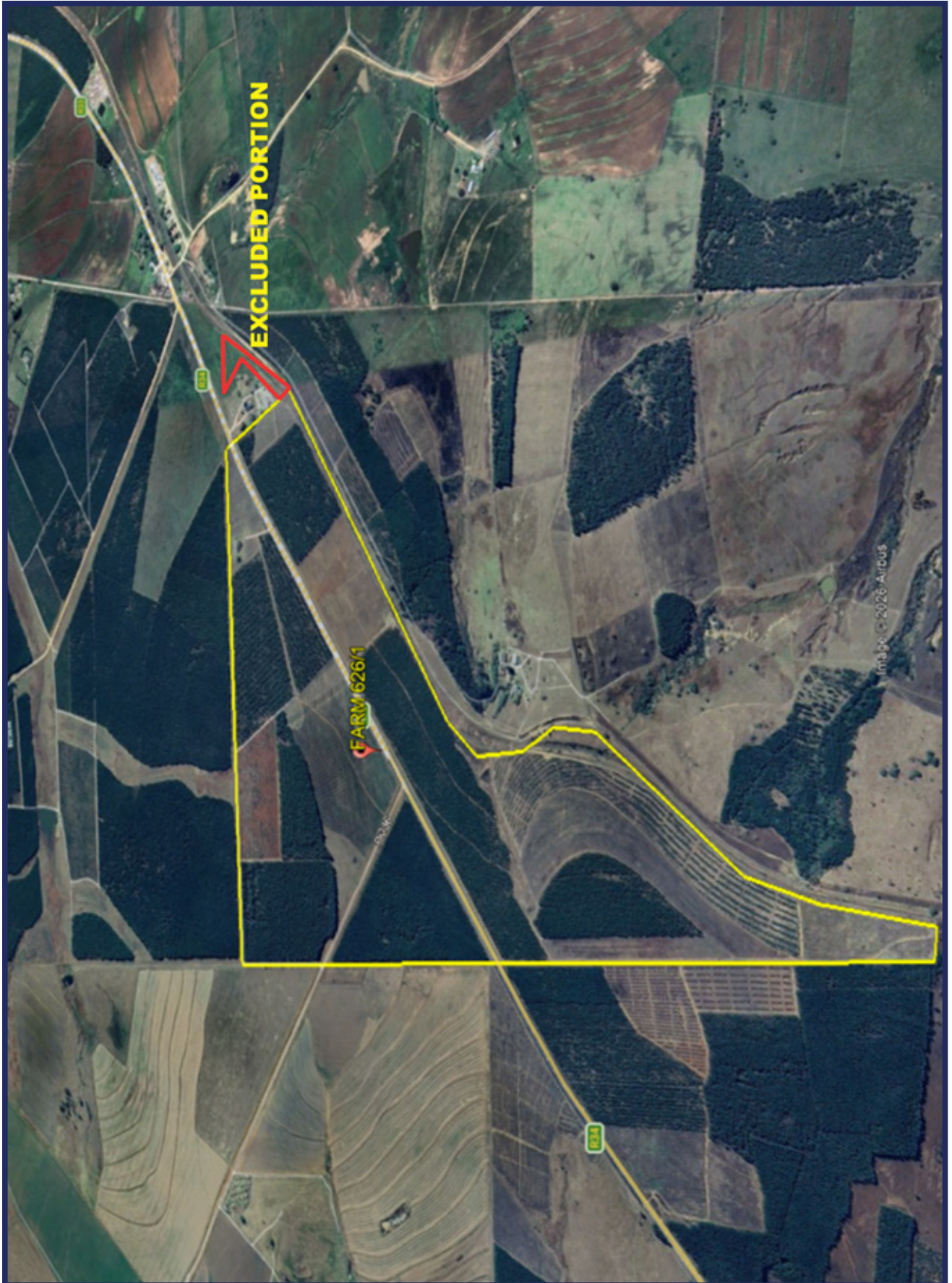
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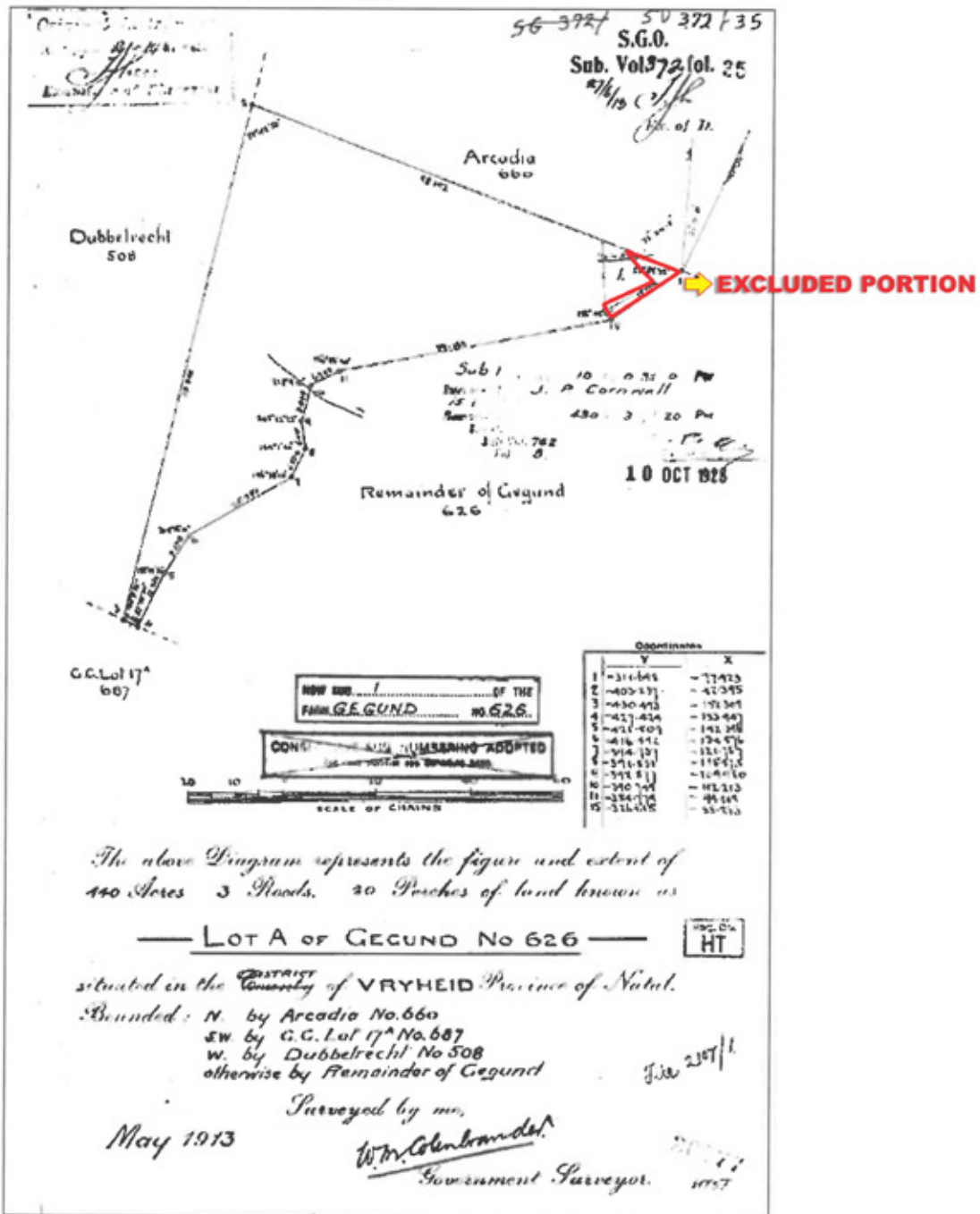
INTEREST:

Interest will be levied on overdue accounts. The applicable interest rate to be charged will be as published by the National Treasury.

LOCALITY MAP



Appendix C – Surveyor General Diagram





Optimizing Your Assets

36 Gemsbok Street, Koedoespoort Industrial, Pretoria
PO Box 12374, Hatfield, 0028
086 111 8267 • bells@vansauctions.co.za • vansauctions.co.za

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