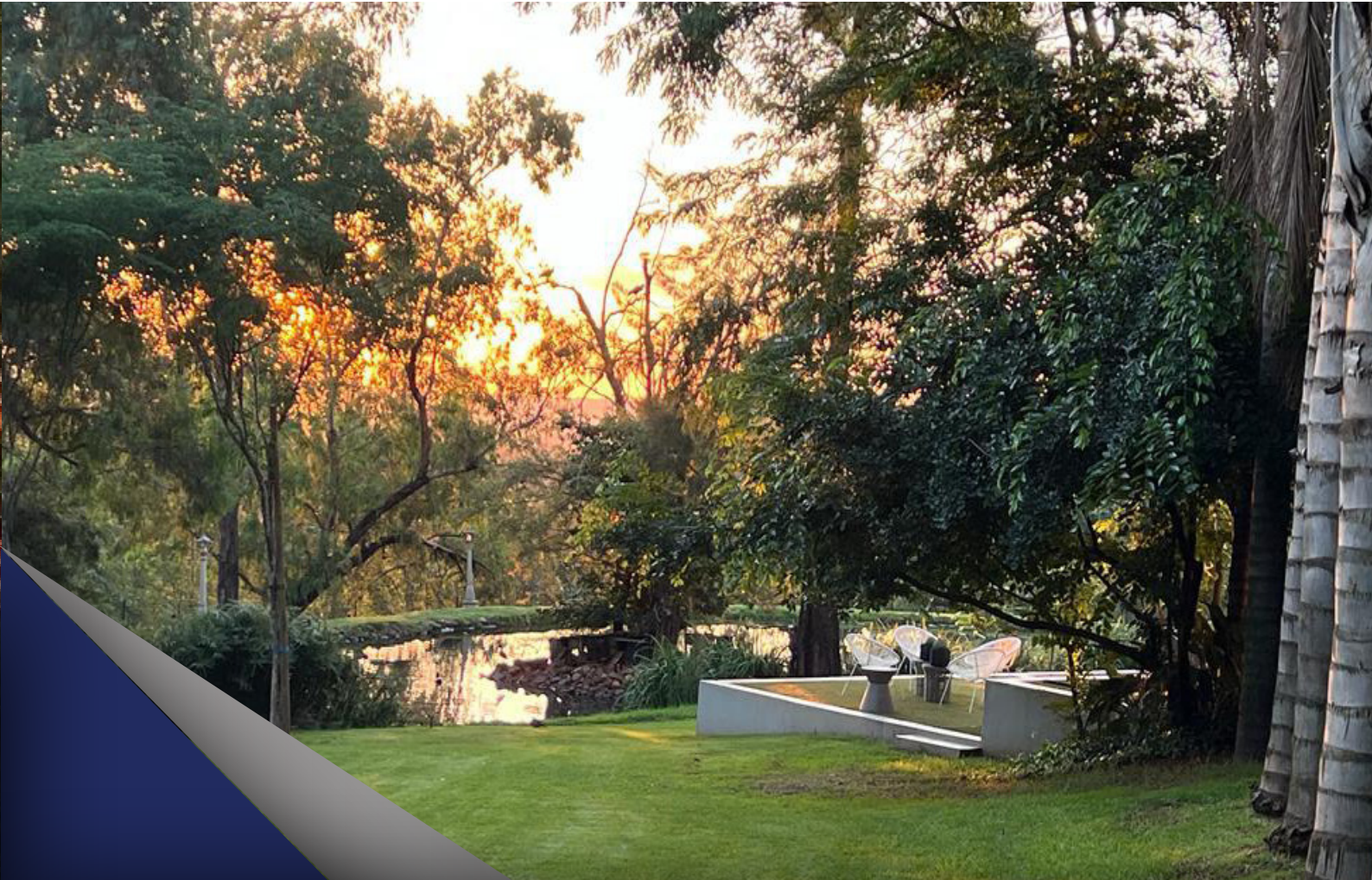
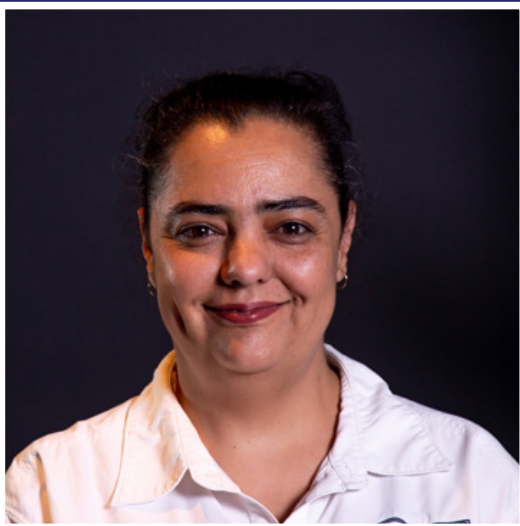




INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Tuesday, 26 May 2026 @ 12:00

ONLINE BIDDING CLOSES:

Wednesday, 27 May 2026 @ 12:00

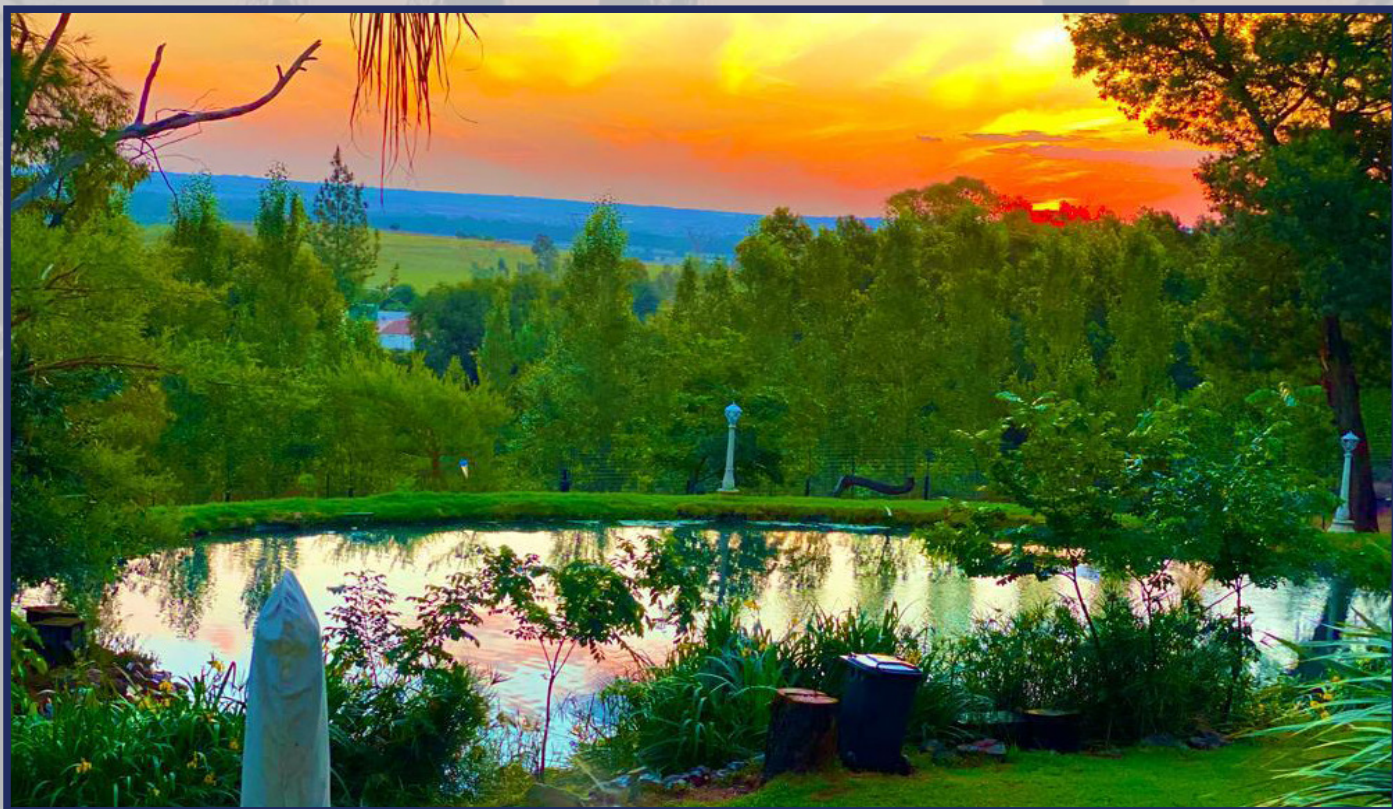
ADMINISTRATOR

Mariska Strassburg

mariska@vansauctions.co.za

086 111 8267

**STYLISH TIMELESS COUNTRY RESIDENCE
ON IDYLIC 8,7 HA PROPERTY NEAR THE R21 HIGHWAY
IN DOORNKLOOF, CENTURION
EXCELLENT LOCATION, WITH EQUESTRIAN FACILITIES
A GREAT BUSINESS OPPORTUNITY OR FOR
ENJOYMENT OF A PEACEFUL LIFESTYLE!!**



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, 26 May 2026
Online Bidding Closes: 12:00 on Wednesday, 27 May 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:	Portion 92 of Farm Doornkloof 391, JR Gauteng, known as Holding 92, situated on the corner of Game Reserve Avenue & 42nd Street, Doornkloof A.H., Centurion
Total Extent:	± 8,7477 ha
R & T:	± R 1 916.71 p/m

MAIN HOUSE:

- 3 bedrooms with 2 & a half bathrooms
- Study
- Multiple entertainment areas
- Kitchen
- 2nd kitchen at the bar area with an inter-grated fridge/freezer, as well as a gas stove and oven with its own braai
- Lounge with large fireplace
- Dining room with built in fireplace
- Huge open plan marble bar opening to rim flow pool through frameless stacking glass doors

2 COTTAGES

- Cottage with bathroom, bedroom & huge lounge
