







INFO PACK



TIMED ONLINE AUCTION:

ONLINE BIDDING OPENS:
Wednesday, 2 December 2026 @ 12:00

ONLINE BIDDING CLOSES:
Thursday, 3 December 2026 @ 12:00

ADMINISTRATOR

Chanél Tame
chanel@vansauctions.co.za
086 111 8267

LARGE LIQUIDATION SALE OF BRITS PROPERTIES!!

5HA SMALL HOLDING WITH RESIDENTIAL UNITS, & 3 RESIDENTIAL PROPERTIES WITH GREAT INCOME POTENTIAL

- BRITS, NORTH-WEST



How to register:

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

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

Please Note:

Online Bidding Opens: 12:00 on Wednesday, 2 December 2026
Online Bidding Closes: 12:00 on Thursday, 3 December 2026

General Information



Auctioneers Note:
Various residential properties with great potential income!!

Conditions of Sale:

- Subject to confirmation by the Seller.
- R100,000 refundable registration fee to bid online.
- 5% deposit by way of electronic transfer.
- Commission plus VAT is payable by the purchaser.
- Guarantees for balance within 45 days after confirmation.
- Occupation on date of registration of transfer of the property.

LOT 1 - PTN 180 OF FARM KROKODILDRIFT 446

Subject Property:	Portion 180 of Farm Krokodildrift 446, Registration Division JQ, Brits, North-West Province.
Total Extent:	± 5,336 HA
Rates & Taxes:	± R 175.01 p/m
Potential Rental Income:	± R1,660,000-00 p/a (Vat Incl.)

Improvements:

Main House (± 850 m²):
Downstairs: Bedroom, bathroom, dining room, kitchen with pantry & separate scullery, lounge, bar & entertainment area, swimming pool, double garage x 2
Upstairs: 5 x bedrooms, 3 x bathrooms, kitchenette, study & lounge.

Flat & room

House A: ± 115 m²

House B: ± 105 m²

House C: ± 80 m²

House D: ± 125 m²

House E: ± 100 m²

House F: ± 115 m²

House G & H: ± 245 m²

House I & J: ± 245 m²

House K & L: ± 245 m²





Image Gallery





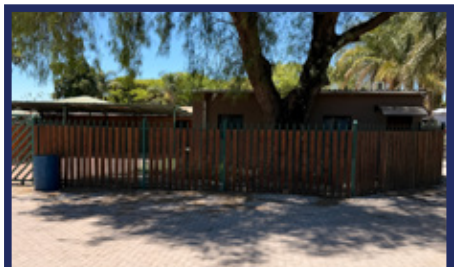


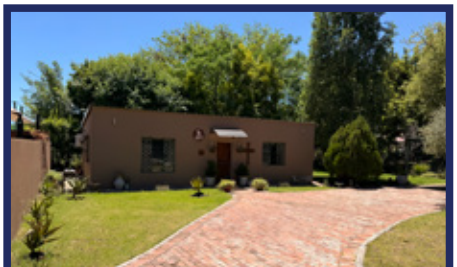












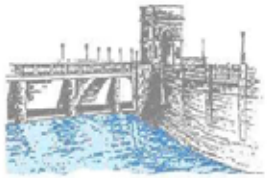


PLEASE NOTE: MOVABLE ASSETS ARE EXCLUDED FROM THE SALE

Property Layout



Water Certificates



SERTIFIKAAT VAN INLYSTING

HARTBEESPOORT BESPROEIINGSRAAD
POSBUS 1049, BRITS 0250
PLOT 17 DE KROON
2026/11/11

Tel nr: 0713546822; 0713546835
Faks nr:

Eienaar: KRAMER FAMILIE TRUST

Sked no	ID	Plaasnaam	Grondbeskrywing	Art 56/3	Grootte (ha)	Water lisensie (ha)	Inlysting (ha)
W20/53	745	KROKODILDRIFT	GED 180 KROKODILDRIFT 446 JQ	0.0000	5.0335	0.0000	1.8000
W20/53Y	K30	KROKODILDRIFT	GED 180 KROKODILDRIFT 446 JQ	0.0000	5.1594	0.0000	2.4000
Totaal				0.0000	10.1930	0.0000	4.2000



