Tenders are invited

Tender Closing Date:
19th December 2024

Urgent Tenders Are Invited
To Purchase a well-established 752.8513 ha dairy farm located in the sought after Kamberg Valley KZN

PETER MASKELL AUCTIONEERS

TENDERS ARE INVITED FOR THE PURCHASE OF A WELL-ESTABLISHED 752.8513 HA DAIRY FARM LOCATED IN THE SOUGHT AFTER KAMBERG VALLEY KZN

TENDER DETAILS

We are pleased to invite you to participate in the Tender Process in respect of the Proposed Transaction

Tender details

Tender closing date	:	Thursday the 19th December 2024 at 12h00
Tender delivery	:	Tenders are to be delivered in a sealed envelope to
	:	"Berrange Inc"
		Suite 9, 2nd Floor, Block C, Town Bush Office Park, 460 Town Bush Road, Montrose, Pietermaritzburg, 3201 & marked
		"**Edkins Family Trust – Tender Document**"

Mandatory requirements and deposits

FICA documents to be provided (i.e.) Proof of residence, Identity document, and CIPC documents if purchasing in a company capacity;

The Purchaser shall lodge with the tender, proof of payment for the deposit of One Million Rand payable to PETER MASKELL`S AUCTIONS CC (the "Auctioneer") by way of EFT.

No consideration will be given to any Tender Document which is not delivered timeously in accordance with the provisions and which is not accompanied by the required Deposit.

Banking details

BEFORE MAKING PAYMENT OF YOUR DEPOSIT, PLEASE CALL OUR OFFICE TO CONFIRM BANKING DETAILS

Account holder	:	Peter Maskell Auctions CC
Bank	:	Nedbank
Account number	:	134 309 6103
Branch	:	198765
Reference	:	your name # Edkins

Buyer's costs and Liabilities

- VAT or Transfer Duty is payable over and above the purchase price at the applicable rate;
- A one-million-rand deposit is payable and proof of payment must be lodged with the tender document;
- The offer to purchase is conditional on the Purchaser obtaining finance within a period of 30 days from acceptance of offer.

Contact Details

Seone Maskell
Contact number: 0828090188
Email: seone@maskell.co.za

Peter Maskell
Contact number: 0828002800

The Information Pack

Peter Maskell Auctioneers and the Seller believe the information contained in this Information Pack or in any other written or electronic material furnished or information orally transmitted to a potential purchaser (including, but not limited to, any opinion, information or advice that may be provided to a potential purchaser by Peter Maskell, the Company and the Seller or any of their respective directors, officers, employees, agents or advisors) to be accurate in all material respects, but expressly disclaim any and all liability to Peter Maskell Auctioneers, the Seller and the Company (and any of their respective directors, officers, employees, agents or advisors) (in whose favour this constitutes a stipulatio alteri capable of acceptance at any time) for representations, warranties or statements contained therein as well as the accuracy, reasonableness or completeness of any such information.

In providing this Information Pack or in any other information transmitted to a potential purchaser, no obligation is undertaken to update the information contained therein, to correct any information contained therein or to rectify any omission therefrom. Peter Maskell Auctioneers and the Seller expressly reserve the right (in their discretion and without liability) to amend this Information Pack or any other written or electronic material furnished or information orally transmitted to a potential purchaser.

Important Note

The Purchaser should provide a letter with a detailed description of how you intend to finance the balance of the purchase price for the acquisition of the Farms and Assets, including details of the sources of funding, support or commitment letters from your funding banks (evidencing the availability of debt and/or cash funds) and an outline of the intended process for securing committed funding, including any potential conditions precedent or other issues relating to the draw-down of such funding. In this regard, we note that funding comfort is of paramount importance to the Seller and the greater comfort which the letter is able to provide the Seller in this regard, the more favourably the Tender will be viewed by the Seller.

