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## 2Ha Small Holding For Sale in Mooiland



Web Ref DPR15105



**R3,700,000**

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**Monthly Bond Repayment** R37,563.47

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R245,882.00 **Bond Costs** R49,725.00

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

**Monthly Rates** R670

### Agricultural Business Holding For Sale

Discover a unique investment and lifestyle opportunity with this exceptional 2-hectare smallholding, offering a thriving prickly pear orchard and a beautifully maintained residence.

**Income Potential:**

This property features ±R400,000.00 annual income from 720 fruit-bearing prickly pear trees, with a secured off-take agreement through Food Lovers. The infrastructure includes a covered open work area for harvesting and packing, along with a de-thorning machine to streamline operations.

**Land and Irrigation:**

The entire property is securely fenced and accessed via a motorized gate. A robust borehole provides a consistent water supply, complemented by a 4000-liter tank and a connection to Rand Water, ensuring comprehensive irrigation. The property also boasts various fruit trees for personal use.

**Residential Features:**

The residence is...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	10
Security	Yes
Dom. Accom.	3
Pool	Yes
Views	True

#### Sizes

Floor Size	520m²
Land Size	2Ha