



**Jan Pienaar**  
 Non-Principal Property Practitioner  
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The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200



SOLE MANDATE

Web Ref CL1736



**R3,500,000**

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REDUCED PRICE – A REAL GEM – FIRST COME FIRST SERVE

Nestled on an expansive 18 hectares of land, this property boasts two by 3-bedroom houses and a 2-bedroom flat in need of renovation. Approximately 2 hectares of the land is covered by shade netting, while an additional 4 hectares of arable land, are all equipped with a sprinkler irrigation system. Allocated water rights from a registered irrigation dam (6.85 hectares) as well as 2.9 hectares of water rights from the Crocodile River. Total of 9.75 hectares.

For your convenience, two Eskom power points are available, ensuring a sufficient power supply. The entire property, including the houses and irrigation areas, is securely enclosed within an electric fence. House number 1 offers a spacious 154m<sup>2</sup>, complete with

### Features

**Zoning** Agricultural

**Sizes**

Floor Size 18m<sup>2</sup>  
 Land Size 18Ha

