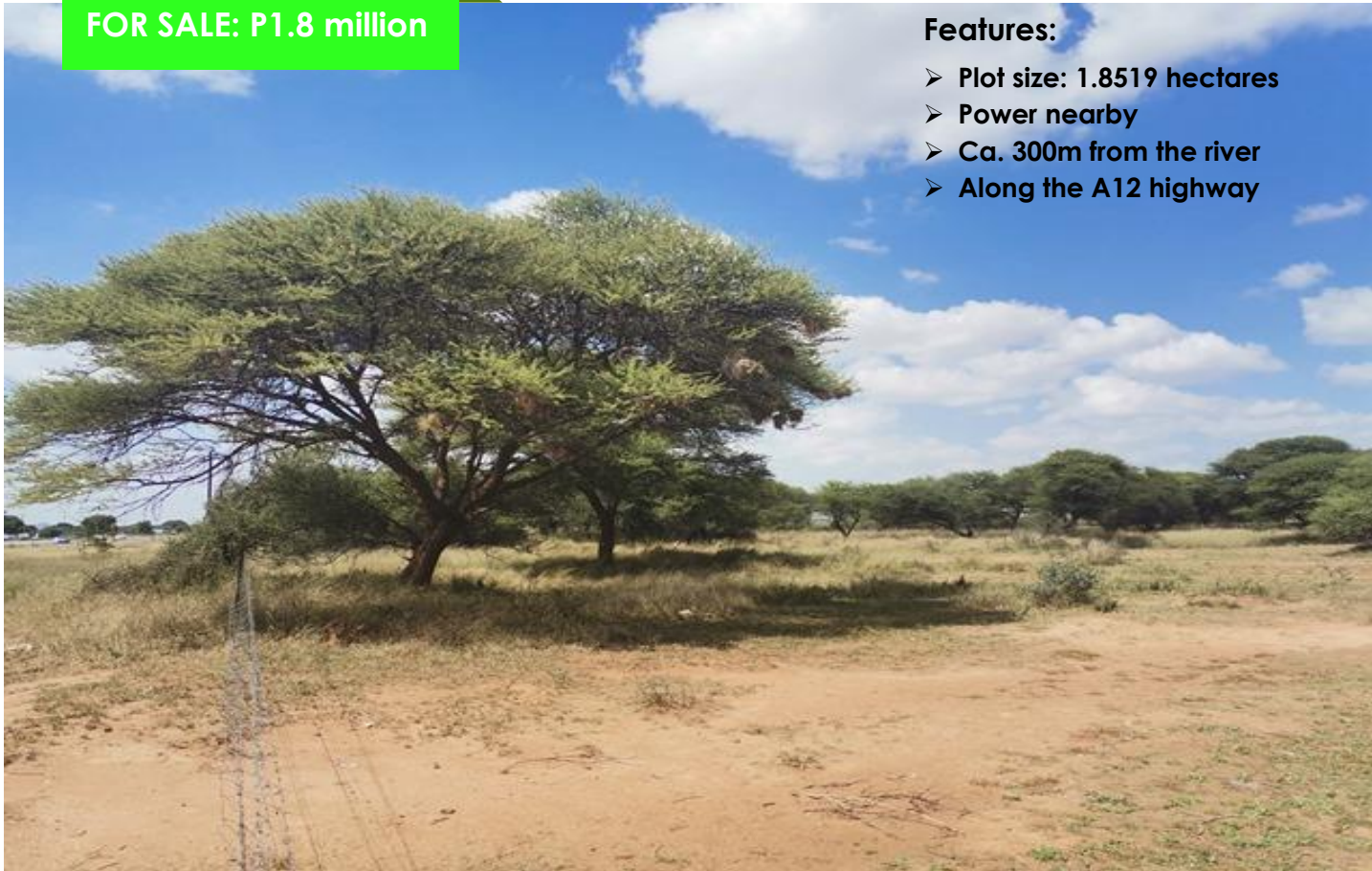


FOR SALE: P1.8 million

Features:

- Plot size: 1.8519 hectares
- Power nearby
- Ca. 300m from the river
- Along the A12 highway



Description

A rare and unique investment opportunity to own a large piece of land along the Molepolole-Gaborone highway. Situated a stone throw from the Metsimothabe river, this large undeveloped plot is well positioned affording occupiers the opportunity to build a dream home and for investors to convert to several businesses including lodge, school, clinic, filling station etc. (if permissions are granted).



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

Location Map



Location

Metsimothabe is one of the sought after villages and although located in the Kweneng District, is considered a suburb of Gaborone because of its proximity to the City. This large village is well developed and is shopping malls, hotels and schools located in the neighbouring Mogoditshane. Additionally, the multi-million pula Bokamoso Private Hospital is located in Mmopane which is adjacent to the village.

Directions: On the A12 Highway (Gaborone to Molepolole), get to Metsimothabe and cross the Metsimothabe river. Immediately after the river, you will see a developed farm on the left and the property is immediately after the developed farm just off the tarred road. It's an empty plot and is situated ca. 300m from the Metsimothabe river on the left side.

T & C's

AUCTION GENERAL TERMS AND CONDITIONS FOR PROSPECTIVE BUYERS

PLEASE NOTE: All 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 bidding.

1. The sale is subject to confirmation by the Seller.
2. 5% buyer's premium to be added over and above the final bid price.
3. If you are the successful buyer you will be required to pay 10% of the bid amount, immediately post-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-acceptance of offer), is payable within 30 days of the auction date.
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.