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Auction Centre  
021 851 7007

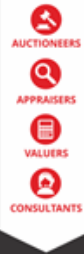
Asset Auction  
Centre  
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Disposal Centre  
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Auction Centre  
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# ONICASAT (PTY) LTD (IN LIQUIDATION) MASTER'S REFERENCE NUMBER: C528/2023

## TRUE STRANDVELD SPLENDOUR



**VENUE:** Wolvengat Farm, Bredasdorp Road (R43)

**AUCTION DATE & TIME PROPERTY:**

**Thursday, 30<sup>th</sup> November @ 10h00**

**AUCTION DATE & TIME MOVABLE ASSETS:**

**Thursday, 30<sup>th</sup> November @ 10h30**

**CONTACT:** Michael James Organisation 021 851 7007

**[www.michaeljames.co.za](http://www.michaeljames.co.za) Web Ref 3466**



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## 1. DEEDS OFFICE INFORMATION

<b>REGISTRAR:</b>	Cape Town
<b>PROPERTY TYPE:</b>	Farm
<b>PORTION:</b>	Portion 71
<b>FARM NAME:</b>	Wolven Gat
<b>PHYSICAL ADDRESS:</b>	Portion 71 of Farm Wolven Gat
<b>REGISTRATION DIVISION:</b>	Bredasdorp
<b>SIZE:</b>	422.2745H
<b>CLEARANCE:</b>	City Of Cape Town
<b>PROVINCE:</b>	Western Cape
<b>REGISTERED IN THE NAMES OF:</b>	Onicasat Pty Ltd
<b>TITLE DEED NUMBER:</b>	T14932/2019

## 2. MUNICIPAL VALUATION

<b>LAND &amp; BUILDINGS:</b>	R3,690,000.00 (2023)
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## 3. CONSTRUCTION

### **Main House:**

- Face brick exterior walls with partial plastered areas and partially plastered and painted interior walls
- Corrugated steel and clear view IBR profile roof sheets on powder coated metal beams
- Bronzed windows frames, doors, door frames, stack door and sliding patio door
- White PVC gutters and downpipes

- Raw concrete floors throughout
- Total dwelling size (149.57m<sup>2</sup>) including a 36.46m<sup>2</sup> open patio area

**Greenhouse:**

- Face brick exterior and interior walls
- Corrugated steel and clear view IBR profile roof sheets on powder coated metal beams
- Concrete floor throughout
- Aluminium windows and sliding metal door

**Shed:**

- Galvanized IBR roof sheets on coated I-Beam metal structure
- White PVC gutters and downpipes connected to 2 x 5000L plastic water tanks
- 240m<sup>2</sup> in total

**Pumphouse: (Next to Shed)**

- Raw un-plastered and unpainted brick walls
- Cement roof tiles on timber trusses

**4. COMPRISES**

**Main House:**

- Open plan lounge and entertainment area with oversize built-in braai with 6 panel stackable door open to front patio area
- Kitchen with loose standing cabinets and stainless steel tables
- Incomplete bathroom currently used as a laundry and pantry
- Bedroom with en-suite bathroom comprising a bath, toilet and vanity fitted wash basin

**5. WATER AND ELECTRICITY SUPPLY**

- Strong ground water spring on the property
- Additional rainwater is collected from the shed and dwelling roofs and fed via gutters to 2 x 5000L water tanks at the back of the dwelling which is pumped by an electric pump to 4 x 5000L mounted on top of a pumphouse close the nursery area which is pumped by a second electric pump to the nursery area for irrigation purposes
- Electricity is Eskom supplied and solar panels are connected to the main dwelling and water pumps

