



**Client:** National Real Estate  
**User:** Hennie Gouws  
**Tracking #:** Blueprint\_Prop:20211202025933  
**Report Date:** 2021/12/02  
**Report #:** 48491502

## Property Details

<b>Property Type:</b>	FARM	<b>Legal Description:</b>	Farm 108 WELGEDACHT Reg Div: BRANDFORT RD FREESTATE
<b>Province:</b>	FREE STATE	<b>Municipality:</b>	Masilonyana
<b>Registration Division:</b>	BRANDFORT RD	<b>Erf #:</b>	108
<b>Farm Name:</b>	WELGEDACHT	<b>Portion #:</b>	0
<b>Suburb:</b>	Masilonyana Non Urban	<b>Street:</b>	Not Available
<b>Street #:</b>	Not Available	<b>Last Sales Price:</b>	R 714 345
<b>Last Sales Date:</b>	20010709	<b>Coordinates (Lat\ Long):</b>	<a href="#">Google Maps: -28.6103, 26.0611</a>   <a href="#">Street View</a>
<b>Land Size (Registered):</b>	535.3325 ha	<b>SG Code:</b>	F00600000000010800000
<b>Land Size (Cadastral):</b>	536.0702 ha		
<b>Estimate Size Under Roof:</b>	Not Available		

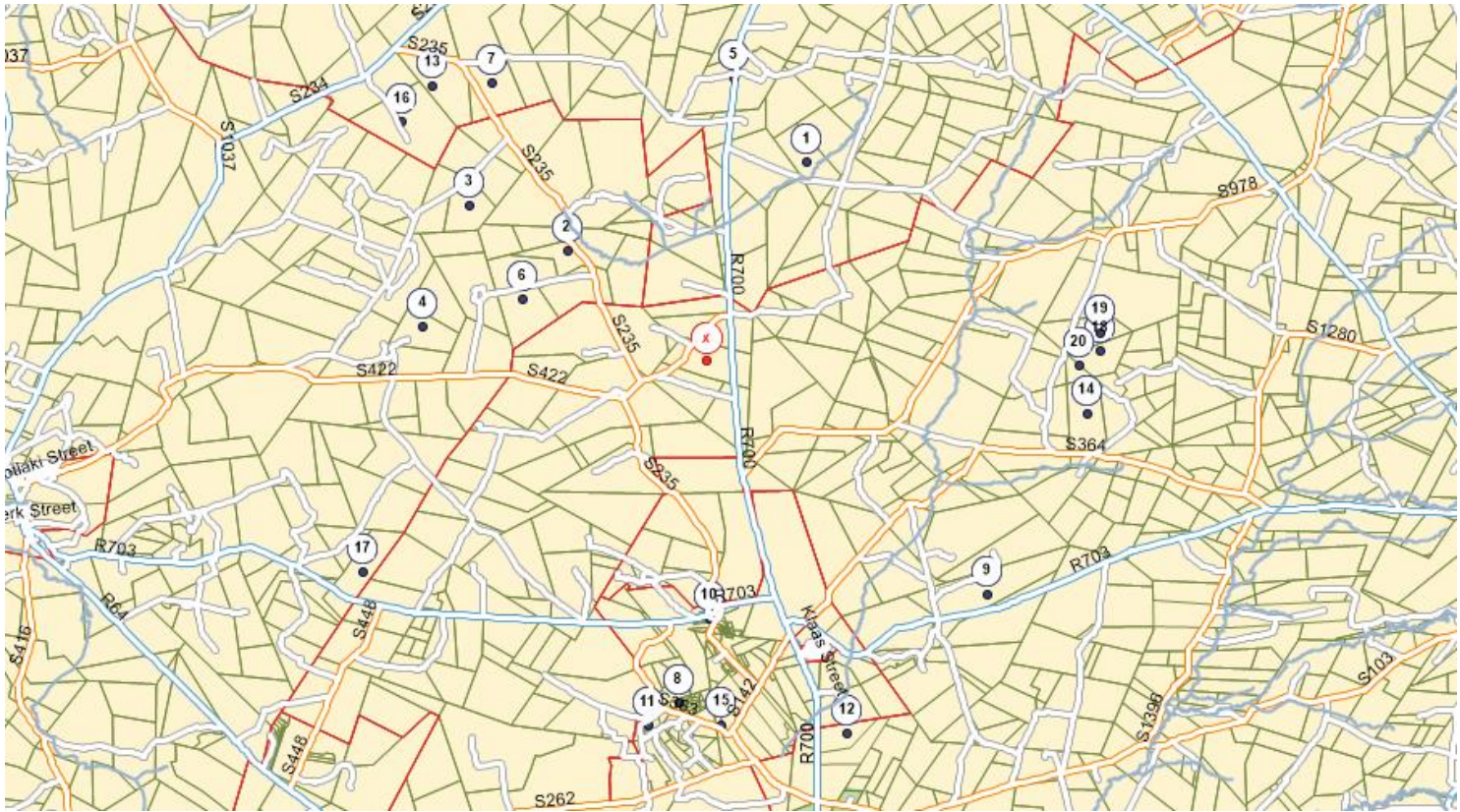
## Owner Details



Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
WELGEDACHT TRUST	IT875/01	T28128/2001		Not Available

