KZN Timber Farm, Dargle Valley

Remainder of Portion 10 of the Farm Maritz Daal No.940

Web#: 3195618 | www.in2assets.com
ADDRESS: Stocklands Timber Farm, Dargle
AUCTION VENUE: The Durban Country Club, Isaiah Ntshangase Road, Durban
AUCTION DATE & TIME: 25 June 2014 | 11h00
VIEWING: By Appointment
CONTACT: Kelvin Kotze | 076 875 7982 | 031 574 7600
EMAIL: kkotze@in2assets.com
REGISTRATION FEE: R 50 000-00 (Refundable Bank Guaranteed Cheque)
AUCTIONEER: Andrew Miller

The Rules of Auction can be viewed at www.In2assets.com or at Unit 504, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration. The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above property is subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.
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Remainder of Portion 10 of the Farm Maritz Daal No.940

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**DISCLAIMER:** Whilst all reasonable care has been taken to provide accurate information, neither Strauss Asset Solutions KZN (Pty) Ltd t/a In2assets.com nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of Strauss Asset Solutions KZN (Pty) Ltd t/a In2assets.com or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction can be viewed at www.In2assets.com or at Unit 504, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration.
In light of the Consumer Protection Act which came into effect on 1 April 2011, In2Assets would like to offer you, our valued client, the opportunity to pre-register as a bidder prior to the auction day.

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practices and to protect consumers against deceptive, misleading, unfair or fraudulent conduct.

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

1. SA Identity Document;
2. Utility bill addressed to your physical address (not older than 3 months);
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter on the Entity’s official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person’s SA Identity Document and proof of that person’s residential address not being older than 3 months.
5. Copy of Entity’s FICA Documents
6. Vat Registration Certificate
7. Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to the auction in order to avoid the time-consuming registration process as we endeavour to make this process as hassle free and efficient as possible.

Should you require any further assistance or have any questions or queries, please do not hesitate to contact us.
General

Property Address: Stocklands Timber Farm
Suburb & Province: Dargle

Title deed information

Title Deed Number: T2587/1998
Registered Owner: Andrew Early Trust
Title Deed Description: The Remainder of Portion 10 of the Farm Maritz Daal No. 940
Extent: 276.6741 hectares

Municipal information

The local authority in which the property is situated is the Umgeni Municipality. According to the permitted zoning scheme the property is zoned as follows:

Town Planning Information

Zoning: Agriculture
The property is situated in the Dargle valley, 10 km's on the along the Dargle road from the turn off, close proximity to Howick.

Stocklands finds itself halfway between Hilton college and Michaelhouse, two of KZN's best schools.

**SUBJECT PROPERTY:** Stocklands Timber Farm, Dargle
Picture Gallery (continued)

Remainder of Portion 10 of the Farm Maritz Daal No.940
Remainder of Portion 10 of the Farm Maritz Daal No.940
Picture Gallery (continued)

Remainder of Portion 10 of the Farm Maritz Daal No.940
Primary use

The subject property comprises a ± 276 hectare timber farm in the central Dargle valley which is accessed by tar road. The valley has great soils and generous rainfall (1000ml).

The area permitted to plant is 167.4 hectares. Currently 150 hectares are planted with a split of 60 hectares to Grandis and 90 hectares to Smithii, making a large area of timber suited to pole production.

The farm is extremely well suited to grazing with fenced paddocks, reliable water supply and boundary fenced. There is currently ± 70 head of cattle on the property (which is not included in the sale) grazing on the veld areas of the farm.

This is a prime timber area with opportunities like this hard to come by. Stocklands was also previously a FSC certified timber farm.

The property has a 3 bedroom Canadian style log timber house which measures 150m², with a 70m² double garage and an outside bedroom with toilet and shower.

Lease Details

There is an existing agreement in place to supply poles to treated timbers from compartment 0.15, so this block will be clear felled.

There is a Vodacom tower on the subject property which generates an annual income of approximately R20,000.00.

Expenses

The assessment rates for the subject property is still to be confirmed.

