



**Isabel Lombard**  
0848304864  
isabellombard@dpg.co.za

Contact Meyerton  
**016 0042352**

24 Glynn Street  
Rothdene,  
Meyerton,  
1961

## 34Ha Farm For Sale in Sherman Park



Web Ref DPR18944



**R4,995,000**

 6  4  2

**Monthly Bond Repayment** R49,869.08

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R401,966.00 **Bond Costs** R61,035.00

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

**Monthly Rates** R1,100

### 34 HA Mix farming Property

This expansive 34-hectare mixed-use farm, located just 14 minutes from Meyerton Central, offers a unique opportunity for both farming and investment. The property features an impressive 900-meter riverfront, providing a vital water source and picturesque views. Currently generating a rental income of approximately R40,000 per month, the farm is ideally suited for livestock and vegetable farming, with 12.8 hectares under full irrigation fed directly from the river, utilizing two electric pumps. The land includes approximately 20 hectares of grazing fields and is well-equipped with various facilities to support diverse agricultural activities. Among the property's highlights are two spacious workshops measuring 672 sqm and 471 sqm, pig cages, a cattle pen, a feedlot, a sheep fold, and a milking parlor. Additionally, there is a...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	6
Bathrooms	4
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	20
Security	Yes
Dom. Accom.	2
Pool	Yes
Views	True

#### Sizes

Land Size	34Ha
-----------	------