## Imagery





	Street Address	Township	Farm Name	Erf   Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Cash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	TSWELOPELE NON URBAN	BULTFONTEIN RD	WELVERDIEND	417   1	20201203	20210610	R 1 680 000	463.28 ha	R	10299	<input checked="" type="checkbox"/>	-	-	-	-
2	TOKOLOGO NON URBAN	BOSHOF RD	WELGELUKGEVONDEN	1649   0	20200629	20201021	R 3 557 638	515.60 ha	R 1	7828	<input type="checkbox"/>	4	4.0	-	-
3	TOKOLOGO NON URBAN	BOSHOF RD	DANIELS RUST	802   1	20210614	20210903	R 2 100 000	342.61 ha	R 1	12382	<input checked="" type="checkbox"/>	-	-	-	-
4	TOKOLOGO NON URBAN	BOSHOF RD	SCHAAPPLAATS	870   2	20201203	20210610	R 1 680 000	383.12 ha	R	11981	<input checked="" type="checkbox"/>	-	-	-	-
5	TSWELOPELE NON URBAN	BULTFONTEIN RD	DOORNPOORT	335   0	20210409	20210609	R 5 525 000	850.26 ha	R 1	13445	<input type="checkbox"/>	-	-	-	-
6	TOKOLOGO NON URBAN	BOSHOF RD	KAREE NEK	715   0	20200629	20201021	R 5 156 689	859.45 ha	R 1	8228	<input type="checkbox"/>	4	4.0	-	-
7	TSWELOPELE NON URBAN	BULTFONTEIN RD	KARREEFONTEIN	255   3	20200412	20201001	R 4 002 218	580.32 ha	R 1	15936	<input checked="" type="checkbox"/>	-	-	-	-
8	SOUTPAN	BRANDFORT RD	JAKHALSFONTEIN	155   0	20210120	20210401	R 421 895	72.00 ha	R 1	16362	<input checked="" type="checkbox"/>	-	-	-	-
9	MASILONYANA NON URBAN	BRANDFORT RD	VLAKFONTEIN	682   0	20210202	20210414	R 5 900 000	1031.82 ha	R 1	16230	<input checked="" type="checkbox"/>	-	-	-	-
10	SOUTPAN	BRANDFORT RD	WELVERDIENT	886   0	20210203	20210420	R 350 000	4.94 ha	R 7	12291	<input checked="" type="checkbox"/>	-	-	-	-
11	SOUTPAN	BRANDFORT RD	DE LAND	305   0	20210120	20210401	R 421 895	1.38 ha	R 31	17550	<input checked="" type="checkbox"/>	-	-	-	-
12	MASILONYANA NON URBAN	BRANDFORT RD	LOMBARD'S DRIFT	832   4	20201207	20210330	R 2 800 000	233.10 ha	R 1	18710	<input checked="" type="checkbox"/>	-	-	-	-
13	TSWELOPELE NON URBAN	BULTFONTEIN RD	KARREEFONTEIN	255   0	20191029	20200213	R 3 679 502	566.77 ha	R 1	17379	<input type="checkbox"/>	-	-	-	-
14	MASILONYANA NON URBAN	BRANDFORT RD	BLAAUWBOSCHLAAGTE	841   0	20190410	20190819	R 3 632 678	514.42 ha	R 1	16189	<input type="checkbox"/>	-	-	-	-
15	SOUTPAN	BRANDFORT RD	FLORISBAD TRADING STATION	1070   0	20210614	20210902	R 5 000 000	4.28 ha	R 117	17353	<input type="checkbox"/>	-	-	-	-
16	TSWELOPELE NON URBAN	BULTFONTEIN RD	KWAGGAHOEK	395   1	20191029	20200213	R 6 124 203	942.19 ha	R 1	17043	<input type="checkbox"/>	-	-	-	-
17	TOKOLOGO NON URBAN	BOSHOF RD	ZWARTKOP	713   0	20190110	20190425	R 4 350 000	513.92 ha	R 1	17571	<input type="checkbox"/>	-	-	-	-
18	MASILONYANA NON URBAN	BRANDFORT RD	VOORSPOED	467   1	20190409	20201217	R 3 794 520	278.96 ha	R 1	16556	<input type="checkbox"/>	-	-	-	-
19	MASILONYANA NON URBAN	BRANDFORT RD	DEELKOP	1075   1	20190409	20201217	R 3 794 520	266.81 ha	R 1	16604	<input type="checkbox"/>	-	-	-	-
20	MASILONYANA NON URBAN	BRANDFORT RD	HINDERPUNT	501   0	20190409	20201217	R 3 794 520	86.65 ha	R 4	15664	<input type="checkbox"/>	-	-	-	-

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 3 388 264



## Municipal Valuation

**Municipal Valuation:** R 10  
**Rating Period:** Not Available  
**Usage Category:** AGRICULTURE

**Year of Valuation:** 2014  
**Estimated Monthly Rates:** Not Available  
**Usage:** AGRICULTURE

## Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

## Bond Details

Institution	Bond Amount	Bond Number	Bond Registration Date
LAND- & AGRICULTURAL DEVELOPMEN	R 14 000 000	B5680/2018	20181107

## Other Endorsements

No endorsements info on the selected property.

## Servitudes

No servitudes info on the selected property.

## Transfer History

Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No
TRUST	PRIVATE PERSON	20010828	20010709	R 714 345	T28128/2001

### Transfer Summary for past 3 months

**Max Transfer in the Suburb:** R 9 374 400    **Min Transfer in Suburb:** R 400 000    **Total Transfers:** 19

## Street Transfer History

No transfers were returned for the selected property's street, or no street details exist.

## Suburb Trends - Masilonyana Non Urban

**Median Price (R'000)**

**Number of Transfers**

## Amenities



No amenities available for this selected property.

## Disclaimer

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