



INFO PACK

**PRISTINE 14HA COUNTRY ESTATE
KEURBOOMSTRAND/RIVIER, PLETTENBERG BAY!**

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Wednesday, 20 May 2026 @ 12:00

ONLINE BIDDING CLOSES:

Thursday, 21 May 2026 @ 12:00

ADMINISTRATOR

Chanél Tame

chanel@vansauctions.co.za

086 111 8267

**PRISTINE 14HA COUNTRY ESTATE
KEURBOOMSTRAND/RIVIER, PLETTENBERG BAY!
FARM WITH BEAUTIFUL 5 BED HOME!!
NEAT IMPROVEMENTS! QUALITY MOVABLES!**

ONCE IN A LIFETIME OPPORTUNITY



How to register:

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

Registration fee of R 250,000 only payable via EFT only,
FICA documents required to be able to register.

Please Note:

Online Bidding Opens: 12:00 on Wednesday, 20 May 2026

Online Bidding Closes: 12:00 on Thursday, 21 May 2026

Conditions of sale for immovable property:

- *Subject to confirmation by the seller.*
- *R 250,000 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.*
- *The Seller is a VAT registered vendor.*

LOT 1 - SUBJECT PROPERTY

Subject Property:	Portions 35 and 198 of Farm Matjes Fontein 304, Registration Division Knysna Rd, Western Cape Province
Farm Extent:	± 14.2714 ha
Rates & Taxes:	± R 1 795.82
Zoning:	Agricultural

Improvements:

Main House (± 1 030m²):

- Undercover car entrance
- Entrance hall
- Guest toilets
- Open plan lounge, dining room & reading room
- Kitchen
- Cold room
- Study
- 5 bedrooms with en-suite bathrooms (main bedroom with walk in cupboard)
- Bar & entertainment area
- Swimming pool & veranda
- Gym
- Sauna & bathroom
- 5 x garages



Flatlet - connected to the main house:

- 2 bedrooms
- 2 bathrooms
- Open plan kitchen dining area
- Lounge

Cottage (± 110 m²):

- 2 bedrooms with en-suite bathrooms
- Lounge
- Kitchen
- Carport



Farm shed (± 500 m²)

Store room (± 50 m²)

Cottage for farm workers (± 80 m²)

Open shed for animals (± 140 m²)

Chicken dens & cattle railings

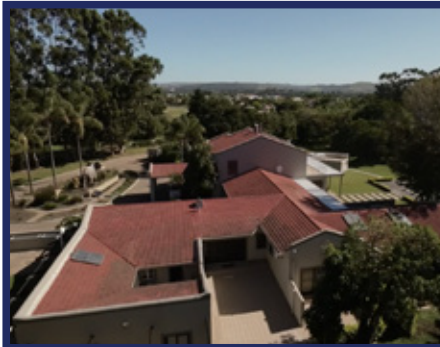
Auctioneers Note:

The farm is registered with the Western Cape Department of Agricultural as a farming unit!

Excellent location in Keurboomsrivier Road near the N2 and Keurboomstrand/rivier.

Great development opportunity with many residential developments in the area!!

IMAGE GALLERY





SG DIAGRAMS

Arvind N Bhawan. Cape Town

SIDES metres		ANGLES OF DIRECTIONS	CO-ORDINATES Y System WG 23° X		S.G. No.
		Constant	+	0,00	+
AB	66,61	280 13 00	A	- 37583,65	+ 3764859,42
BC	32,20	94 25 00	B	- 37649,20	+ 3764871,23
CD	71,27	49 53 50	C	- 37617,10	+ 3764868,75
DA	59,12	200 52 10	D	- 37562,59	+ 3764914,66
		PIP	△	- 36213,83	+ 3764486,76
		KNYS 62	△	- 38204,34	+ 3765592,92

S-5102 RDS No. 01391 0/2/064/23/2 N2/8

2585/2013
Approved
[Signature]
for Surveyor-General
2013.11.08

Description of Beacons
A,B,C Y standard
D 20mm Iron peg

Scale 1 : 1000

The figure A B C D represents 1130 square metres of land, being
Portion 198 (a portion of Portion 22) of the Farm Matjes Fontein No. 304
Situate in the Municipality of ~~Kaysna~~ *Bitou*
Administrative District of Kaysna. Province of Western Cape.

Surveyed in October 2013
by me *[Signature]*
A N Bhawan (PLS 0050)
Professional Land Surveyor

This diagram is annexed to No.	The original diagram is No. 4859/1963	File No. Kys. 304 V5
Dated	Annexed to D/T	S.R. No. 1209/2013
Registrar of Deeds	No. 1965. 13194	Comp. AM-1BBA (6245)
		LPI C0390000

Farm 304/198 Kysna

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970
SECTION 2(a)