Method of sale

Tenders are invited on the following basis:

1. Remainder of the farm Uitval no. 7341, Registration Division FS in extent of 361.0246 ha
2. The farm Geluk no. 18369, Registration Division FS in extent of 391.8267 ha
3. Farm in its entirety both portions Remainder of the farm Uitval no. 7341, Registration Division FS in extent of 361.0246 ha and The farm Geluk no. 18369, Registration Division FS in extent of 391.8267 ha

Join our Property WhatsApp Group

Link to the Group

https://chat.whatsapp.com/FDBS45v0f6w9MIpP5bARQH

DISCLAIMER

Peter Maskell Auctioneers and the Seller expressly reserve the right, at their sole discretion and without giving notice or reasons therefore and without any indemnity or liability of any kind, to amend, modify or terminate the Tender Process in any way and with respect to any or all of the potential purchasers at any time. For the avoidance of doubt, neither Peter Maskell Auctioneers nor the Seller shall be under any obligation to accept, review or to consider any proposal submitted by a potential purchaser regardless of whether such proposal is submitted on time in accordance with the procedures outlined in the Tender Document. Peter Maskell Auctioneers and the Seller also expressly reserve the right at their sole and absolute discretion to reject any or all proposals or to negotiate with any potential purchaser on any terms and whether individually or in parallel with other negotiations, with respect to any transaction involving the Company or the Business and on any timetable, without assigning any reasons therefore or to enter into a binding agreement relating to the Company or the Business without prior notice to any other potential buyer.

Peter Maskell Auctioneers and the Seller may at any time, in their sole and absolute discretion and without giving reasons or prior notice, enter into any special arrangements with any potential purchaser and/or any other third party without notifying other potential purchasers.

This Information Pack nor any documents and/or information made available to a potential purchaser constitutes a Tender to sell the subject matter described in information pack, the Information Pack or any documents and information made available to a potential buyer. A Tender will be deemed accepted by the Company

only when a formal and binding Tender Document has been executed by all relevant parties. Until such time, none of the Seller, the Trust nor Peter Maskell Auctioneers nor any of their respective subsidiaries or affiliated companies, directors, employees, officers, agents or advisers (in whose favour this constitutes a stipulatio alteri capable of acceptance at any time) will have any liabilities or obligations to any potential purchaser, and, following such time, the only obligations of the Company or any of their subsidiaries, affiliates or advisers will be those set forth in the definitive and duly executed Tender Document or any agreed reliance letters.

Peter Maskell Auctioneers and the Seller will not be required to comment on any Tender to acquire the Business, or other information provided by you in connection with the Proposed Transaction. Peter Maskell Auctioneers and the Seller will under no circumstances be required to draw your attention to any possible mistakes, misinterpretations or miscalculations on your part. You accept that you will be solely responsible therefore and you expressly, irrevocably and unconditionally waive any right, recourse or claim against Peter Maskell Auctioneers, the Seller and the Trust or any of their respective Trustees, officers, employees, agents or advisors (in whose favour this constitutes a stipulatio alteri capable of acceptance at any time) in this respect.

In addition, you will not be entitled to claim any form of exclusivity with respect to the Tender Process, and Peter Maskell Auctioneers and the Seller are not obliged to enter into exclusive negotiations unless and until same may have been explicitly and expressly agreed upon by means of a written contract duly signed by or on behalf of the Company, as the case may be.

It is emphasised that, at all times throughout the Tender Process, you will be responsible for your own costs and expenses in relation to the Tender Process and the Proposed Transaction.

No representation or warranty is given and no liability is accepted by Peter Maskell Auctioneers, the Seller and the Trust nor any of their respective subsidiaries or affiliated companies, directors, employees, officers, agents or advisers (in whose favour this constitutes a stipulatio alteri capable of acceptance at any time) as to the accuracy or completeness or otherwise of the matters described in the Information Pack or any other information provided to you as part of the Proposed Transaction, any forward looking statements or information of any other sort.

By submitting a Tender, you agree not to make any claim against the Company, Peter Maskell Auctioneers, the Seller and/or any of their directors, employees, officers, agents or advisers (in whose favour this constitutes a *stipulatio alteri* capable of acceptance at any time) in relation to the Tender Process.