LOT 2 - 42 PRINSLOO STREET, BRITS

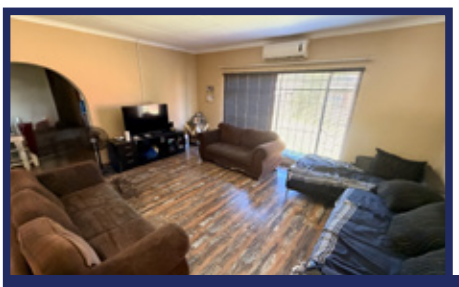
Subject Property:	Erf 3 Brits, North-West Province better known as 42 Prinsloo Street, Brits, North-West Province.
Total Extent:	± 1,169 m²
Rates & Taxes:	± R 635.46 p/m
Potential Rental Income:	± R110,000-00 p/a (Vat Incl.)

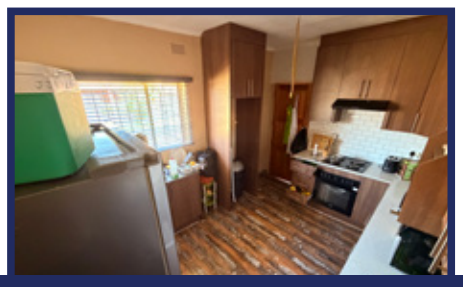
Improvements:

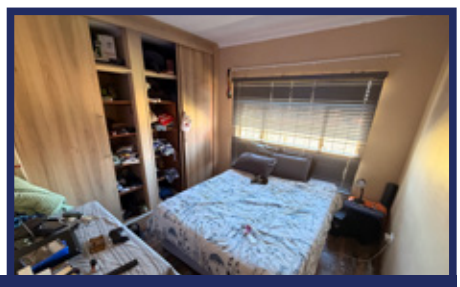
- 3 x bedrooms
- 2 x bathrooms
- Kitchen with open plan living & dining room
- Outside laundry
- Double garage & carport
- Large yard











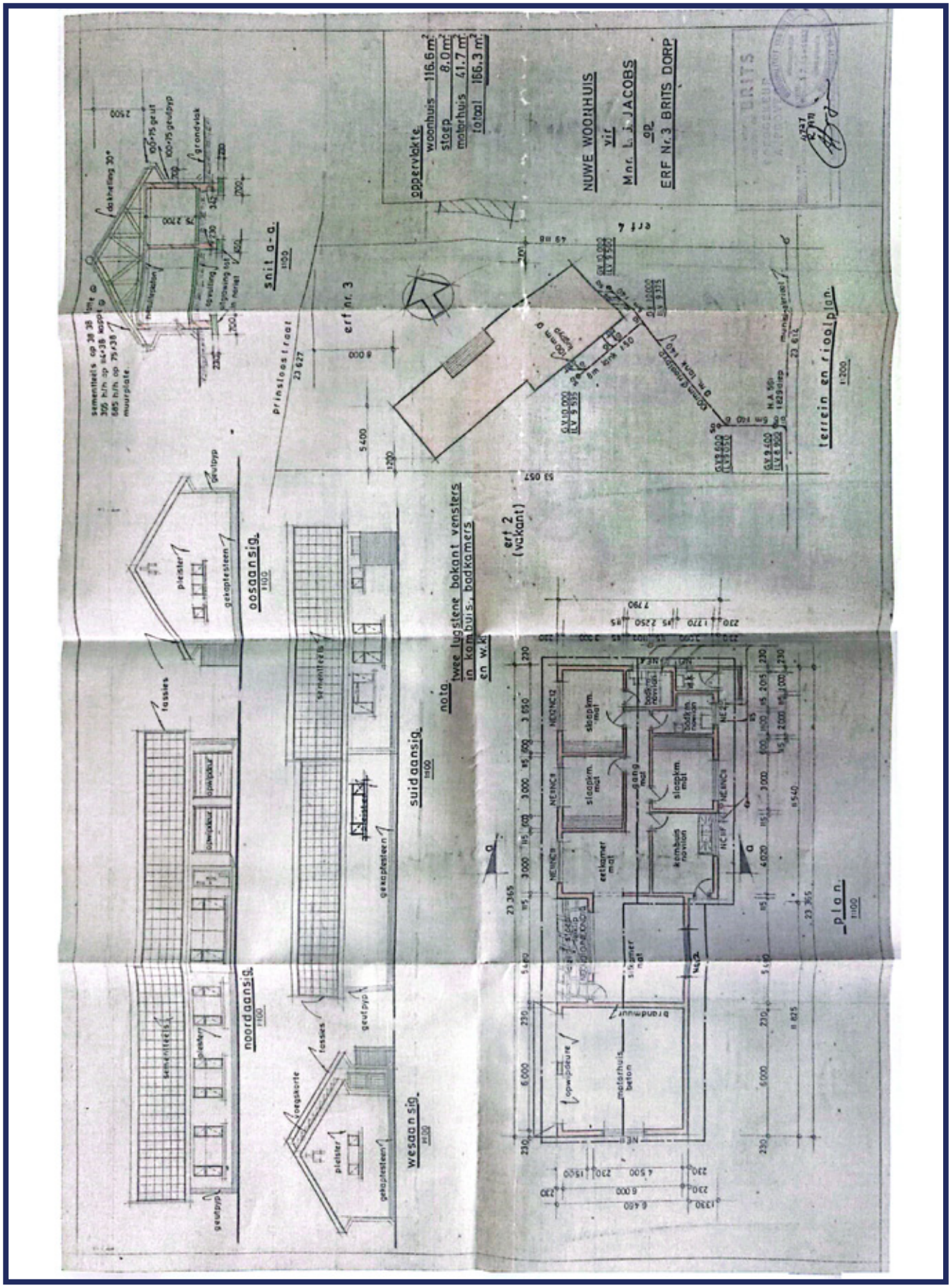
PLEASE NOTE: MOVABLE ASSETS ARE EXCLUDED FROM THE SALE