- 2-bedroom cottage with lounge, patio & new bathroom with a garage for 5 vehicles

EQUESTRIAN FACILITIES:

- Either to be self utilised or to be rented out as stables and training facilities
- 1230 m² sand filled arena & mini polo field
- Outride possibilities

STORAGE FACILITIES:

- ± 650m² alone standing storage facility
- ± 100 m² Storeroom/workshop consisting of 2 separate rooms currently used for the Solar system.
- Fenced depot with own entrance gate

STAFF ACCOMMODATION:

- 5 separate rooms with separate kitchen, toilet and shower

ESTABLISHED GARDEN WITH ORCHARDS:

- Established Pecan nut trees surrounding the Polo field
- Orchard of various fruit trees
- Lush garden

OFF THE GRID LIVING!

- Full solar back up power (3-Phase)
 - 24 kVA Deye Solar system with an 80kWh Freedom Won battery and 48-panel installation of Longi 550W solar panels
- Unlimited water from 3 boreholes
 - Borehole 1: Pumps 10,000 Liters per hour (Completely redone by Wikkies pumps)
 - Borehole 2: Secondary back up, pumps 3000 Liters per hour (Newly equipped)
- Complete irrigation system with draglines, pop-up, and drip irrigation
 - Very low monthly expenses
- Total water tank storage capacity: 95,000 Liter
 - Main water supply reservoir for human consumption holds 60,000 Liter
 - Tank storage holds 15,000 Liter and
 - Back up tank storage holds 20,000 Liter

