

ON AUCTION

14 AUG 2025 – ON SITE 11AM

11,6270 HA FARM

MULDERSDRIFT



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CONDITIONS OF SALE

- Have to be registered to participate in auction.
- Not subject to finance, however, preapproval can be provided.
For finance contact Mortgage Max - Marlucia 083 465 6883.
- 10% + VAT deposit payable immediately after the fall of the Hammer.
- 90 days to deliver guarantees.
- Auctioneers commission 10% + VAT on top of the bid price.
- Acceptance period - 14 days after the sale – Seller may confirm on day of the auction.
- Electrical Certificate - Seller's responsibility.
- All outstanding water and electricity bills for the seller's pocket.
- Access to the property is via neighbour's land. The road is not a registered servitude; only a right of access is granted by neighbour Mrs Irma Gomes.
- This is a No VAT transaction.

General Information

Property Description:	26 Van Wyk's Restant, Muldersdrift, Krugersdorp
Property Type:	Farm portion
Erf Number:	182
Portion Number:	26
Extent:	116270 m ²
GPS Coordinates:	-26.03789,27.83479

Title Deed Information

Title Deed Number:	T140566/2002
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Municipality Information

Municipality:	Mogale City
Province:	Gauteng



Property Information

Don't miss this rare opportunity to own a versatile farm property featuring two spacious houses.

House 1 – Modern Family Home (With Building Plans)

This well-maintained home offers comfort, security, and space, and includes:

- Main bedroom with en suite
- 2 Guest bedrooms and 1 full guest bathroom
- Spacious living area, dining room, and reception room
- Fully equipped kitchen
- Security camera system surrounding the house
- Double garage, store room, 2 water tanks
- 2 boreholes providing water to both houses

House 2 – Classic Farmhouse Charm (No Building Plans)

Built over 60 years ago, this expansive home blends old-world charm with modern upgrades:

- Main bedroom with en suite and walk-in closet
- 3 Guest bedrooms, one with new bath and tiles
- Study room with built-in desk and closets
- Living room, sunroom, dining room, and kitchen with new countertop, gas oven, and laundry room
- Double garage, laundry, outside room
- Entertainment-ready with an outdoor bouma, built-in braai, and covered patio area
- Security features include electrical fencing and external security beams

Water Supply: The property benefits from 2 strong boreholes, supplying both homes with reliable water access.

This property combines the comfort of modern upgrades with the charm of established infrastructure.