PETER MASKELL AUCTIONEERS

Remainder of the Farm Uitval 7341 in extent of 361,0246 ha & The Farm Geluk 18369 in the extent of 391,8267 ha

Property Details – Farm known as Danesfort

Farm name	:	Uitval
Farm Number	:	7341
Portion number	:	0
Registration Division	:	FS
Extent	:	361,0246 HA
Co-ordinates	:	-29.300937 / 29.882784
Title Deed No.	:	T10391/2009

Municipal Details

Municipality	:	Mpofana Municipality

Property Details

Farm name	:	Geluk
Farm Number	:	18369
Portion number	:	0
Registration Division	:	FS
Extent	:	391,8267 HA
Co-ordinates	:	-29.308639 / 29.894949
Title Deed No.	:	T25283/2013

Municipal Details

Municipality	:	Mpofana Municipality

Situation and locality

Macro Location

The Property is located in the Rosetta/Kamberg area, in Kwazulu-Natal. Rosetta is a small village situated midway between Mooi River and Nottingham Road in the Natal Midlands.

Micro Location

The Property is located west of Mooi River in the well-established farming area of Kamberg. The surrounding properties comprise commercial farms, predominantly used for dairy farming purposes and cropping farms. There are also lifestyle smallholdings in the area.

The property and improvements

The farm is currently operating as a dairy, with irrigated and dryland pastures, dryland maize, a small timber plantation and veld grazing. The dairy comprises a 30-point swing over milking parlour

The farm comprises 2 adjoining farms dissected by the district road that divides the farms which are held under separate Title Deeds.

All improvements are located on Remainder of the farm Uitval no. 7341 also known as Danesfort

Remainder of the farm Uitval no. 7341 also known as Danesfort	
Main Farm House	
Improvement Area	±275m²
Structure	Block
Roof	CGI
Description	Painted and plastered block under CGI roof with steel and wooden windows. Comprising of 4 bedrooms, 4.5 bathrooms, 2 lounges, 2 offices, kitchen and lounge/dining room.
Cottage	
Improvement Area	±72m²
Structure	Block
Roof	Harvey Tile
Description	Painted block under Harvey tile roof with steel windows. Comprising 2 bedrooms and 2 bathrooms.
Garage	
Improvement Area	±111m²
Structure	Block
Roof	CGI
Description	Painted and plastered blocks under CGI roof with wooden windows. Comprising of 2 garages and a store room.
2nd Dwelling	
Improvement Area	±320m²
Structure	Block
Roof	CGI
Description	Painted and plastered block under CGI roof with steel windows. Comprising 4 bedrooms, 2 bathrooms, kitchen, lounge and dining room.
Third Farm House	
Improvement Area	±100m²
Structure	Brick
Roof	CGI
Description	Painted and plastered block under CGI roof with steel windows.
Dairy Complex	
Improvement Area	±762m²
Structure	Block
Roof	CGI
Description	Painted and plastered block under CGI roof with concrete floors and steel windows. Comprising a milking station with a 30 point swingover milking setup, an office, bathrooms, storerooms and a milk storeroom with 12,000 and 6,000 litre bulk tanks.
Implement Shed	
Improvement Area	±852m²
Structure	Steel Frame
Roof	CGI
Description	Steel frame with block infill under CGI roof with steel windows and concrete floor. Comprising open plan storeroom and workshop space.
Workshop	

Improvement Area	±447m²
Structure	Steel Frame
Roof	IBR
Description	Cold storage walls under IBR with concrete floor. Previously a cold storage unit that has since been converted into a workshop.
Storage Shed	
Improvement Area	±607m²
Structure	Block
Roof	CGI
Description	Painted and plastered block under CGI roof with steel windows and concrete floor. Comprising various storerooms.
Fertilizer Shed	
Improvement Area	±112m²
Structure	Timber Frame
Roof	CGI
Description	Wooden poles with block infill under CGI roof with concrete floor.
Diesel Storage	
Improvement Area	±14m²
Structure	Blocks
Roof	CGI
Description	Painted blocks under CGI roof with steel windows.
Old Calf Pens	
Improvement Area	±291m²
Structure	Block
Roof	Asbestos
Description	Painted block under asbestos roof. Comprising of several calf pens.
Labour Houses	
Improvement Area	±646m²
Structure	Block
Roof	CGI
Description	30 Point swing-over milking parlour.
The farm Geluk no. 18369 known as Oakdene	
Cottage and rooms	
Improvements Area	±150m²
Description	There is 1 cottage which comprises of 3 bedrooms and 3 small cottages comprising 1 room. There are further improvements which are used as stores

Land use

The Farm comprises two farm portions which collectively have an irregular shape. The farm is currently operating as a dairy farm with 194 hectares of irrigated pastures, 18 hectares which can be supplementary irrigated on occasion, 132 hectares of arable dryland/pasture, 63 hectares of permitted timber land (only partly established to timber and 306 hectares of veld grazing.