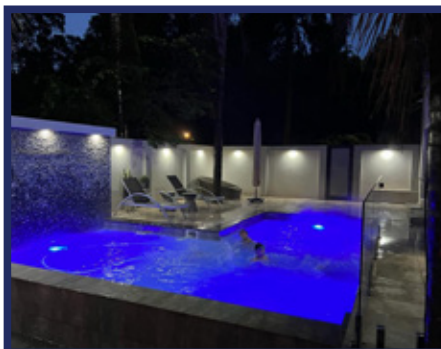
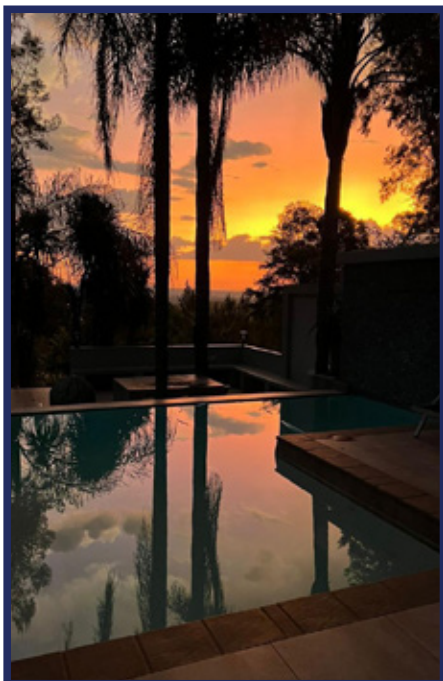
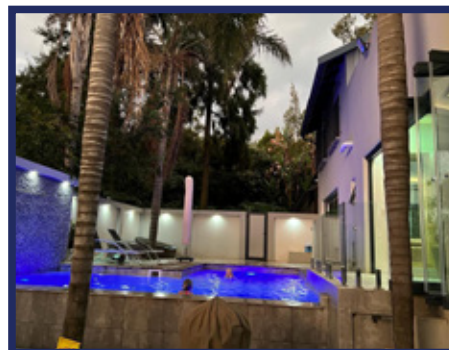
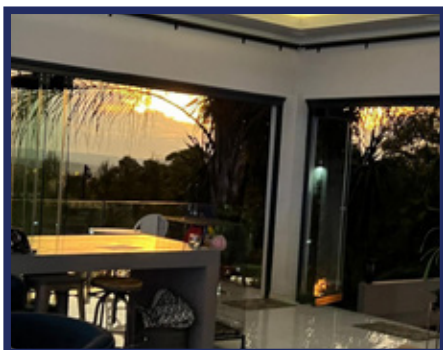