**6. BORDERS AND PERIMETER (as per Land Surveyors Cert Dated Nov 2014)**

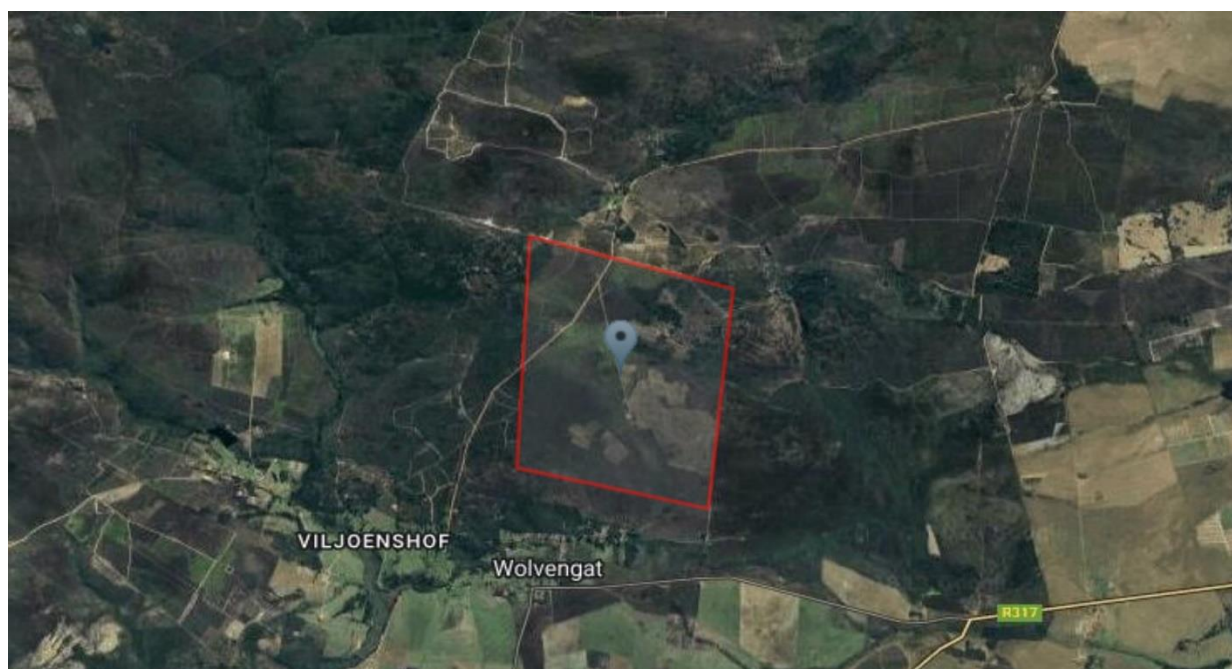
- Northern border                      1986.12m
  - Eastern border                        2181.02m
  - Southern border                      1849.36m
  - Western border                        2286.04m
- 
- The property is fenced on all 4 borders with timber droppers and barbwire fencing
  - Access to the property is on the Northern border with 2 x galvanized metal gates and a sand track leading to the dwelling