Land Use	Description	Extent (ha)
Remainder of the farm Uitval no. 7341 known as Danesfort		
Pivot Irrigated Pastures	Ryegrass	65
Dragline Irrigated Pastures	Ryegrass	9.2
Irrigated Pastures: Supplementary	Big gun irrigation used only on occasion	14.9
Dryland: Croplands	Planted to maize	13.6
Drylands: Pastures	Mix of ryegrass and kikuyu	23.4
Timberland (Permitted)	Much of the timber removed and reverted to grass	63
Veld Grazing	2.0 hectares per LSU.	128
Wasteland	Roads, farmyard and wasteland.	44
	Subtotal	361.1
The farm Geluk no. 18369 known as Oakdene		
Pivot Irrigated Pastures	Ryegrass	54
Dragline Irrigated Pastures	Ryegrass	21.4
Irrigated Pastures: Supplementary	Big gun irrigation used only on occasion	31.5
Dryland: Croplands	Planted to maize	47.2
Drylands: Pastures	Mix of ryegrass and kikuyu	20.73
Veld Grazing	2.0 hectares per LSU.	130
Wasteland	Roads and wasteland.	87
	Subtotal	391.83
	Total	**752.8513**

Water Use

Water for domestic use is sourced from 1 borehole which is located on Remainder of the farm Uitval no. 7341. Water for irrigation purposes is pumped from three dams, two on the farm, and one on a neighbouring farm.

Irrigation

Property Description	Cert. No.	Area (ha)	Capacity M³/Ann.	Source Type	Source Name
Remainder of the farm Uitval no. 7341 known as Danesfort					
Remainder of the farm Uitval no. 7341	21185682	27.00	189 000	Dam	Danesfort Dam 2
Remainder of the farm Uitval no. 7341	21185682	55.00	385 000	Dam	Danesfort Dam 4
	Subtotal	**82.00**	**574 000**		
The farm Geluk no. 18369 known as Oakdene					
The farm Geluk no. 18369	21188064	15.00	105 000	Dam	Top Oakdene Dam
The farm Geluk no. 18369	21188064	21.00	147 000	Dam	Trib. Of Little Mooi River
The farm Geluk no. 18369	21188064	20.00	140 000	Dam	Trib. Of Little Mooi River
	Subtotal	**56.00**	**392 000**		
	Total	**138.00**	**966 0000**	**Total for irrigation purposes**	

Water Storage					
Property Description	**Cert. No.**	**No. of Dams**	**Capacity M³/Ann.**	**Source Type**	**Dam Name**
Remainder of the farm Uitval no. 7341 known as Danesfort					
Remainder of the farm Uitval no. 7341	21185682	1	220	IN	Danesfort Dam 4
Remainder of the farm Uitval no. 7341	21185682	1	200	IN	Danesfort Dam 2
Remainder of the farm Uitval no. 7341	21185682	1	25	IN	Uitval Middle Dam
	Subtotal	**3**	**445**		
The farm Geluk no. 18369 known as Oakdene					
The farm Geluk no. 18369	21188064	1	80	IN	Oakdene Dam
The farm Geluk no. 18369	21188064	1	37	IN	Top Oakdene Dam
The farm Geluk no. 18369	21188064	1	11	IN	Side Oakdene Dam
	Subtotal	**3**	**128**		
	Total	**6.00**	**573**	**Total for storage purposes**	

