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**R12,500,000**

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**Monthly Bond Repayment** R124,797.49

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R1,273,036.00 **Bond Costs** R99,035.00

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

**Monthly Rates** R1,100

### Richmond Mixed Farm R12,5mil LSB

Pin neat mixed farm in a fertile valley with excellent water. Income producing timber, avocado pears and cattle. Small and loyal staff complement. Property owned in a CC, ideal to purchase lock, stock and barrel. 50ha of permitted timber land, producing eucalyptus and wattle. 3 varieties of Avos (1900 trees) - Pinkerton, Hass and Fuerte, supplied to KZN Avo Packers. Bumper crop expected for 2025. 60 strong Nguni herd, acclimatised and hardy. Water supplied by perennial spring with no electrical pumping cost. Very attractive double storey home set in a landscaped and attractive garden, 3 bedrooms, 2 bathrooms. L shaped verandah to catch the sun. Good storerooms. Full 5kVA solar system and satellite internet. Large 2 bedroom cottage set away in the garden which needs some attention. Excellent new housekeeper's quarters. Large,...

### Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	5			Garages	2
Bathrooms	3			Carports / Parkings	3
Kitchens	2			Security	Yes
Recep. Rooms	4			Dom. Accom.	1
Studies	1			Pool	No
Furnished	No			Views	True
				Sizes	
				Floor Size	340m <sup>2</sup>
				Land Size	165Ha