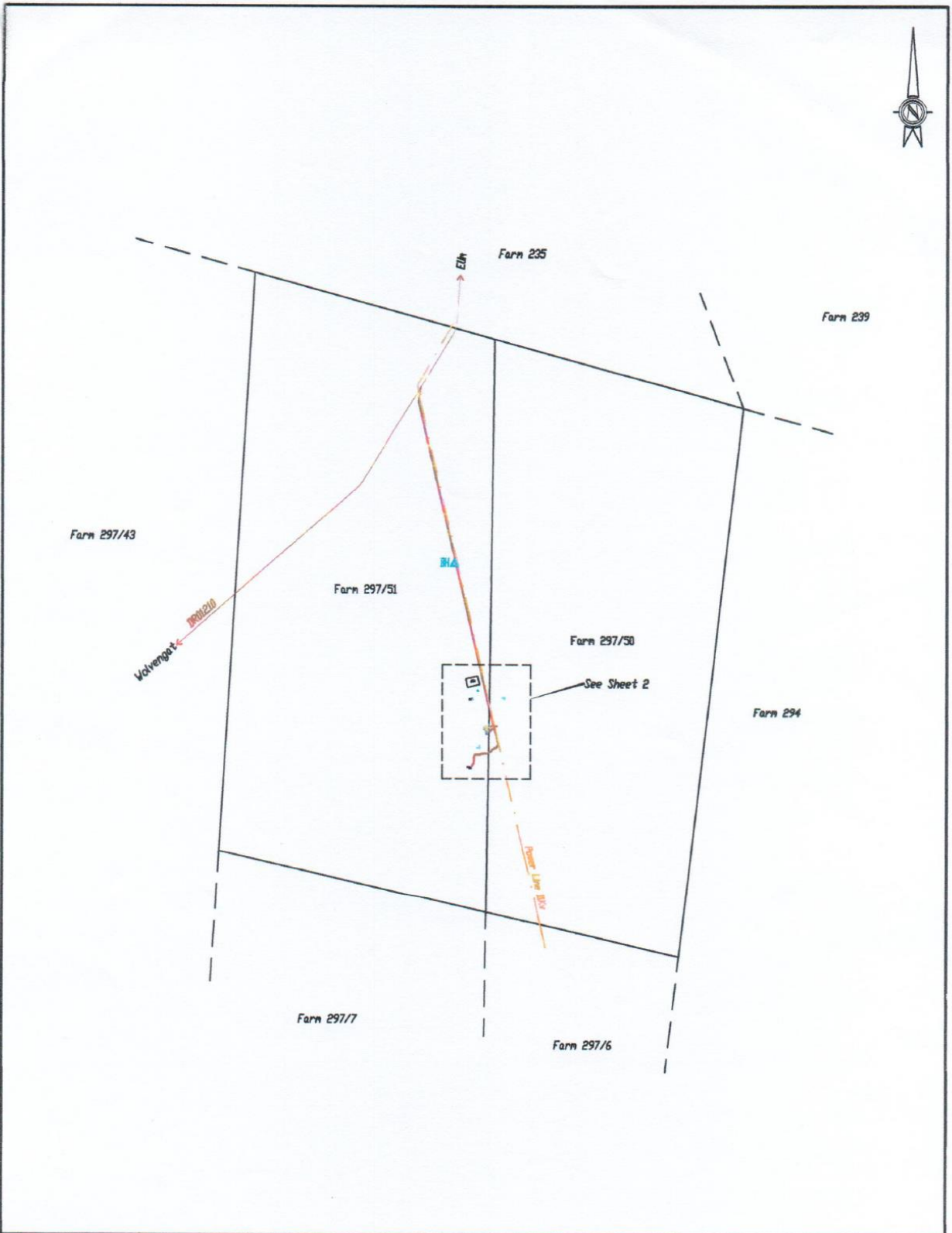
## 11. ADDITIONAL INFORMATION

- The structure was originally designed as a farm office complex with the attached green house and shed but is currently used as a residential dwelling and nursery
- The 5-year-old structure was found to be in a good condition but will require finishing and fitting of kitchen cabinets, wardrobes, bathroom fittings, tiles and flooring
- The property is located in the Wolvengat / Viljoenshof area between Elim and Gansbaai
- The farm has a large variety of Fynbos and Proteas which can be picked for the export market with additional Cycads, Cycas Revoluta and Bulbous Ponytail plants which has been added and form part of the nursery stock
- The property has spectacular views to the South with views of the surrounding farmlands and Indian Ocean in the distance
- Access to the farm can only be gained via gravel roads

## **BRIEF TERMS & CONDITIONS**


- FICA Documentation Will Be Required For Auction Registration
- A 10% Deposit Is Payable On The Fall Of The Hammer
- 6% Auctioneer's Commission Plus VAT Thereon Is Payable On The Fall Of The Hammer
- The Balance Of The Purchase Price To Be Paid On Transfer
- Guarantees To Be Provided Within 30 Days Of Date Of Acceptance





**Town & Country**  
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 E-mail: towncountry@vodamail.co.za  
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PROJECT  
**SITE PLAN OF FARMS**  
**FARMS 297/50 & 297/51, BREDASDORP**  
 (Sheet 1 of 2)



Land Surveys • Town Planning

DRAWN FT	CHECKED FT
SCALE 1/20 000 on A4	DATE May 2018
DWG No. BR1911	REVISION
Notes: All dimensions in metres	