Stream Flow reduction					
Property Description	**Cert. No.**	**Area (ha)**	**Capacity M³/Ann.**	**Source Type**	**Source Name**
Remainder of the farm Uitval no. 7341 known as Danesfort					
Remainder of the farm Uitval no. 7341	21185682	50.00	36 566	River	Mooi Catchment River
The farm Geluk no. 18369 known as Oakdene					
The farm Geluk no. 18369	21188064	13.00	9 282	River	Mooi Catchment River
Total		**63.00**	**45 848**	**Total for stream flow reduction**	

Electricity	
Property Description	**Supply**
Remainder of the Farm Uitval 7341 FS	Eskom – 4 transformers
The Farm Geluk 18369 FS	Eskom – 3 transformers

Bio Resource Groups

The Properties are situated in two Bio Resource Groups, these being Group 9 known as "Dry Highland Sourveld" and Group 8 known as "Moist Highland Sourveld", and two Bio Resource Units, these being Vd4 -Mooiriver (87%) and Wd8 - Tintern (13%).

Bio Resource Group	9 – "Dry Highland Sourveld"
Bio Resource Unit	Vd4 - Mooiriver
Percentage of Subject Property	87%

Description of Natural Resources	General
Area	Area total area of this BRU is 49866ha.
Altitude	Altitude varies from 1,298 to 1,762 metres above sea level.
Terrain	Predominant - rolling Secondary - broken
Slope	Predominant - moderate (defined as slopes varying from 5 to 12%) Secondary - steep (defined as slope >12%)
Mean Rainfall (mm)	778mm
Temperature	Average 15.1 °C
	Minimum 8.8 °C
	Maximum 21.6 °C
Relative Humidity	72% (Mean daily %)
Frost Severity	Severe
Soils Summary	• Shallow soils, duplex soils, and soils of moderate to poor drainage present an erosion hazard if not managed correctly. • 32.2% of the soils are shallow • 3.2% of the soils are duplex • 34.4% of the soils are of moderate to poor drainage • Site selection for any activity must be carefully considered to avoid degradation of natural resources. • In addition 22.8% of even the more gently sloping areas of the BRU is too rocky to cultivate. • Before development can take place the annually arable land [31.0%] should be identified and retained as primary food producing areas. Prior to development other than for food production, specialist advice must be sought to identify the annually arable areas.
General Agricultural Suitability	
Farming system	Semi-Intensive
Land potential rating for production	The BRU has a good potential. There are infrequent and/or moderate limitations due to soil, slope, temperature or rainfall. Appropriate contour protection must be implemented.
Grazing Capacity	
Average Grazing Capacity	2.0 ha/AU (This refers to the grazing season of 250 days only. Subsequently, supplementation will be required)
Length of Grazing Season	250 days
Length of Dormant Season	115 days
Length of Recommended Rest	25% of the grazing area should be fully rested during the growing season (from first rain to first frost) every 4 years.
Bio Resource Group	8 – "Moist Highland Sourveld"
Bio Resource Unit	Wd8 - Tintern
Percentage of Subject Property	13%
Description of Natural Resources	**General**
Area	Area total area of this BRU is 11571ha.
Altitude	Altitude varies from 1,325 to 1,723 metres above sea level.
Terrain	Predominant - rolling Secondary - roken.
Slope	Predominant - moderate (defined as slopes varying from 5% to 12%) Secondary - steep (defined as slope >12%)

Mean Rainfall (mm)	826	mm
Temperature	Average	14.8 °C
	Minimum	8.1 °C
	Maximum	21.6 °C
Relative Humidity	71%	(Mean daily %)
Frost Severity	Severe	
Soils Summary	• Shallow soils and soils of moderate to poor drainage present an erosion hazard if not managed correctly. • 39.0% of the soils are shallow • 34.3% of the soils are of moderate to poor drainage • Site selection for any activity must be carefully considered to avoid degradation of natural resources. • In addition 33.7% of even the more gently sloping areas of the BRU is too rocky to cultivate. 2.5% of the BRU is too steep for annual cultivation. • Before development can take place the annually arable land [21.0%] should be identified and retained as primary food producing areas. Prior to development other than for food production, specialist advice must be sought to identify the annually arable areas.	

Unregistered Rights

As far as can be ascertained, there are no Land Claims on the Subject Property.