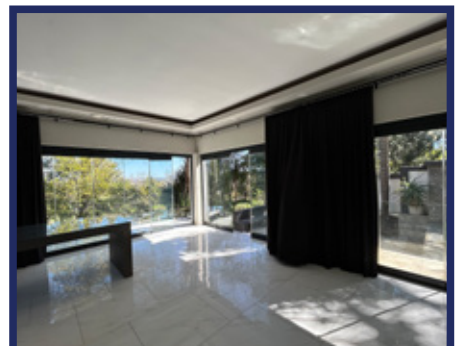
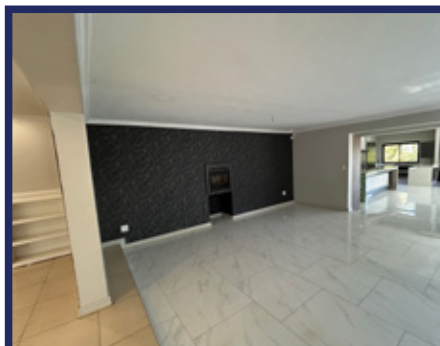
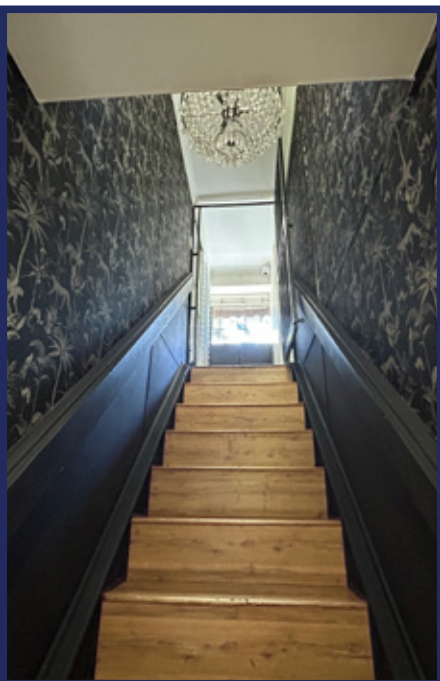
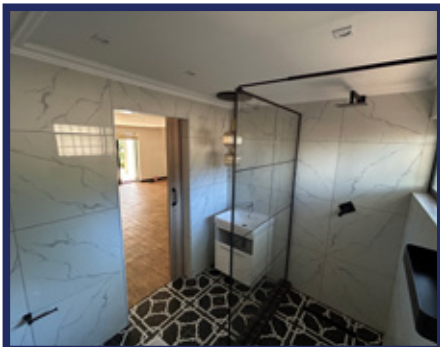
Ultimate upmarket lifestyle property, with all the trimming included for the great entertainer & within close proximity of all amenities.

Top security on premises with 3-meter precast walls with double electric fencing, CCTV, electric gates, security lights and alarm system!

All roads are also monitored by the community safety group CPF and with active security groups such as ADT, Scorpion & Seek.

PROPERTY IMAGE GALLERY





AERIAL VIEW



ZONING CERTIFICATE



Economic Development and Spatial Planning

3rd Floor | Middelstad Building | 252 Thabo Sehume Street | Pretoria | 0002
PO Box 440 | Pretoria | 0001
Tel: 012 358 7988
Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane
Generated by: TSHWANE\DanielSha

Date 2026/04/23

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 017500000/92

ZONING KEY: 017500000/92

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Farm Portion Ptn 92 DOORNKLOOF 391-JR

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 19: UNDETERMINED

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Access Control Agriculture Farm Store Home Enterprise subject to Schedule 9	Agricultural Industry Airfield Animal Boarding Place Auctioneer Backpackers Beauty Salon Builder's Yard Camping Site Commune Conference Centre Equestrian Centre Flea Market Garden Centre Guest House Health Spa Helipad Institution Lodge Medical Consulting Rooms which do not comply with Schedule 9 Municipal Transitional Settlement subject to Schedule 16 Parking Site Petting Zoo Picnic Place Place of Day Care for the Aged which does not comply with Schedule 9 Place of Child Care which does not comply with Schedule 9 Place of Instruction which does not comply with Schedule 9 Place of Public Worship Place of Retirement	All other uses not listed in Columns (3) and (4)

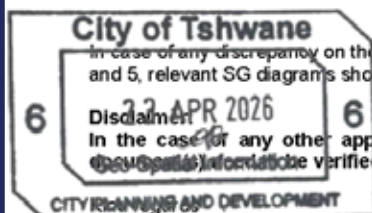
Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsewetsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthukisa i-Ekonomie na Ntshonalwazi • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mvelediso ya Ekonomi na Vupulani na Fikimi • Kuzawulo va Nhlukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango wezokuThuthukisa i-Ekonomie na Ntshonalwazi • Kuzawulo va Nhlukiso wa Ikonomi na Vupulani bya Ndhawo

On request, this document can be provided in another official language.

