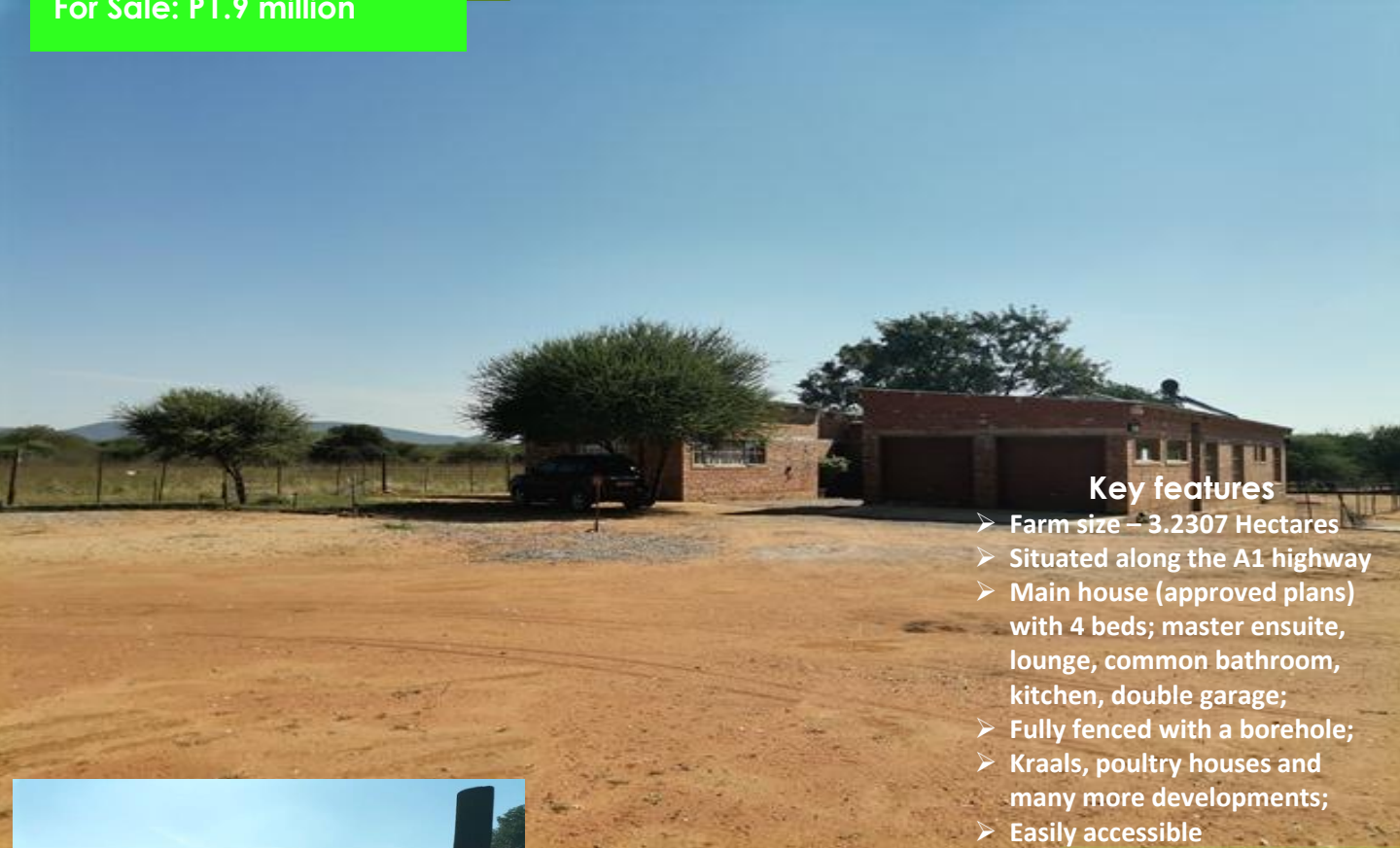


For Sale: P1.9 million



## Key features

- Farm size – 3.2307 Hectares
- Situated along the A1 highway
- Main house (approved plans) with 4 beds; master ensuite, lounge, common bathroom, kitchen, double garage;
- Fully fenced with a borehole;
- Kraals, poultry houses and many more developments;
- Easily accessible

## Description

A highly recommended investment opportunity in the form of this unique well-developed farm situated in an excellent location, benefitting from the perfect balance of income-generating agricultural ventures and a weekend retreat. The property is easily accessible, within easy commutable reach of the capital city.

Completely encompassed by a fence with a swing gate, this well-developed integrated farming venture comprises of a farm house with four bedrooms including the master bedroom with a bathroom (bath-tub, toilet and wash hand basin), lounge, dining, fitted kitchen with double steel sink, guest toilet and common bathroom with shower, bathtub, toilet and wash hand basin.

The farm is fully developed with kraals and pens for different farm animals, poultry houses and a large field suitable for various commercial and agricultural ventures.

The property is serviced with an equipped borehole and is situated just a few metres from the A1 highway within a well-established area of small holdings and private properties.