Gallery

Pivots, irrigation and milking equipment

Remainder of the farm Uitval no. 7341 known as Danesfort		
CENTRE PIVIOTS		
Valley Centre Pivot		
Model	:	7 Tower
Year	:	2018
Serial no	:	0995699
Hours		5419
Images	:	1 and 2
Location	:	Remainder of the Farm Uitval farm no 7341
Valley Centre Pivot		
Model	:	4 Tower
Year	:	2015
Serial no	:	022696
Hours		6123
Images	:	3 and 4
Location	:	Remainder of the Farm Uitval farm no 7341
Valley Centre Pivot		
Model	:	3 Tower
Year	:	2015
Serial no	:	365/1220
Hours		6249
Images	:	5 and 6
Location	:	Remainder of the Farm Uitval farm no 7341
Milking Equipment		
Alfa Laval Milking Unit		
Model	:	30 Point
Year	:	2017
Serial no	:	Unknown
Including	:	Vacuum pumps and associated equipment
Images	:	7 and 8
Alfa Laval Bulk Tank		
Model	:	Unknown
Year	:	1999
Serial no	:	20439
Liters	:	6000
Images	:	9 and 10
DeLaval Bulk Tank		
Model	:	DX/CE
Year	:	2007
Serial no	:	AP-6908
Liters	:	12000
Images	:	11 and 12
Storage Silos with Conveyor and Feeding Equipment		
Model	:	N/A
Year	:	Unknown

Serial no	:	N/A
Images	:	13 and 14
Generator		
Model	:	39M
Year	:	Unknown
Serial no	:	L-39-240
KW	:	125Kw
Images	:	15 and 16

Image no. 1

Image no. 2

Image no. 3

Image no. 4

Image no. 5

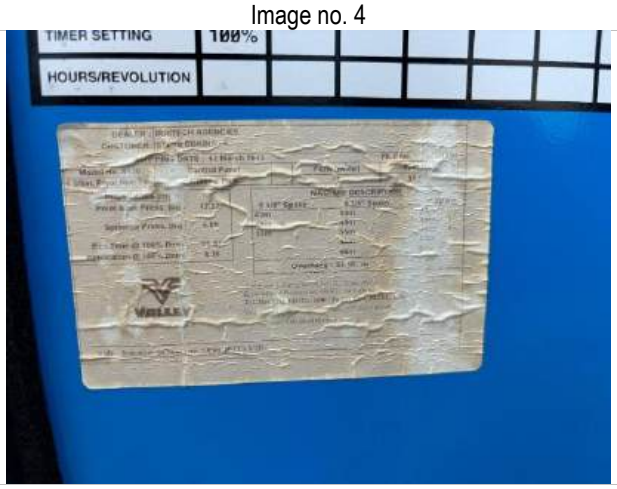

Image no. 6

Image no. 7

Image no. 8

Image no. 9

Image no. 10

Image no. 11

Image no. 12

Image no. 13

Image no. 14

Image no. 15

Image no. 16

Remainder of the farm Uitval no. 7341 known as Danesfort		
Description		
CENTRE PIVIOTS		
Valley Centre Pivot		
Model	:	4 Tower
Year	:	Unknown +/- 15 years old
Serial no	:	SAN022694
Images	:	1 and 2
Location	:	The Farm Geluk farm number 18369
Valley Centre Pivot		
Model	:	3 Tower
Year	:	2018
Serial no	:	0995699
Hours		4770
Images	:	3 and 4
Location	:	The Farm Geluk farm number 18369
Valley Centre Pivot		
Model	:	2 Tower
Year	:	2018
Serial no	:	022003
Hours		4918
Images	:	5 and 6
Location	:	The Farm Geluk farm number 18369
Valley Centre Pivot		
Model	:	3 Tower
Year	:	2018
Serial no	:	022695
Hours		5164
Images	:	7 and 8
Location	:	The Farm Geluk farm number 18369
Big Gun Irrigation		
Model	:	Unknown
Year	:	Unknonw
Serial no	:	Unknown
Hours		n/a
Images	:	
Location	:	The Farm Geluk farm number 18369

Image no. 1

Image no. 2

Image no. 3

Image no. 4

Image no. 5

Image no. 6

Image no. 7	Image no.8