SG DIAGRAM



BRITS TOWNSHIP
The above Figure lettered ABCDEFGHJKLMNOPQRSTUVWXYZA'B' represents the Township of BRITS in extent 173 Morgen 41 square Roods comprising 9.39 Erven Public Places and Reserves numbered 1 to 9.39 situate on Portion of the Farm Roodekopjes or Zwartkopjes No 132 Held by Cert. of Consolidated Title No 9965/23. District Pretoria, Ward Crocodile River, Province of Transvaal.
Bounded as indicated above vide Diagram S.G No.A 1487/23 framed by Surveyor J.H.Fehrsen in May 1923.
The angular points of each figure have been properly defined on the ground according to law.
Surveyed in May 1923 by me.
(Sgd) J.H.Fehrsen.
Land Surveyor.
(Ind) C.Mc G. Approved.
(Sgd) W.P.Murray
Surveyor General
17 Oct 1923
S.G.Office.
Pretoria.
PORTION No.77
PORTION No.76
PORTION No.75
PORTION No.74
PORTION No.71
PORTION No.70
PORTION No.69
PORTION No.66
PORTION No.1
PORTIONS Nos 1 TO 33
PORTION No.3 OF PORTION B
PORTION No.5 OF PORTION B
PORTION OF PORTION B
PORTION No.4 OF PORTION B
PORTION A
REMAINDER OF PORTION B
PORTION A
PORTION C
PORTION D
PORTION E
PORTION F
80%

Building Plans



LOT 3 - 5 PETER STREET

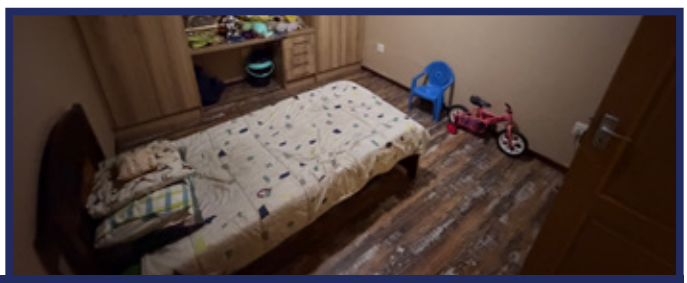
Subject Property:	Erf 220 Brits, North-West Province better known as 5 Peter Street, Brits, North-West Province
Total Extent:	± 1,023m²
Rates & Taxes:	± R 745.95 p/m
Potential Rental Income:	± R138,000-00 p/a (Vat Incl.)

