



**BROCOR**

**— AUCTIONS —**

**ERIC LAMB NURSERY**

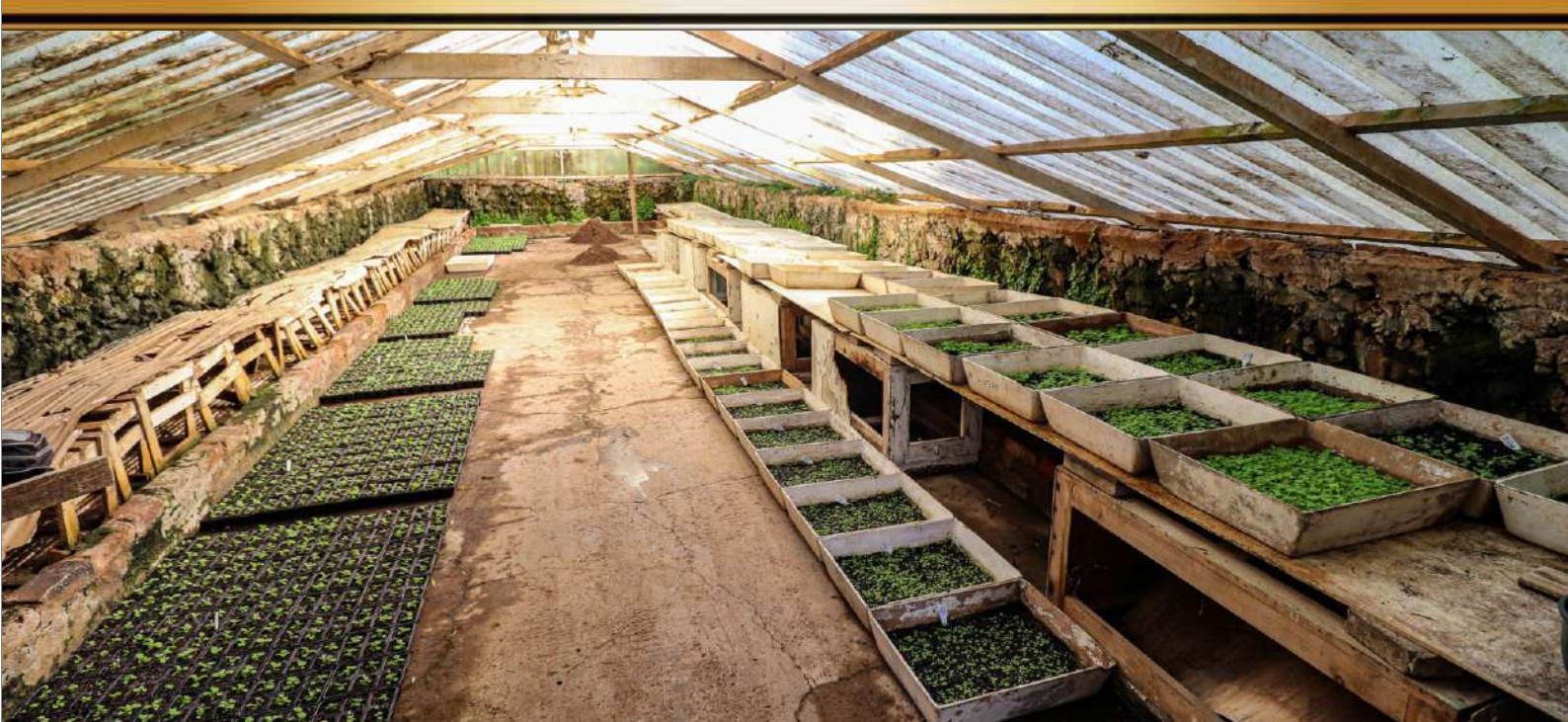
**CORNER OF SEDER AND POPULIERLAAN**

**MOOIWATER / BAINSVLEI, BLOEMFONTEIN**

**ON AUCTION**

**19 APRIL 2023 - 11AM**

**@ THE WINDMILL CASINO BLOEMFONTEIN**



**WWW.BROCOR.CO.ZA**

**Johnny Bateman**

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## PROPERTY INFORMATION

Property Type:	FARM
Legal Description:	Ptn 6 Farm 1668 STAFFORD Reg Div: BLOEMFONTEIN RD FREESTATE
Province:	FREE STATE
Municipality:	MANGAUNG
Erf #:	1668
Portion #:	6
Suburb:	Mangaung Non Urban
Street:	Not Available
Land Size (Registered):	7.5678ha
Coordinates (Lat\ Long):	Google Maps: -29.0728, 26.1102





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## PROPERTY INFORMATION

Main Developed Plot (Including Nursery, Main Dwelling and Cottage) Subdivision can be used for residential, agricultural, nursery and café purposes.

