

For Sale: P260, 000.00

Features:

- **Integrated Farming (commercial)**
- **Farm size – 16.5834 Hectares**
- **Fully fenced**
- **Borehole**
- **Easily accessible**
- **Power nearby**



Description

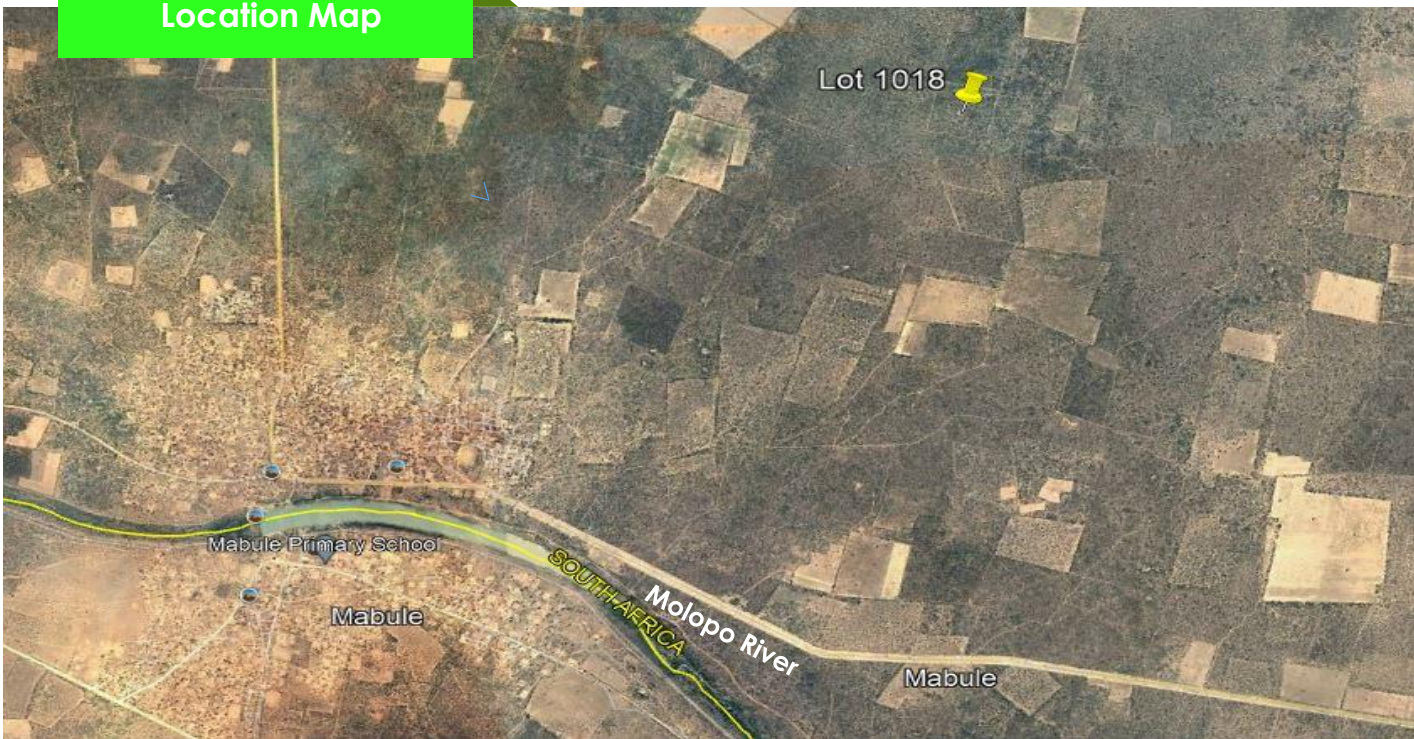
A highly recommended investment opportunity in the form of this unique farm situated in an excellent location, benefitting from the perfect balance of income-generating agricultural ventures, campsite or for weekend retreat. Valued at P550, 000.00, the property is easily accessible, within easy commutable reach of the Mabule village.

Completely encompassed by a fence this integrated farming venture comprises of a large farm with the potential for several business ventures. The farm is in an area common for good rainfalls in proximity of the famous Barolong farms. The majestic Molopo River is ca.4.5kms away.



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

Location Map



Location

The property is located in the Bangwaketse Tribal territory in the outskirts of Mabule village about 130kms from Goodhope village. The integrated farm is situated ca. 4.5kms from the Molopo river.

Directions: Driving from Gaborone, pass Lobatse and drive all the way to Goodhope. From Goodhope, drive to Mabule village and at the end of the tarred road in Mabule, turn right on a wide gravel road for ca. 800m and turn right. Pass a water tank on the left and drive on following the power lines. Pass a communication tower on the left and from the tower, drive for ca. 2.4kms and turn right. Drive for ca. 1.6kms and turn right again. Drive for ca. 70m and you will reach the farm gate. **GPS Coordinates: 25°44'35.05"S 24°36'4.33"E**

T & C's

GENERAL TERMS AND CONDITIONS FOR BIDDERS



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 placing an offer.

1. The sale is subject to confirmation by the Seller.
2. 5% buyer's premium to be added over and above the accepted purchase price.
3. If your offer is accepted you will be required to pay 10% of the purchase price, immediately after the 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 post the acceptance of offer), is payable within 30 days of the date of acceptance.
5. The Seller has the right at his absolute discretion to refuse any offer. Upon confirmation of the offer, the buyer 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.