Improvements:

- 4 x bedrooms
- Bathroom
- Kitchen
- Scullery & washing room
- Living room
- Double garage & carport.
- Flatlet: 2 bedrooms. bathroom, lounge & kitchenette.







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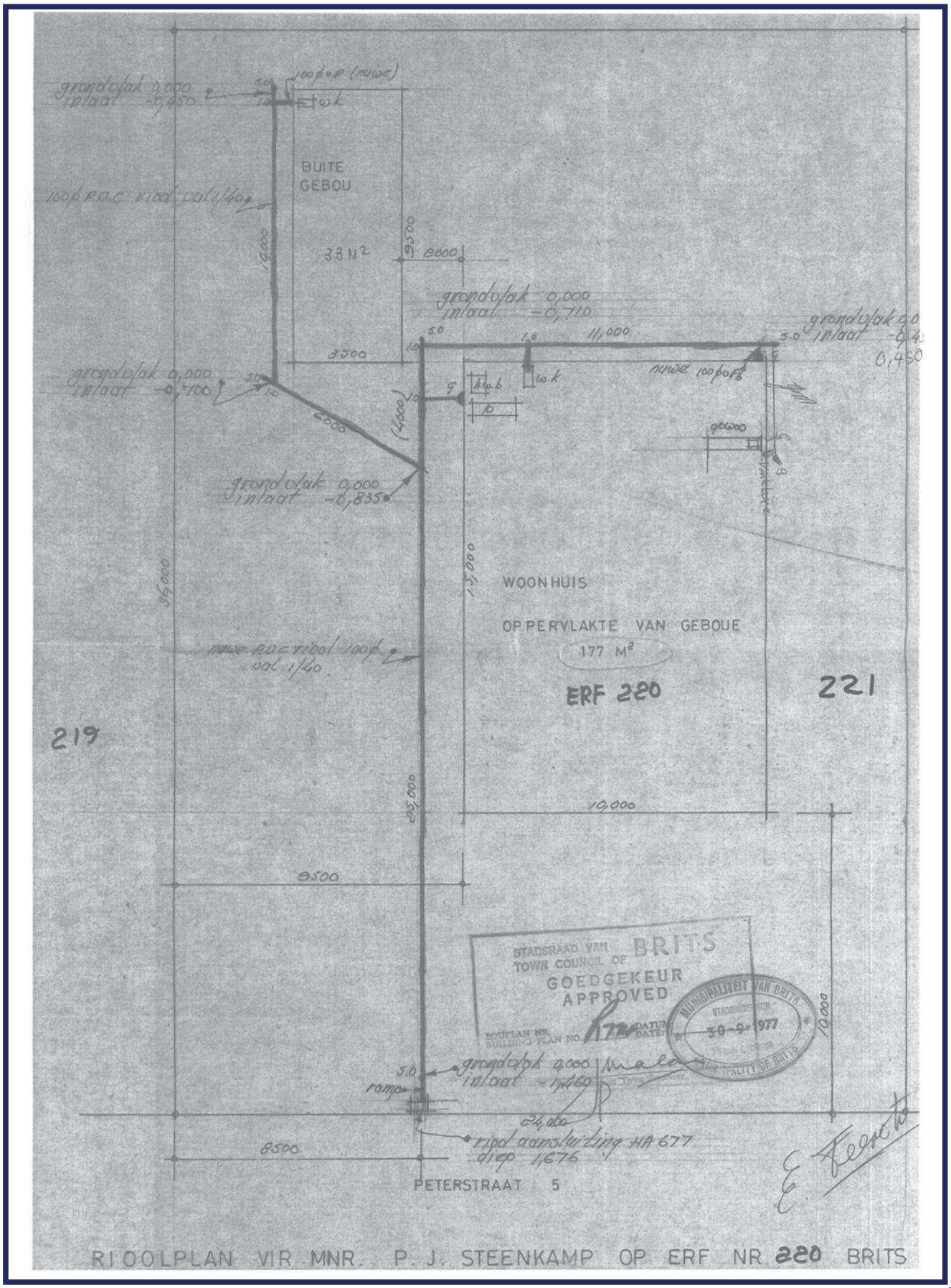
Building Plans