Document Ref: 017500000/92_20260423_103215361_1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
	Power Station Retail Industry which does not comply with Schedule 9 Shooting Range Shop Social Hall Solar Power Plant Special Use Sport and Recreation Ground Tourist Facilities Wall of Remembrance in conjunction with a Place of Public Worship Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Zoo	

B	ANNEXURE L	Not Applicable
C	MINIMUM ERF SIZE	Not Applicable
D	UNITS PER HA	Not Applicable
E	DENSITY	Not Applicable
F	FLOOR AREA RATIO	Table C, FAR Zone 21, subject to Clause 25
G	HEIGHT	Table D, Height Zone 10, subject to Clause 26
H	COVERAGE	Table E, Coverage Zone 5, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Schedule 1 Rear and Side: Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P46



In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Disclaimer: In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document should be verified as the rights may have lapsed.

f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



Kgoro ya Peakanyo le Tlhabollo ya Toropokgolo • Departement Stadsbeplanning en -ontwikkeling
 Lefapha la Thulaganyo le Tlhabollo ya Toropo • Ndzawulo ya Nkhuvukiso wa Vupulani bya Dorobankulu
 UMnyango Wezentuthuko Yokuhlelwa Kwedolobha • City Planning and Development Department
 UmNyango wokuHlehwa kweDorobha neTuthuko

SCHEDULE 1: BUILDING LINES, ACCESS AND PHYSICAL BARRIERS

Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
FARMS (refer to p 13 under subheading F)						
DE WAGENDRIFT 417-JR	All portions	All streets	10			
DERDEPOORT 326-JR	All portions	All streets	10			
DERDEPOORT 327-JR	All portions	All streets	10			
DERDEPOORT 615-JR	All portions	All streets	10			
DESERT WOLF 766-JR	All portions	All streets	10			
DIE PLAAS 664-JR	All portions	All streets	10			
DIE SCHLOSBERG 505-JR	All portions	All streets	10			
DONKERHOEK 365-JR	All portions	All streets	10			
DONKERHOEK 370-JR	All portions	All streets	10			
DOORNFONTEIN 291-JR	All portions	All streets	10			
DOORNFONTEIN 562-JR	All portions	All streets	10			
DOORNKLOOF 391-JR	All portions	All streets	10			
DOORNKLOOF 481-JR	All portions	All streets	10			
DOORNKRAAL 420-JR	All portions	All streets	10			
DOORNKRAAL 425-JR	All portions	All streets	10			
DOORNKRAAL 770-JR	All portions	All streets	10			
DOORNPLOOT 295-JR	All portions	All streets	10			
DOORNRANDJE 386-JR	All portions	All streets	10			
DOORNRANDJE 735-JR	All portions	All streets	10			
DORSTFONTEIN 553-JR	All portions	All streets	10			
DOWNBERN 594-JR	All portions	All streets	10			
DROOGEGROND 380-JR	All portions	All streets	10			
EKANGALA 610-JR	All portions	All streets	10			
EKUPHUMULENI 716-JR	All portions	All streets	10			
ELANDBEKEND 477-JR	All portions	All streets	10			
ELANDSFONTEIN 352-JR	All portions	All streets	10			
ELANDSFONTEIN 480-JR	All portions	All streets	10			
ELANDSFONTEIN 493-JR	All portions	All streets	10			
ELANDSHOEK 337-JR	All portions	All streets	10			
ELANDSVALLEY 414-JR	All portions	All streets	10			
ELARDUS PARK 443-JR	All portions	All streets	10			
ELDORETTE 311-JR	All portions	All streets	10			
ELOFFSPARK 772-JR	All portions	All streets	10			
ENGLEFIELD 474-JR	All portions	All streets	10			
ENKELDOORNSPOORT 207-JR	All portions	All streets	10			
ERASMIA 350-JR	All portions	All streets	10			
ERASMUS 649-JR	All portions	All streets	10			
FAIRFIELD 238-JR	All portions	All streets	10			
FIROLAZ 485-JR	All portions	All streets	10			
FORT 646-JR	All portions	All streets	10			
FRANSPOORT 332-JR	All portions	All streets	10			
GARSTFONTEIN 374-JR	All portions	All streets	10			
GARSTKLOOF 595-JR	All portions	All streets	10			
GOFIE WATER 719-JR	All portions	All streets	10			
GROENFONTEIN 120-JR	All portions	All streets	10			
GROENFONTEIN 125-JR	All portions	All streets	10			
GROENFONTEIN 526-JR	All portions	All streets	10			
GROOTSPRUIT 239-JR	All portions	All streets	10			
GROOTSPRUIT 455-JR	All portions	All streets	10			
GROOTVLEI 272-JR	All portions	All streets	10			

