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## FARM FOR SALE IN RUSTENBURG (PRICE NEGOCIABLE)

DO YOU NEED A PIECE OF HEAVEN ON EARTH? THEN THIS PROPERTY, NESTLED IN THE PICTURESQUE COUNTRYSIDE NEAR BUFFELSPOORT DAM, GROOTFONTEIN IS EXACTLY WHAT YOU ARE LOOKING FOR. THE FARM IS AN IDEAL HALF WAY STATION TO THE VERY POPULAR SUN CITY AND 3 KM FROM THE BEAUTIFUL BUFFELSPOORT DAM. FOR YOUR CONVENIENCE THERE IS A GARAGE AND A GENERAL DEALER, 8KM FROM THE FARM. THE BORDER LINE OF THIS PROPERTY ENDS WITH THE STERKSTROOM RIVER THAT FEEDS INTO BUFFELSPOORT DAM.

THIS VERY EXCEPTIONAL CONSERVATION INVESTMENT AREA OFFERS THE FOLLOWING:

- 5 HA AGRICULTURAL LAND. MOTHERLINESS IS ALREADY AVAILABLE UNDERGROUND!!!!
- 3 PHASE ESCOM ELECTRICITY.
- 3 BOREHOLES (2 IS EQUIPPED WITH PRESSURE PUMPS) PRODUCE 12 500 LITRE WATER PER HOUR
- 1 X 5 000 LITER TANK AND 1 X 10 000 LITER TANK

these extra space you need for linen etc.  
All the windows offers burglar bars. Security lights(day night)spotlights, all around the property. Alarm system is available.  
(but not in use).  
"Farm watch" with incredible infrastructure available for extra piece of mind.  
Property is totally fenced.

OUTSIDE:  
Electric gate  
One third between this farm and the next door neighbor's farm boast wildlife fencing.  
4 x Store Rooms with zink roofs. (In total 100 square meters) Adjacent to the store rooms is another room with electrical  
connection points for 3 washing machines and tumble dryer for the convenience of the tenants.

<b>Monthly Bond Repayment</b>	R34,619.31	<b>Bond Costs</b>	R47,840.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
<b>Transfer Costs</b>	R211,814.00	<b>Monthly Rates</b>	R230





### INTERIOR

Bedrooms	3
Bathrooms	1
Kitchens	1
Recep. Rooms	0
Furnished	Yes

### EXTERIOR

Carports / Parkings	0
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	Yes

### SIZES

Floor Size	-
Land Size	12Ha



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