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18 Klip River Drive,  
Three Rivers,  
Vereeniging

## 9Ha Farm For Sale in Mckay AH



Web Ref 5734077



**R8,500,000**



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**Monthly Bond Repayment** R87,736.01

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R810,214.00 **Bond Costs** R80,035.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,100

### AGRICULTURAL GROUNDS- ZONED MULTIPLE USES

Current zoning of this property is Agriculture with additional consent use rights. The property is extremely well located with easy access to shopping centers, main thoroughfares and has river frontage. There are 2 x 3 phase electricity connections on the property, no prepaid electricity. The building includes one of the two 3 phase electricity connections. There is currently one building on the property which generates a monthly income for the owner of R 12 000 per month. Tenant also pays the Municipal account.

Irrigation from the river is possible but property also functions on municipal water. There are 5 x 2 sided large, advertising board frames that can ideally generate additional income, currently charging R 5000 per month, per board. Building consists of a dance floor, kitchen, bar, men's and ladies toilets, loft area...

### Features

#### Exterior

Security  
Pool

No  
No

#### Sizes

Land Size

9Ha