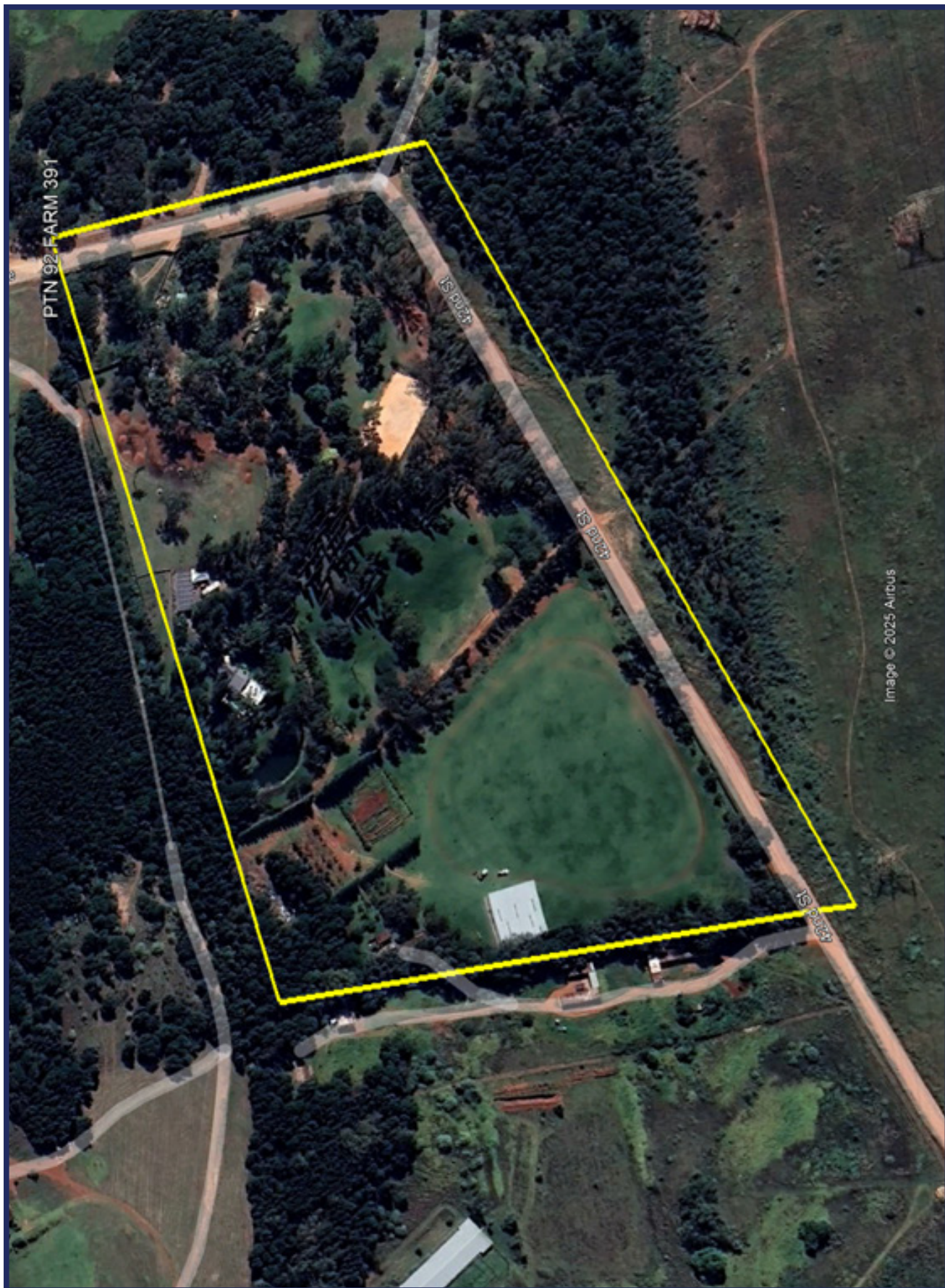


TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024
Comes into operation: 01 July 2024



LOCALITY MAP



SG DIAGRAM

S.G. OFFICE COPY SUNDL. DIAGRAM S.G. No. A. 3187/66

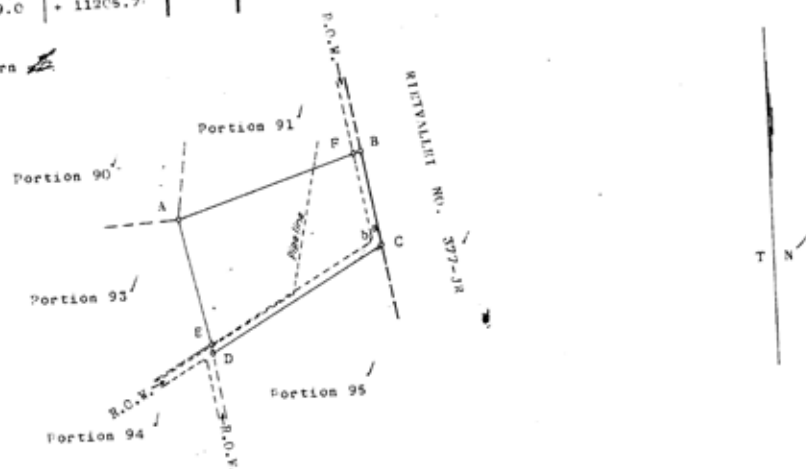
SIDES Cape Feet	DIRECTIONS	CO-ORDINATES y System: Lo 29° x	Off Desig.
AB 1230.4	Constables	+2208 00.0	+90800 00.0
BC 602.1	252.06.10	A + 13755.0	+ 26450.0
CD 1260.8	349.51.08	B + 12584.2	+ 26071.9
DE 53.0	60.19.00	C + 12478.1	+ 26664.6
EA 805.4	169.45.20	D + 13573.4	+ 27289.0
	167.36.20	E + 13582.8	+ 27236.8
Indicator Data			
FR 50.5	252.06.10	F + 12632.2	+ 26037.4
	Kip	A + 13940.3	+ 24231.7
	Irene	A + 21509.0	+ 11205.7

Approved:

[Signature]
Surveyor-General
- S. J. 1955

Description of Beacons

A, C, E, F : 3" x 3' iron peg and cairn
D, B : Not beacons



Scale: 1/7500

The figure ABCDE

represents

Portion 92

of the farm DOORNKLOOF NO. 391-JR

10.2130

Morgen of land, being

The figure ABCDE represents a Servitude of Right of Way 50 Cape Feet wide vide diagram S.G. No. A. 3152/66, Serv. No. 1606/66.

Province of TRANSVAAL

Surveyed in April - May 1966

by me

[Signature]
Land Surveyor.

Land Surveyor.

and by me

This diagram is annexed to

dated

TR 40465/66

Register of Deeds.

The original diagram is

No. A.

Transfer/Deed - dd.

24/2/1969

for

D. B. 49/24

Published by Authority - Die Kerkse Drakery, Pretoria.

File No.

S.G. No. 941/66

Completion JR-7D

12/6/66

12/6/66

H.N.



Optimizing Your Assets

36 Gemsbok Street, Koedoespoort Industrial, Pretoria
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