AUCTION ON SITE
LEEUFONTEIN ESTATE
PORTION 329 (PTN OF PTN 5) OF THE FARM LEEUFONTEIN

BEAUTIFUL SPACIOUS
800 sqm EXECUTIVE
FAMILY HOME IN SECURED
GAME ESTATE
KAMEELDRIFT, PRETORIA

THURSDAY 1 DECEMBER 2016 @ 17H30
VIEWING: BY APPOINTMENT ONLY & 1 HOUR BEFORE THE AUCTION!
ON SHOW: SUNDAY 27 NOVEMBER 15H00-17H00
Introduction:

This beautiful Game Estate is perfect for a family person that wants to get away from the hustle and bustle of the city life. It can best be described as a game farm. The wildlife that roam freely are mainly Zebra, Blue Wildebeest, Kudu, Impala, Warthog and lots more.

The Estate has 24hour armed guards and therefore it is a safe place for kids to play and go around freely and of course you can take your daily nature walk in peace. There are tennis courts, clubhouse with a beautiful swimming pool and horse stables. The Club House can be used for private occasions at a small cost and the swimming pool is there for the use by the residents. There is a Jetty where boats can be launched to the Roodeplaat Dam. The Estate is ideally situated to Curro Private School about 2kms away and accommodates babies from the age of 18 months and goes up to grade 12. Other Schools in the area is Kameelfontein and Die Primary schools. The Estate is 11kms from the N1 highway and the Zambezi Mall and 15kms from the Kolonnade Centre and other amenities. This is a great investment opportunity.
DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither Root X Auctioneers, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of Root X Auctioneers or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction can be viewed at www.rootx.co.za or at 526 Atterbury Road, Menlo Park, Pretoria. Bidders must register to bid and provide original proof of identity and residence on registration.

The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above property are subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.
PROPERTY DESCRIPTION

Beautiful Executive House with a 2 bedroom cottage in a secure Game Estate. The 800sqm house consists of 5 bedrooms, 3 en-suite bathrooms and a family bathroom as well as a guest cloak room. The living area is a spacious dining room/lounge/bar as well as a study. Not to be missed is the lovely open plan kitchen with spacious pantry and separate scullery/laundry. Going out on a lovely covered veranda with a built in braai you have a view of the bushveld and the well-manicured garden. The outside buildings consist of 6 lock up garages, a cosy 2 bedroom cottage and staff accommodation. Other extras include a boma, ceiling fans, air conditioning, solar heating, security system, irrigation and a sparkling pool.

RATES, TAXES & LEVIES:

- Monthly Rates: +-R2 070.00
- Monthly Levies: R2 842.00 pm

AUCTION DETAILS

DATE : Thursday, 1 December 2016 @ 17h30

VENUE : AUCTION WILL BE HELD ON SITE
329 Kiewiet Street, Leeuwfontein Game Estate, Kameeldrift, Pretoria
GPS Coordinates: -25.6525/28.3831

AUCTIONEER : Dirk Pienaar

CONTACT : Dirk – 082 784 0341
Annette – 071 439 2189
TERMS AND CONDITIONS OF THE AUCTION

- 10% Deposit plus 5% commission plus VAT payable on the fall of the hammer.
- **SELLER is NOT registered for VAT**, normal Transfer Duty apply.
- **7 Day** confirmation period.
- 45 Days for guarantees after acceptance.
- Occupation on Registration.
- **Electrical COC** for the account of the PURCHASER.
- Arrear Rates & Levies for the account of the SELLER.