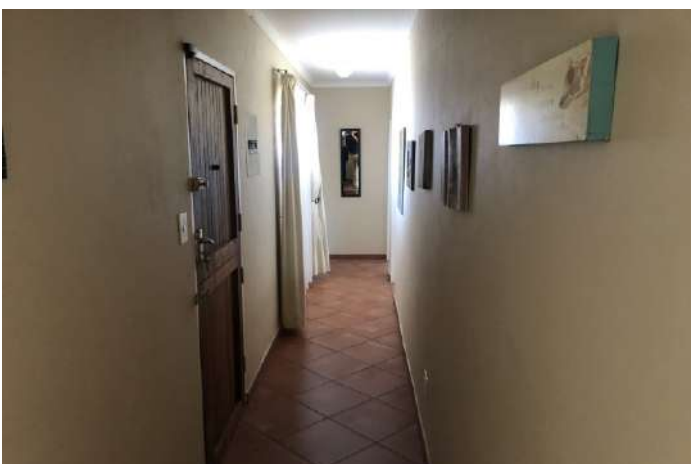
House 1



House 1



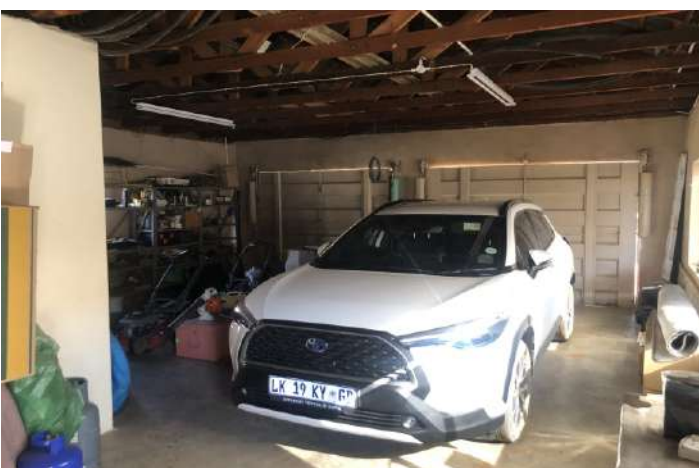
House 1



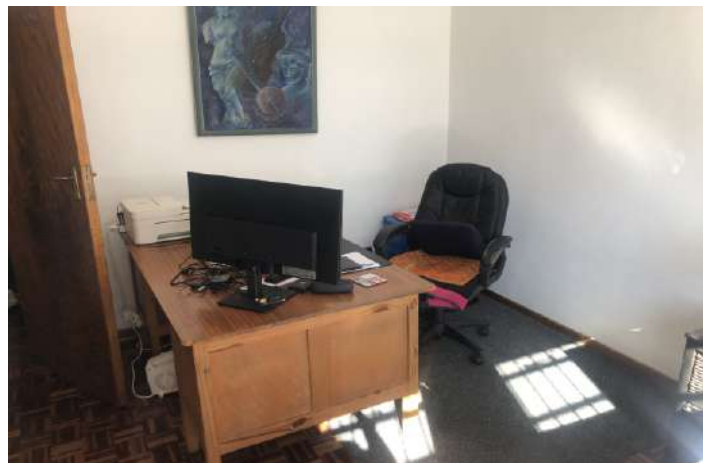
House 1



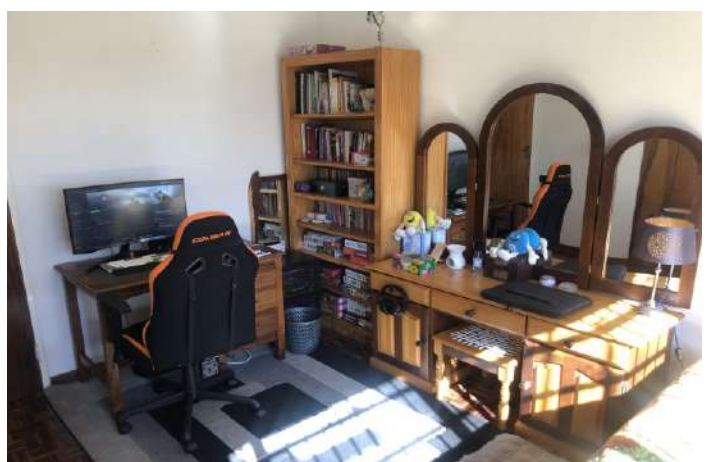
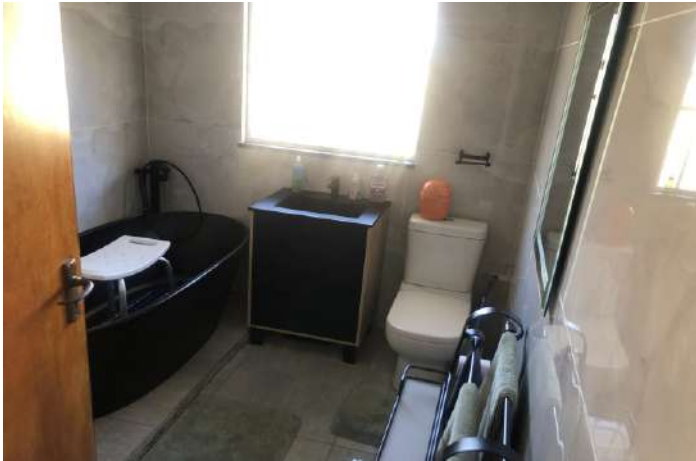
House 2



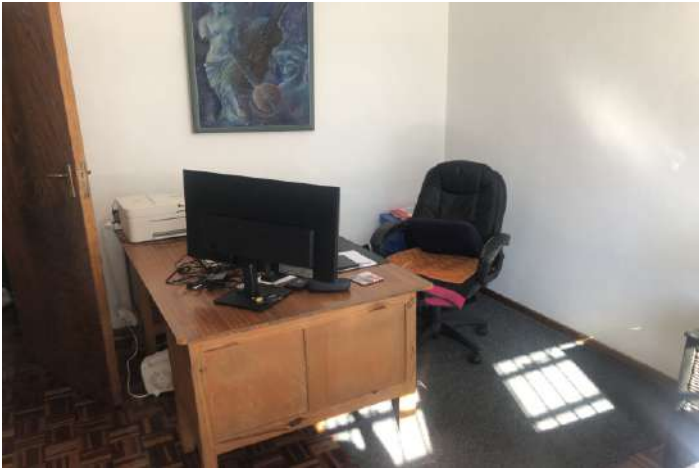
House 2



House 2



House 2



AUCTION



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