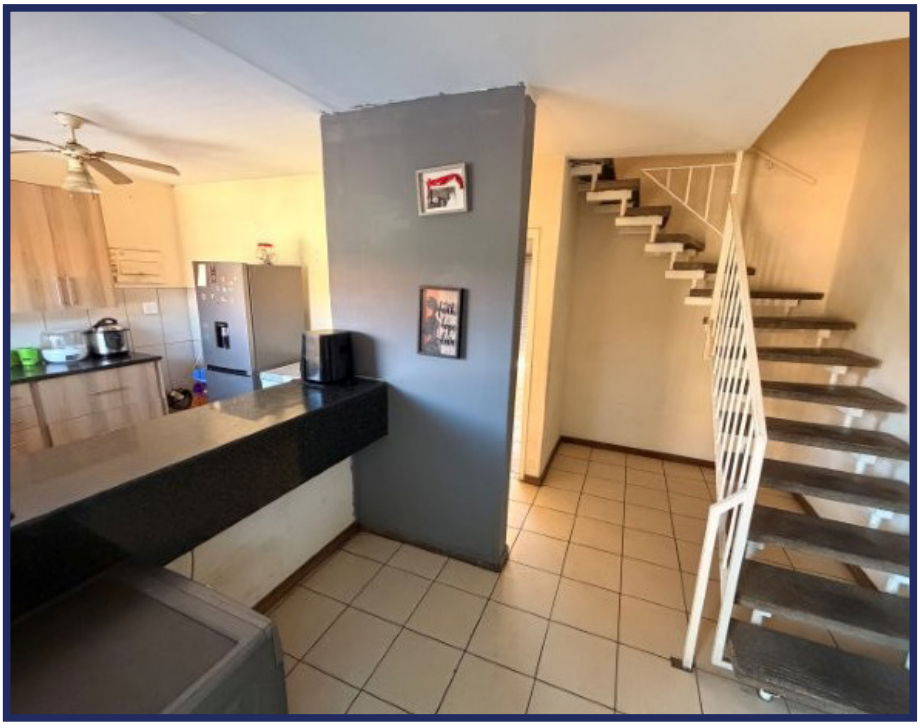


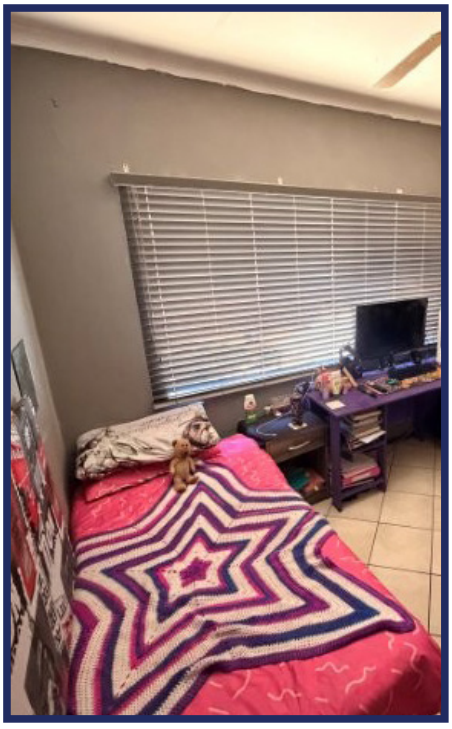
LOT 4 - UNIT 17 MAROELA-HOF

Subject Property:	Unit 17 of Scheme 152/1995 SS Maroela situated on Erf 1886, Birts, North-West Province.
Unit Measuring:	± 123 m²
Rates & Taxes:	± R 427.15 p/m
Levies:	± R 945.00 p/m
Potential Rental Income:	± R96,600-00 p/a (Vat Incl.)