## COPY TAX INVOICE: 8950441

FOR ALL ACCOUNT QUERIES PLEASE CONTACT YOUR  
LOCAL ADMINISTRATION OFFICE

ONICASAT PROPRIETARY LIMITED  
00000 FARMS  
BREDASDORP REGIONAL DISTR GBAY  
BREDASDORP RD

CLR:	STEVEN FOURIE	ERF/SUBDIV:	297/71
DEP: ELECT:		SUBURB:	GRBRE
DEP: WATER:			
DEP: OTHER:		HANDOVER:	27598.34

ACCOUNT NUMBER: 900000588327

COPY TAX INVOICE FOR: September 2023

### TRANSACTION DETAILS

DESCRIPTION	CONSUMP.	AMOUNT	VAT	AMOUNT INC.VAT
BALANCE BROUGHT FORWARD				5036.58
INTEREST				53.01
SUBTOTAL				5089.59
RATES MONTHLY	1	510.82	0.00	510.82
SEWER	0	0.00	0.00	0.00
INVOICE: COLLECTIONS: ADMIN FEE: SMS 01.09.2023 GEO01863		18.26	2.74	21.00
SUBTOTAL			2.74	531.82
<b>TOTAL</b>				<b>5621.41</b>

OUTSTANDING HANDOVER BALANCE (900000631841)	4543.27
OUTSTANDING HANDOVER BALANCE (900000661604)	7010.68
OUTSTANDING HANDOVER BALANCE (900000684825)	4590.2
OUTSTANDING HANDOVER BALANCE (900000736805)	7718.66
OUTSTANDING HANDOVER BALANCE (900000763225)	3638.85
OUTSTANDING HANDOVER BALANCE (900000810262)	6435.36

CREDIT	90 DAYS +	90 DAYS	60 DAYS	30 DAYS	CURRENT
0.00	3067.28	676.73	538.76	806.82	531.82

**TOTAL AMOUNT DUE 5621.41**

**CURRENT ACCOUNT PAYABLE ON OR BEFORE 20/10/2023**

POSTAL ADDRESS

PO BOX 743  
BREDASDORP  
7280

STATEMENT DATE:

29/9/2023

RECEIPTS UP TO:

28/9/2023

MONTHLY ACCOUNT FOR:

September 2023

VALUATION:

3690000



Munisipaliteit \* U Masipala \* Municipality

**VAT NUMBER: 4140106396**

### PAYMENT DETAILS:

NEDBANK: 198765/1190136899 (900000588327)

PAY @: 11337 9000 0058 8327

EASYPAY: >>>>>> 9151 9900 0005 8832 76







## **MOVABLE ASSETS TO BE SOLD AT 10H30**

LOT	DESCRIPTION
1	PAIR HEAVY DUTY OFF ROAD JACKS AND PAIR CAR STANDS
2	HONDA GX 390 GENERATOR
3	DEFY 195L CHEST FREEZER
4	MAC AFRIC 25MM 12 SPEED DRILL PRESS
5	30 TON BOTTLE JACK, 2,5 TON TROLLEY JACK AND 2 TON TROLLEY JACK
6	2 X WATER PUMPS
7	SOUTHERN CROSS ELECTRIC LAWNMOWER & HOOVER RAPID ULTRA MULTI FUNCTION CLEANER
8	ENTERTAINMENT CABINET, SIDEBOARD 3 X PRINTERS TRAY, BILTONG DRYING CABINET, BUG KILLER, 2 X PRINTERS, SURROUND SOUND SPEAKERS ETC.
9	DOUBLE BARREL CHIP FRYER, FLAT TOP GRILLER, SANDWICH PRESS, GAS GRIDDLE (IN CONTAINER) & 4 INSET BAIN MARIE
10	CAMPING EQUIPMENT, CANVAS DOME TENT, 2 X CAMPING CHAIRS, PINE BASIN TROLLEY AND GREY STAND
11	DELONGI 4 SLICE TOASTER, CORDLESS KETTLE, KITCHENWARE, CAST IRON POTS AND BRAAI UTENSILS
12	ALVA STAINLESS STEEL GAS GRILL
13	4 PINE MOBILE COUNTER UNITS
14	3 X FOLDING ALUMINIUM STEP LADDERS, COUNTER STOOLS, BINS, ETC.
15	NEW ELECTRIC GATE MOTOR WITH CONTROLS
16	MASTER CRAFT SOCKET SET, TOOL SET IN METAL BOX, HILTI TOOL IN CASE, O-RING SET, DUMPY LEVEL SET AND TRIPOD ETC.
17	VARIOUS HEAVY DUTY LIFTING SLINGS AND RATCHETS
18	3 X DART BOARDS, NEW BRAAI ACCESSORIES ETC.
19	POWER PLUS ANGLE GRINDER AND MATABO CUT-OFF SAW
20	3 X WELDERS AND WELDING ACCESSORIES
21	ASSORTED POWER TOOLS INCLUDING DRILLS, ANGLE GRINDERS, HEAT GUNS ETC.
22	8 SEATER RUSTIC TIMBER TOP DINING TABLE WITH 8 X RATTAN ARMCHAIRS
23	LARGE QUANTITY FASTENERS AND HARDWARE IN CRATES UNDER TABLE
24	DESIGN: KATJA BO 8 SEATER BRAAI PIT TABLE WITH 8 X FOLDING CHAIR
25	METAL SHELF WITH CONTENTS: LARGE QUANTITY KITCHENWARE, POTS, PANS, UTENSILS, CROCKERY CUTLERY ETC.
26	3 X PINE MOBILE KITCHEN COUNTERS
27	SMEG 5 BURNER STAINLESS STEEL GAS AND ELECTRIC STOVE
28	LARGE QUANTITY CAMPING ACCESSORIES, UMBRELLAS ETC.
29	LARGE KIC CHEST FREEZER
30	SAMSUNG METAL FINISH SIDE BY SIDE FRIDGE FREEZER