Watch the morning sun rise over untamed beauty whilst listening to an accolade of African bird songs as you sip on your morning coffee. Guinea Fowl and Hadidas make themselves comfortable on the lawns surrounding the main residence. Owls, Barbits, Olive Thrush, Bulbuls, Swallows, Ring Necked Doves, Hoopoes, Bee Eaters, and Sparrows are but a few of the many permanent bird species resident in the large gardens. Here lies The Farm Stafford, a place steeped in rich soil, security, and tranquility.

Brocor is proud to present, what we believe is one of the best options on offer to own your piece of South Africa. Nestled away, approximately 14km west of Bloemfontein, generally known as the Mooiwater area, one can scope the landscape from the comfort of your large sun porch, or take a stroll along the nursery to see what Mother Nature is showcasing for the day.

### Location and access:

The property is situated approximately 14 km west of the city centre of BLOEMFONTEIN in the small holding area generally known as MOOIWATER, a portion of the BAINSVLEI area. Access is gained from the main BLOEMFONTEIN/DEALESVILLE Road (R64) via the Abrahamskraal road then to Mimosa Avenue and finally into Populierlaan and Sederlaan. Tarred roads.

An area of trees and tranquillity.

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## PROPERTY INFORMATION

### Main Residence

- Single story dwelling of plastered painted walls (Perimeter walls mainly double brick, some three) with pitched iron and insulated roof.
- 95% burglar bars on the windows and doors.
- Large lounge/dining room with open fireplace and office.
- 4 bedrooms, 2 of which have built-in cupboards.
- 2 bathrooms. Tiled floor, tiled walls up to 1.35 m as well as built-in cupboards.
- Kitchen - built-in oven and hob. Built-in cupboards. Tiled floor pantry. Tiled floor. Built in shelves and cupboards.
- Large Sun Porch - cement floor.
- Wash room. Stainless steel wash tubs. Electricity installed. Hot and cold water. Carpeted.
- Outdoor Alarm system with beams surrounding the house and internal alarm is connected to national and fire security.

Floor area +/- 315 m<sup>2</sup>.

- Two phase electricity
- 200 L geyser.
- Store - 8 m<sup>2</sup> closed three sides. Brick, flat corrugated iron roof. Cement floor.
- Water tank stand with storage.
- Double garage 39 m<sup>2</sup> - Electricity installed.
- Rondawel- 10 m<sup>2</sup> brick. Flat Corrugated iron roof. Carpet floor. Insulated ceiling. Electricity installed. Burglar guards.
- Pool - 50 m<sup>2</sup> 47,000 L. Cement. Rectangular. Filter system. Large cement flooring surround. Enclosed by one 5 m brick wall and safety pool fence.
- Pool Rooms - toilet and wash hand basin. Filter room. 2 change rooms. 23m<sup>2</sup> - brick flat corrugated iron roof. Electricity installed.

TENNIS COURT- Gravel - Overgrown.

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### Nursery

Old store – 90m<sup>2</sup> – three top doors, brick and a flat corrugated iron roof.  
Cement floor.

### Greenhouses

5 x 70 m square each. Bricked to 1 m – fibreglass roof on wooden frame. Times three of which have underground water heating from the boiler. Brick rays table areas. Cement floor. Access to single phase electricity.

1 x 190 m<sup>2</sup> – third floor. Break to 1 m. Steel frame, pitched roof with fibreglass sheeting. Access to 3 phase electricity

2 x 6 8 m<sup>2</sup> square – bricked in. Pitched wood framed roof covered with fibreglass sheeting – cement floors.

1 x 260 m<sup>2</sup> GRO QUIP Greenhouse. Fibreglass roof and walls. 2 x large 3 phase extractor fans, 36 KWH 3 phase overhead air heater.

Fans and heater thermostatically controlled. Overhead irrigation.

x 14 large iron trellis tables. Cement floor.

1 x Large brick reservoir with lean to structure attached:

Pumphouse 12 m<sup>2</sup> – housing three-phase booster pump.

Brick and flat corrugated iron roof – cement floor.

Tractor garage – 15 m<sup>2</sup> – brick and a flat corrugated iron roof.

Nursery office – 10 m<sup>2</sup> – brick and a flat corrugated iron roof. Cement floor.

Houses three-phase distribution network.

Various other lean structures. Mostly cement floors. Measuring plus -2800 m<sup>2</sup>.

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Staff quarters – two structures – 136 m<sup>2</sup> and 70 m<sup>2</sup> respectively – both floors, brick walls, flat corrugated iron roofs, single phase electricity. No water.