Approved in terms of
Act 7/1998

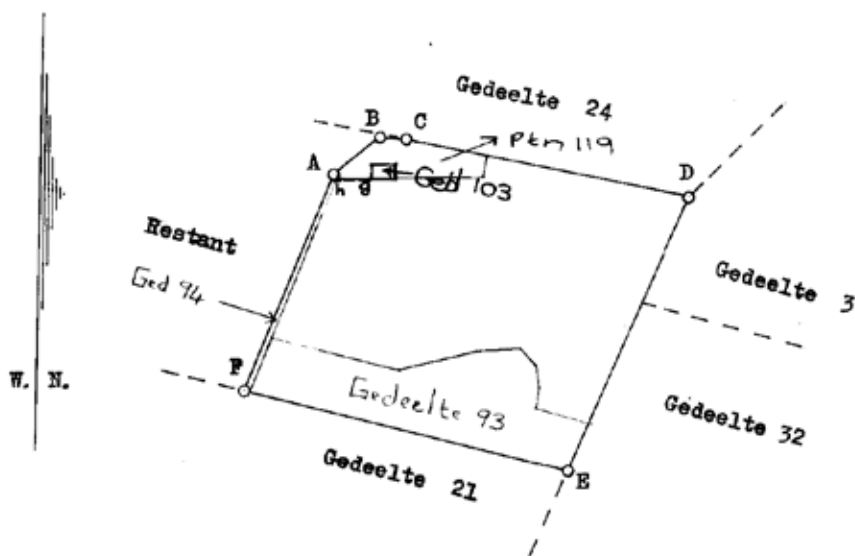
EXEMPT FROM PROVISIONS OF CHAPTER III OF ORD. 15/1985
Expropriation for SANRAL

KANTOORAFSKRIF

SYE Meter	RIGTINGS -HOEKE	KOÖRDINATE			L.G. No.
		Y	Stelsel	Lo = 23° X	
	o i "	+	0,00	+3700 000,00	1102/75
AB	71,32	229.53.10	A	- 37 610,41 + 64 620,95	Goedgekeur <i>[Signature]</i> Landmeter-generaal 23-6-1980
BC	32,19	274.25.10	B	- 37 664,96 + 64 575,00	
CD	349,59	280.12.40	C	- 37 697,05 + 64 577,48	
DE	369,07	22.18.30	D	- 38 041,10 + 64 639,45	
EF	403,40	103.08.20	E	- 37 900,99 + 64 980,88	
FA	287,07	200.52.10	F	- 37 508,15 + 64 889,19	
	Knys 62	Δ	- 38 252,16	+ 65 299,25	
	Pip	Δ	- 36 261,68	+ 64 193,04	

Beskrywing van Bakens

A,E : 20 mm ysterpen
B,C : 20 mm ysterpen in beton
D : : Geplante klip gelyk met grond
F : : 20 mm ysterpen langs houthoekpaal



Skaal: 1 : 7 500

Die figuur A B C D E F
stel voor 14,3164 hektaar grond, synde
GEDEELTE 35 (n gedeelte van Gedeelte 22)
VAN DIE PIAAS MATJES FONTEIN NR. 304
geleë in die Administratiewe Distrik
KNYSNA Provinsie Kaap die Goeie Hoop.
Opgemeet in Mei 1963 en Februarie 1979
en April 1980 deur my, ons *H. van der Walt* Landmeter

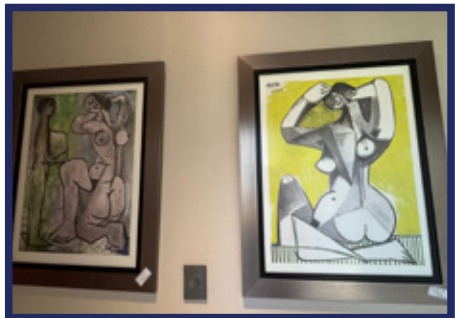
Hierdie kaart is gehëg aan T/A No. 53630/81 gedateer t.g.v.	Die oorspronklike kaart is. No. 4859/1963 gehëg aan Transport No. 1965 - 265 - 13194	Lêer No. Knys. 304 M.S. No. E.360/79 Komp. AM-18BA (6245) <i>B C</i>
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Registrateur van Aktes

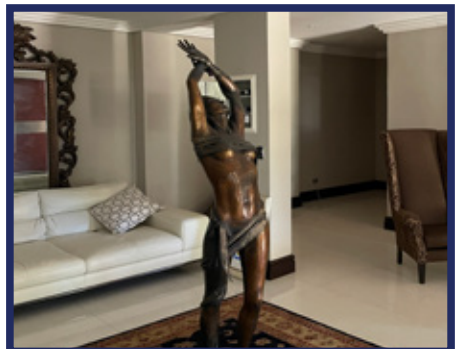
LOCALITY MAP



LOT 2 - ALL FURNITURE & ARTWORK



LOT 2.01 - BRONZE SCULPTURE

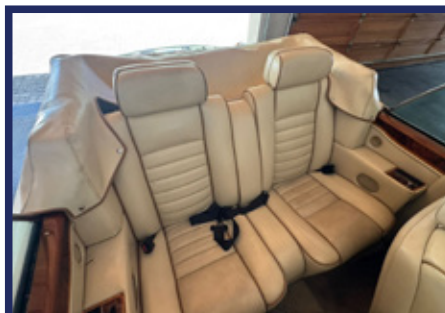


LOT 3 - 1990 ROLLS ROYCE CORNICHE 3

ONE OF TWO IN THE COUNTRY!!

1990 ROLLS ROYCE CORNICHE 3

- Registration: CX10762
- Colour: White
- Engine number: 7078L4101
- Vin number: SCAZDOOAOLCH30122
- Milage: 64 628
- Book of life available



LOT 4 - 17 - VARIOUS FARM IMPLEMENTS

- Massey Fergusson Mf 290 Tractor
- Farm Trailer
- Erdvark Disk Plough
- Ripper Chisel
- Ridge Furrow Plough
- Wood Chipper
- Fertilizer Spreader
- 1.2m Slasher
- Small Compressor
- John Deer Ride On Mower
- Rolux Roller Mower
- Quad Bike
- Fire Fighter Pump
- Various Loose Items





Optimizing Your Assets

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