31	5 X FRAMED OIL ON CANVAS LANDSCAPES SIGNED NEELS DEYSEL
32	DEFY DDW 174 DISHWASHER & SAMSUNG BUBBLE 9KG AUTOMATIC FRONT LOADING WASHING MACHINE
33	CONTENTS OF SCULLERY: GLASSWARE, KITCHEN UTENSILS, COOLER BOXES, CLEANING EQUIPMENT ETC.
34	GUN SAFE AND 2 WINDMASTER 300MM WIND TURBINE VENTILATOR
35	DOUBLE BED WITH MATTRESS, HEADBOARD AND 2 X MATCHING PEDESTALS
36	CONTENTS OF BEDROOM: BINS, BEDDING, LINES, CLOTHING, BOOKS, ETC.
37	CONTENTS OF GREENHOUSE: POTTED PLANTS, SEEDLING TRAYS, IRRIGATION ETC.
38	QUANTITY SCAFFOLDING, WHEEL BARROWS AND GARDEN TOOLS
39	WORK BENCHES, TIMBER, VARIOUS TYRES, MOTORIZED MINCER ETC.
40	COLD-ROOM PANELS, REFRIGERATION INCLUDING COMPRESSOR IN 6M SHIPPING CONTAINER
41	HONDA GX 160 FERTILISER PUMP WITH TANK
42	TROJAN TGS 228 PG 16 HP BELT DRIVEN HAMMER MILL
43	SOVEREIGN INFLATABLES RUBBER DUCK ON TRAILER WITH 25HP YAMAHA OUTBOARD AND ACCESSORIES (NO PAPERS)
44	SINGLE AXLE TRAILER (NO PAPERS)
45	DOUBLE AXLE BOX TRAILER (NO PAPERS)
46	QUANTITY BUILDING EQUIPMENT, BRICKS, CEMENT ROOF TILES ETC.
47	12M SHIPPING CONTAINER
48	CONTENTS OF 12M SHIPPING CONTAINER: HARDWARE, ELECTRICAL COMPONENTS, TIMBER
49	2 X CHEST FREEZER
50	6M SHIPPING CONTAINER
51	6 M SHIPPING CONTAINER: WHIRLPOOL FRIDGE, DEFY WASHING MACHINE, BEVERAGE FRIDGE
52	BALANCE OF CONTENTS IN 6 METER (EXCLUDING COLD-ROOM COMPRESSOR AND STAINLESS STEEL GRILL) TOOLING AND ALL-SORTS
53	JÜRGEN'S SITE CARAVAN (NO PAPERS)
54	SCRAP METAL, TANKS, TYRES, CABLE REELS ETC.
55	ALL PLANTS IN NURSERY IN BAGS (EXCLUDING ALL MATURE PLANTS PLANTED ON THE FARM)

#### **TERMS & CONDITIONS**

- Payment immediately after the auction by cash or EFT only
- 10% buyers commission plus VAT thereon payable on all purchases
- VAT payable on all purchases
- Removal immediately after the auction
- Once goods are knocked down at the auction the purchaser assumes immediate responsibility for each lot purchased