Cottage – 88 m<sup>2</sup> – Facebrick. Clay tiled pitched roof. Tiled floor. Oregon pine ceiling. Jet master. Open plan one bedroom. Toilet, shower and wash hand basin. Single phase electricity, French drain, small open sided Veranda – cement floor. Burglar guards. Cottage outbuilding 18 m<sup>2</sup>. Facebook. Clay tile pitch roof. Single phase electricity. Cement floor.

Monthly rental income from cottage and outbuilding: R3950 (electricity is metered monthly and is in addition to the rental)

1 x 4 m<sup>2</sup> germination chamber. Brick wall. Asbestos flat roof. Cement floor. Single phase electricity.

3 boreholes

- a. Three-phase Aqua submersible pump (Italian). Absolute max delivery rate 19,000 litres per hour. Current delivery capacity: 7000 L/hour. Water table 14 m from the surface.
- b. Three-phase Submersible pump. Absolute max delivery right 19,000 L/hour Current delivery capacity: 5000 L/hour. Water table 14 m from the surface.
- c. Windmill: not in working order.



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3-phase transformer supplies this property with power.

Extensive underground network of electricity cables supplying electricity throughout the plot. Fencing – 75% six-strand Barbwire /25% Jackal fencing.

Extensive network of underground irrigation piping covering significant areas.

### MUNICIPAL INFORMATION

Zoning – zoned for residential, agricultural, nursery and café purposes only.





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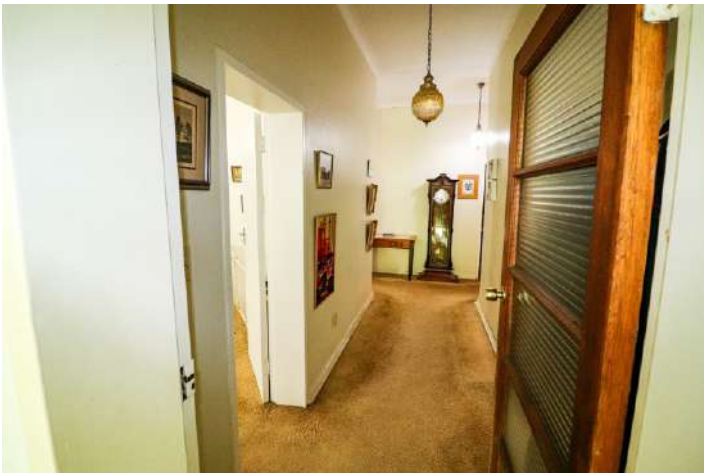
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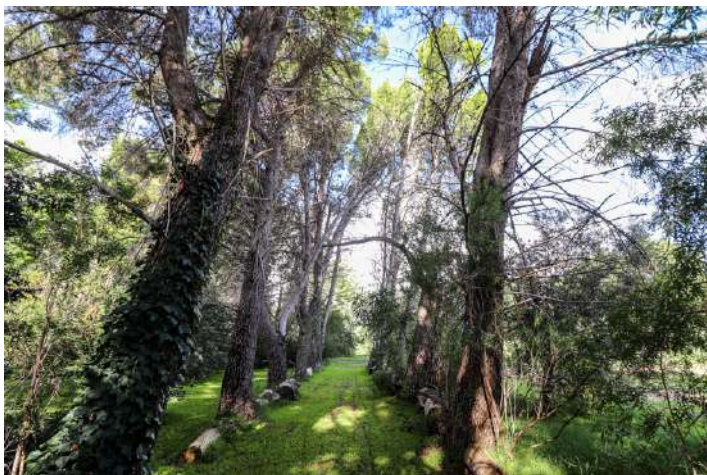
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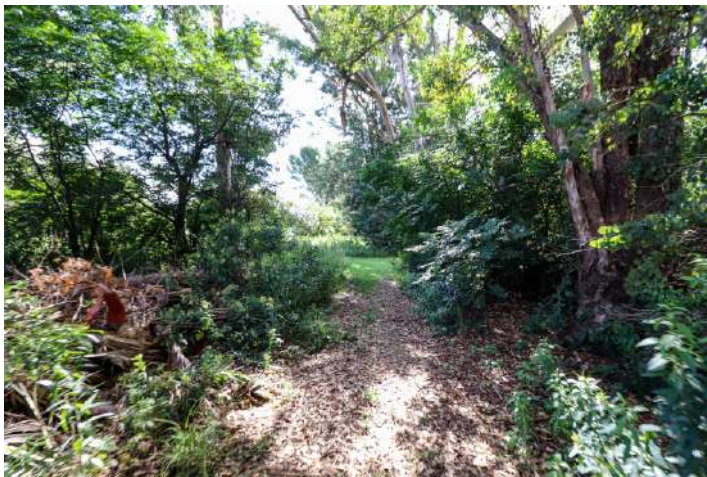
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