VAT Status

The Seller is VAT registered.
Terms and Conditions

Remainder of Portion 10 of the Farm Maritz Daal No.940

If you are the successful bidder kindly note the following:

- 5% deposit payable by the Purchaser on the fall of the hammer
- 10% Auctioneers Commission payable by the Purchaser on the fall of the hammer
- 24 Hour Confirmation period – 26 June 2014
- 45 Day Guarantee Period
- 12% Occupational Interest per annum on the balance of the purchase price
- Possession on Registration of Transfer
- Electrical, Entomologist and Gas Certificates for the Sellers account

Kindly note for EFT & Cheque payments, the following applies:

Cheques need to be made out to Strauss Asset Solutions KZN (Pty) Ltd

EFT Payments, our trust account banking details are as follows:

Bank : Standard Bank
Account Name : Strauss Asset Solutions (KZN) Pty Ltd
Account No. : 050022032
Branch Name : Kingsmead
Branch code : 040026
Zoning Certificate

Remainder of Portion 10 of the Farm Maritz Daal No.940

Our Ref.: Portion 10 of the farm Maritz Daal No. 940
Your Ref:

Date: 29 May 2014

Ms S Bikaroo
e.mail: sbikaroo@in2assets.com

Dear Madam

ZONING CERTIFICATE: PORTION 10 OF THE FARM MARITZ DAAL NO .940

Your e-mail dated 28 May refers.

It is hereby certified that the abovementioned property is deemed to be zoned agriculture as it is situated outside an approved Town planning Scheme.

Yours faithfully

SG SIMPSON
GENERAL MANAGER: ECONOMIC DEVELOPMENT AND PLANNING
SG Diagram

Remainder of Portion 10 of the Farm Maritz Daal No.940

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OF THE FARM MARITZ DAAL NO. 940

situated in the County of Pietermaritzburg, Province of Natal
surveyed in August 1970

by me P. P. A. Land Surveyor.

This diagram relates to

D/T No. 48/7/3

The original diagram is Grant Vol. No. 20 Fol. 6

Grant No. 540

File No. M.F.

G.R. No. 581/1970

Comp. 3F/54

Registrar of Deeds.

Degree Sheet 53

Approved

Surveyor-General

9-10-1970

Prep. 70/1670

Surveyor-General

11/1970

Prep. 70/1670

Surveyor-General

11/1970

Prep. 70/1670

Surveyor-General

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Prep. 70/1670

Surveyor-General

11/1970

Prep. 70/1670

Surveyor-General

11/1970
Remainder of Portion 10 of the Farm Maritz Daal No. 940

SG Diagrams (continued)

SHEET NO. 2
This diagram consists of 2 Sheets

S.G. No. 2752/1978
Approved

Surveyor-General
5 – 10 – 1978

Surveyed in August 1979
by me

Surveyed in October, November 1979
by me

SCALE: 3:15 000

SEACONS
A, B, E, F, G, H, J,
K, L, M, N, P, Q, R:
20mm. iron peg and
osim.
C:
Iron post.
D:
Wooden corner post.
Remainder of Portion 10 of the Farm Maritz Daal No. 940 (continued)

SG Diagrams

The following paragraphs are a description of the extent and layout of the farm.

1. The farm is bounded by:
   - South
   - East
   - West
   - North

2. The farm is divided into:
   - Fields
   - Pastures
   - Roads

3. The farm has:
   - A water reservoir
   - A drainage system
   - A main road

4. The farm is located at:
   - Latitude: 27.611409
   - Longitude: 28.603388

5. The farm is accessible via:
   - A private road
   - A public road

Version 2: 02.06.2014
## Plantation Schedule

### Remainder of Portion 10 of the Farm Maritz Daal No.940

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Your Ref:
Enquiries: Lynn Boucher

in2assets.com
54 St Andrews Drive
DURBAN NORTH
4051

Attention: Sunitha Bkaroo

Dear Sir/Madam

REQUEST INFORMATION ON PROPERTY: LAND CLAIM

We acknowledge receipt of your enquiry received on 28 May 2014 and advise that our records indicate that there is no claim for restitution in terms of the provisions of the Restitution of Land Rights Act, 22 of 1994 (as amended) lodged in respect of the property described as Remainder of Portion 10 of the farm Maritz Daal No. 940.

Whilst great care is taken to verify the accuracy of the information regarding all claims, the Regional Land Claims Commission will not be held responsible for any damage or loss suffered as a result of information furnished in this regard as there are claims lodged with the Commission which are not yet captured in our database as they are not yet published in the relevant government gazette.

Regards

MR S.G. DLAHLA
MANAGER: INFORMATION AND RECORDS MANAGEMENT
DATE: 29 May 2014
Our Footprint

**Durban**
Unit 504, 5th Floor, Strauss Daly Place
41 Richefond Circle, Ridgeside Office Park
Umhlanga Ridge

**Cape Town**
15th Floor, The Terraces
34 Bree Street

**Johannesburg**
10th Floor, World Trade Centre
Green Park Building
Corner West Road
South & Lower Road
Morningside
Sandton

**Port Elizabeth**
57 Pickering Street
Newton Park

**Bloemfontein**
104 Kellner Street
Westdene

**Pretoria**
Centaur House
38 Ingersol Street
Lynnwood Glen