



**Jan Pienaar**

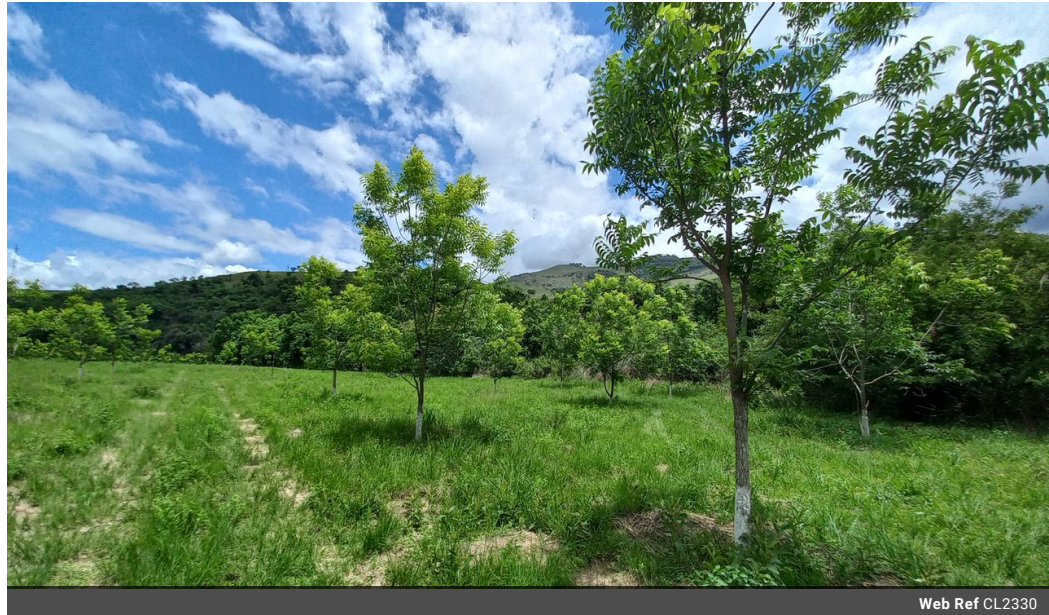
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 004 895 3)

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Contact Head Office

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The Crossing Shopping Centre, Shop 78, Off  
R40, Nelspruit, Mpumalanga  
1200



Web Ref CL2330



**R4,400,000**

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### Prime 72Ha Farm with River Frontage & Established Infrastructure

This 72-hectare portion of a larger farm offers a blend of agricultural and grazing potential and existing infrastructure, making it an ideal investment for farming (goats), hospitality, or lifestyle living. Situated approximately 40km from Nelspruit, the property boasts direct access via a 200m servitude road from the Schoemanskloof tar Road enhancing its accessibility.

#### Key Features:

##### Land & Water Rights:

- 11 hectares of arable land
- 7 hectares of registered water rights from the Crocodile River
- Approximately 2km of picturesque river frontage
- 13 mature pecan nut trees along the riverbank
- 2 hectares of younger pecan trees (200 trees, planted 6 years ago)
- 6 Mission olive trees

##### Buildings & Infrastructure:

- Main Guesthouse (234m²) – 6 en-suite bedrooms, a spacious lounge, and a loft/library

### Features

**Zoning** Agricultural

#### Sizes

Land Size 72Ha

