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Contact Meyerton

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21,913m<sup>2</sup> Small Holding For Sale in Mooilande



Web Ref DPR19800



**R3,250,000**

**Monthly Bond Repayment** R32,447.35

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R192,188.00 **Bond Costs** R45,955.00

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

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### Spacious Plot with Agricultural Potential

This 2.15-hectare small holding, located just outside Mooilande in Meyerton, is a turnkey cattle farming operation. Designed to support a herd of approximately 100 cows, the property comes equipped with all necessary infrastructure, including four separate storage units for equipment, feed, and vehicles. Powering the entire farm is a substantial solar and inverter setup valued at around R600,000, ensuring low energy costs and uninterrupted power supply. Two smaller sections of farmland at the front of the erf contribute meaningfully to the farm's overall functionality.

The main farmhouse offers 3 well-sized bedrooms, 2 bathrooms, a study, dining room, TV room, and kitchen, all in excellent condition. Additionally, there are 4 small flatlets on the property, currently generating a combined rental income of R12,000 per month,...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Land Size	21,913m <sup>2</sup>
Bathrooms	2	Carports / Parkings	5		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Dom. Accom.	2		
Studies	1	Pool	No		
Furnished	No	Views	True		