Improvements:

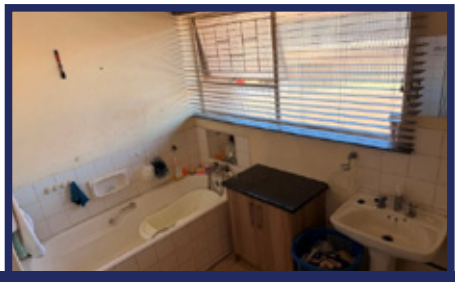
- 3 x bedrooms
- Bathroom
- Kitchen with open plan lounge & dining room
- Patio with large garden
- Double shaded carport











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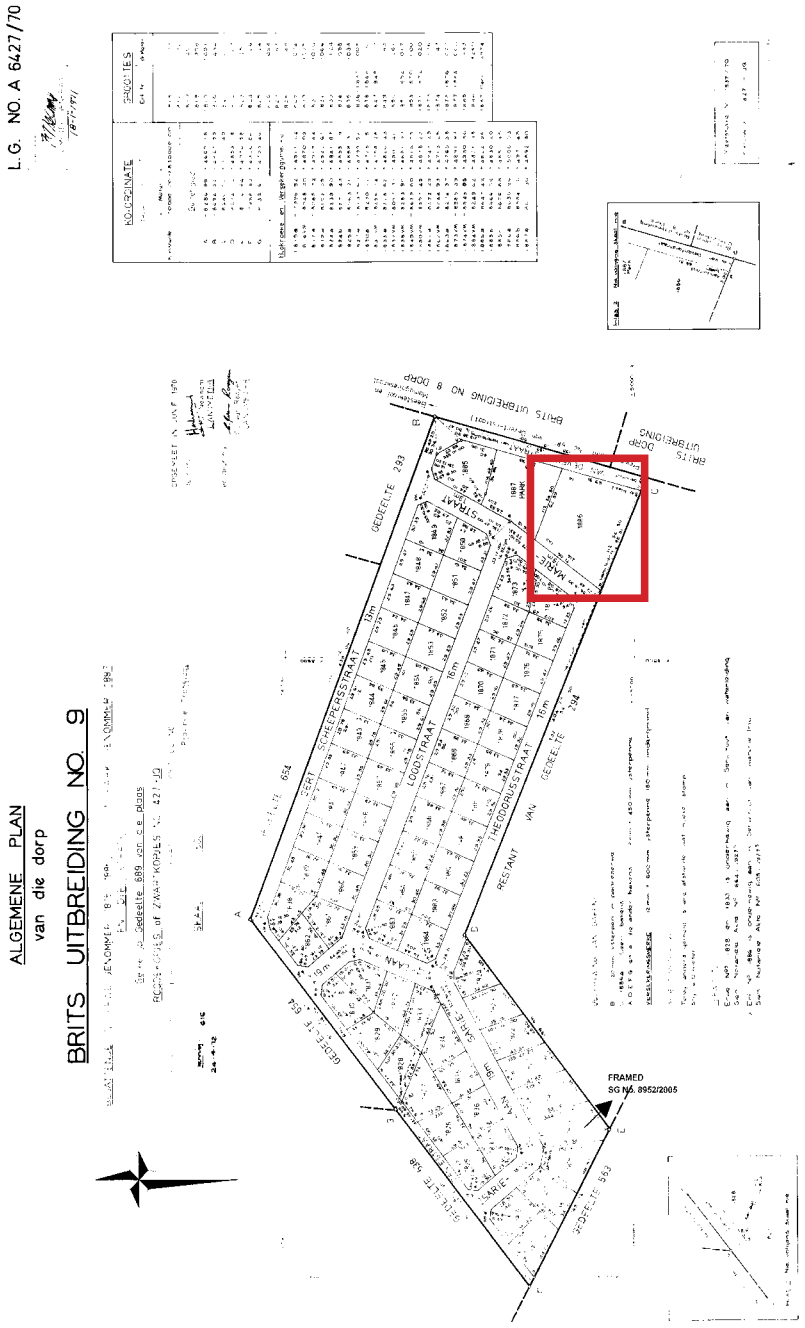

T1 3660

Optimizing Your Assets

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