GENERAL

**Property Address**: Portion 329 (Portion of Portion 5) of the Farm Leeuwfontein

TITLE DEED INFORMATION

**Title Deed Number**: T27071/2008

**Registered Owner**: RUS & VREDE TRUST

**Province**: Gauteng

**Extent**: 10000 m2

MUNICIPAL INFORMATION

The registration division in which the farm is situated is JR, Gauteng

According to the permitted zoning scheme the property is zoned as follows: “RESIDENTIAL”

LOCATION:

*From N1 highway take Zambezi off-ramp. Drive east to Roodeplaat dam. Turn left on Kameelfontein road to Roodeplaat dam. +-10km Leeuwfontein Estate on the right.*
SATELLITE MAP OF THE GAME ESTATE
ABOUT LEEUWFONTEIN GAME ESTATE

The following wildlife:

- Blouwildebees
- Baboon
- Duiker Kudu
- Rietbok
- Rooibok
- Warthog
- Zebra

FREE ROAMING ANIMALS

<table>
<thead>
<tr>
<th>Birds:</th>
<th>160 Species</th>
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<tbody>
<tr>
<td>Trees:</td>
<td>120 Species and shrubs including Marula, Leadwood and Monkey Thorn</td>
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FOR MORE INFO:

- Visit [www.rootx.co.za](http://www.rootx.co.za) ref: 10461 or Private Property – Ref: T1090943
- Contact Annette on 071 439 2189 or annette@rootx.co.za
AUCTION PROCEDURE

1.1 The auctioneer or his agent shall be entitled to bid up to the reserve price on behalf of the owner, but shall not be entitled to make a bid equal to or exceeding the reserve price.

1.2 The rules of auction comply with section 45 of the Consumer Protection Act, Act 68 of 2008 ("the Act") and with the Consumer Protection Act Regulations ("the Regulations") that have been published in terms thereof in Government Gazette No. 34180 on 1 April 2011 (Volume 550) and any amendments thereto from time to time.

1.3 Section 45 subsection (2) of the Act provides that: "When goods are put up for sale by auction in lots, each lot is, unless there is evidence to the contrary, regarded to be the subject of a separate transaction."

1.4 The auction will commence at the published time and will not be delayed to allow any specific person or more persons to take part in the auction.

1.5 Registration to bid at the auction:

1.5.1 Anyone that intends to bid at the auction must register his or her identity on the bidder’s record prior to the commencement of the auction and such registration must meet the requirements of FICA (Financial Intelligence Centre Act, 2001) in respect of the establishment and verification of identity of the person and the person must sign the registration entry.

1.5.2 A person who attends the auction to bid on behalf of another person (i.e. on behalf of a company) must produce a letter of authority that expressly authorises him or her to bid on behalf of that person. Where a person is bidding on behalf of a company the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.

1.6 The bidder’s record and the vendor roll will be made available for inspection at the offices of Root X Auctioneers during normal business hours without the charge of a fee. The bidders’ record will also be available for inspection at the auction.

1.7 Root X Auctioneers has a trust account. All money due to the seller in terms of the Rules of Auction will be paid into this trust account for the benefit of the seller, minus any commission payable to Root X Auctioneers.

1.8 The auctioneer will during the auction announce the reason for the auction unless that reason is the normal and voluntary disposal of property by the seller.
1.9 The conduct of the auction is subject to the control of the auctioneer who has the sole right to regulate the bidding procedure.

1.10 The sale shall be by the rise and the property shall be sold to the highest bidder subject to the Rules of Auction.

1.11 Every prospective bidder must read the Rules of Auction and must not bid unless he or she has done so.

1.12 Every bid shall constitute an offer to purchase the property for the amount bid upon the terms and conditions contained herein, which the seller or the auctioneer may accept or reject in their absolute discretion. The seller shall be entitled, in its absolute discretion, to withdraw the property from sale prior to acceptance by the seller.

1.13 If no bid equals or exceeds the reserve price, where applicable, the property may be withdrawn from the auction. The seller shall be entitled to instruct the auctioneer to accept any lower bid.

1.14 In the event of any dispute between the bidders, the decision of the auctioneer shall be final and binding.

1.15 Any error by the auctioneer shall be entitled to be corrected by him.

1.16 No bid may be withdrawn after the fall of the hammer until the expiry of the confirmation period that is provided for in the Rules of Auction, during which time the offer shall be open for acceptance by the seller or his agent and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.

1.17 The highest bidder ("the purchaser") shall sign the Rules of Auction immediately on the fall of the hammer.

We assure you of our best efforts at all times.