View from the gate



Side view of the main house

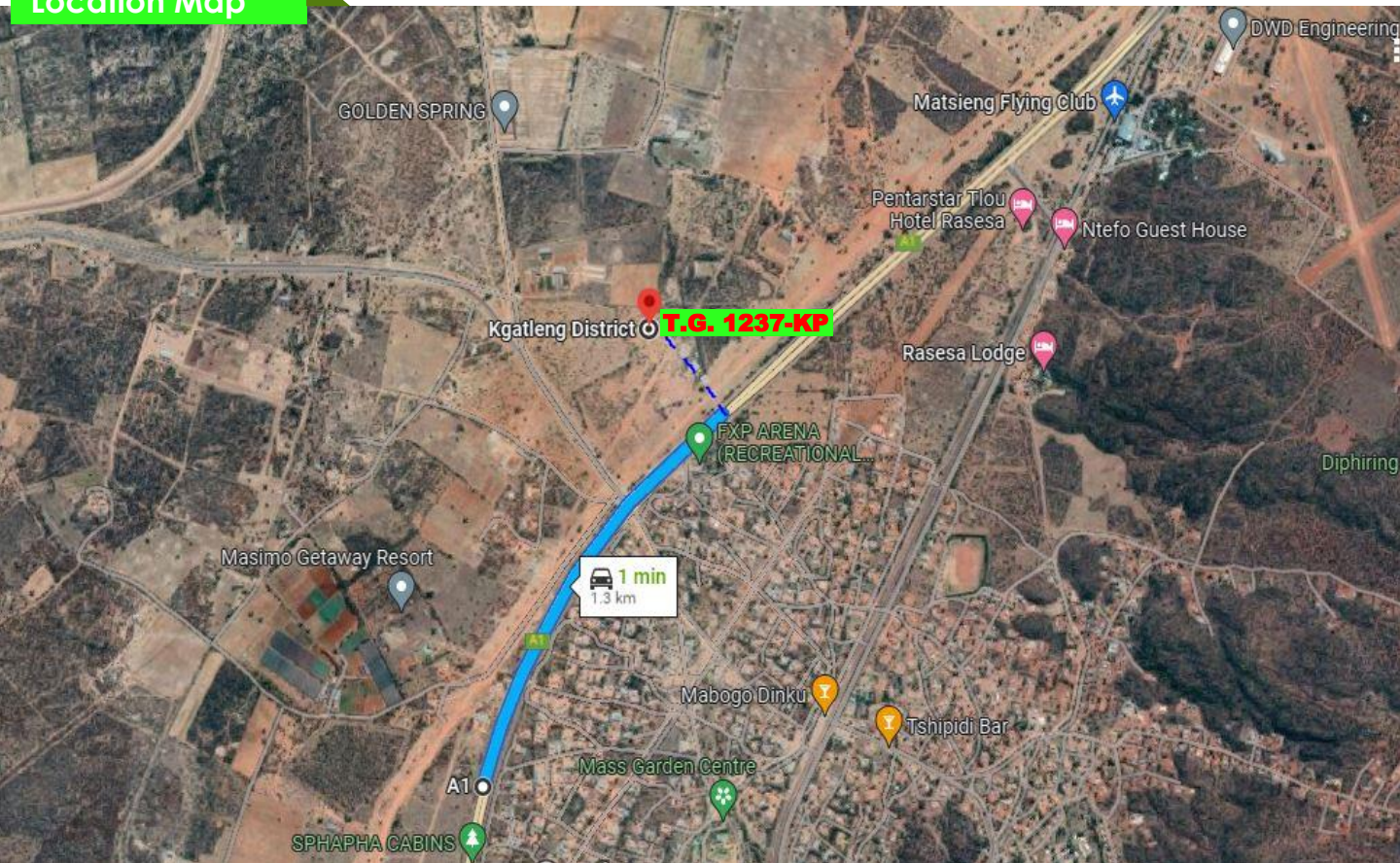


Irrigation system and water tanks

Enquiries and Viewing: **Thomas on 74867020 / oseberane@segodiauctions.co.bw**



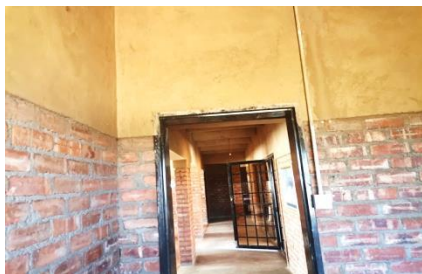
## Location Map



## Location

Morwa is one of the popular villages in Kgatleng due to its proximity to city and is popular with commuters as it's situated just 15 minutes' drive to Gaborone. It is also in the periphery of Mochudi, one of Botswana's largest villages which is a hive of business activity.

**Directions:** Driving north from Gaborone on the A1 highway, pass Phakalane and drive to the traffic lights at Morwa village. Turn left at the traffic lights and take immediate right turn. Drive straight on gravel road for ca. 400m and the farm will be ahead with a face brick house.





## T & C's

### GENERAL TERMS AND CONDITIONS FOR PROSPECTIVE BUYERS

PLEASE NOTE: All prospective buyers acknowledge that they have read these terms and conditions of sale and agree to be bound thereby. If you do not understand any of these terms or conditions, please ask the Agent/ Auctioneer for clarification before making an offer.

1. The sale is subject to confirmation by the Seller.
2. 5% buyer's premium to be added over and above the purchase price.
3. If you are the highest bidder you will be required to pay 10% of the accepted amount, immediately after acceptance of offer – this comprises of a 5% deposit for the purchase of the property and 5% buyer's premium.
4. The balance of the purchase price, the bid amount less the 5% (deposit paid immediately after acceptance of offer), is payable within 30 days of the acceptance date.
5. The Seller has the right at his absolute discretion to refuse any bid. Upon confirmation of the sale, the offeror will be required to sign the Conditions of Sale.
6. Transfer of the property will be effected by the Transferring Attorneys/ Conveyancers appointed by the Seller.



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