

PROPERTY

INFORMATION PACK

Expert Knowledge - Local Service. Global Reach.

DECEASED ESATE J EILERD

ESTATE NUMBER: 001289/2016



ON-SITE PROPERTY AUCTION

SALE CLOSING: 28 May 2019 at 12:00 ZA

1058 Botterblom Street
De Beershoogte

Erf 1058 Barkly West
Dikgatlong Municipality
Northern Cape

VERSION 01/02 April 2019



☎ 0861 GODOVE (463683)
@ sa.sales@go-dove.com
🌐 www.go-dove.com/southafrica
f @GoDoveSA

Erf measuring 654m² with 7 Subdivided Units

Barkly West | Northern Cape



AUCTION TYPE:

Onsite Auction

AUCTION DATE:

28 May 2019 at 12:00

VIEWING DATE:

27 May 2019 from 12:00 to 14:00

CONTACT

Eben Oor

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Tel: 021 702 3206

Email: eben.oor@liquidityservices.com



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PROPERTY SUMMARY

Property Address: 1058 Botterblom Street, De Beershoogte, Barkley West

Co-ordinates: 28°31'39.1"S 24°30'21.2"E

Legal Property Description: Erf 1058 Barkly Wes, Dikgatlong Municipality, Northern Cape
Fully described on Title Deed No: T1788/2006 *We were unable to obtain the title deed upon completion of this information pack, should it become available, we reserve the right to amend this information pack

Extent: 654m²

Ownership: Private Person

Municipal Valuation: R 15 000.00
(Valuation Roll – 2013/2014)

Estimated Annual Rates: R452.88
Estimated Monthly Rates: R37.74

Property details and locality:

2 x Freestanding units:

- 2 Bedrooms
- Open kitchen and lounge
- Bathroom (toilet and shower)

2 x Jointly constructed units:

- 1 bedroom
- Open plan kitchen and lounge
- Bathroom (toilet and shower)

3 x Jointly constructed units:

- 2 bedrooms
- Small kitchen with separate lounge
- Bathroom (toilet and shower)

The property is along Botterblom Street in a town known as De Beershoogte within the Northern Cape province. Just a mere ±2.9km from town, with convenient access to R31 Regional Road and within close proximity to all major amenities.



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LOCALITY MAP



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NOTICE TO BIDDERS

Welcome to GoIndustry DoveBid SA Property Auctions!

Within this pack, you will find pertinent information regarding the property being auctioned. Furthermore, there are step by step instructions on how to register at the end of this document. All additional information and other properties can be found on our website at www.go-dove.com/southafrica.

The information included herewith is a summary of information from a number of sources, most of which have not been independently verified. This summary has been provided only for the use of prospective bidders. It is supplied for whatever assistance it may provide in answering questions.

SUCH INFORMATION AND OPINIONS ARE SUPPLIED WITHOUT WARRANTIES OR REPRESENTATIONS, EITHER EXPRESSLY OR TACITLY IMPLIED, WHATSOEVER.

Prospective bidders are advised to avail themselves of the land uses and or restrictions if any, of the property and to consult whatever advisors they may feel appropriate.

The property for sale will be auctioned "voetstoots", as it now stands and subject to the terms and conditions and servitudes mentioned and referred to in the current and/or prior Title Deeds and neither GoIndustry DoveBid, nor the Substitute Trustees or their respective agents make any express or tacitly implied warranties of any kind. The description and conditions listed in this and other advertising materials are to be used as guidelines only and are not guaranteed.

Please Note: In order to take part in this auction, a **R10000 refundable deposit** is required prior to your bidding status being approved.

Furthermore, all pending registrants may have to complete a participation form which can be found on the events page / auction page on our website. Should you have any questions regarding the approval of registrants, please contact our offices for assistance on 0861 463 683.

Auction Term and Conditions:

A refundable deposit is payable in order to bid:

- R 10 000.00

At the fall of the hammer:

- 10 % Deposit of the purchase & 10 % Auctioneers Commission (plus vat) - payable by the Purchaser

Conditions of Sale:

**(Detailed conditions of sale available upon request)*

- 14 Working Days confirmation period
- 30 Days Guarantee Period
- Possession: Registration of transfer
- The purchase price is not subject to VAT
- The Seller is liable for the outstanding rates & taxes
- The Purchaser is liable for the electrical and plumbing certificate
- The SELLER does not guarantee vacant possession of the property

PROCEDURES FOR PURCHASING AT AUCTION

Thank you for your interest on this auction! If you are unfamiliar with buying real estate at auction, here is an easy to follow set of instructions on how to participate:

REGISTRATION:

1. Upon arriving at the auction site seek out one of the members of the auction staff to find out where to register.
2. At the registration desk, you will be asked to fill out a registration form; you will receive your bid number for the auction.
3. Please remember to bring with, your ID book, a copy of your ID and Proof of Residence. Without these documents, you will not be allowed to bid at the auction.
4. This auction requires a R10 000.00 refundable deposit; payable by bank guaranteed cheque or EFT.
5. Please make yourself aware and fully understand all documentation relating to the sale of this property prior to any bidding. The documentation and information to be read and understood include the following: Rules of Auction, Agreement of Sale, and Auction Notes. All of these documents can be found at www.go-dove.com/southafrica, from the auctioneer's office and at the auction itself.

BIDDING:

Bidding is a very simple process that can be accomplished through one of the following ways. The most important rule is to listen closely to the auctioneer. When the auctioneer is calling out bids to the crowd, you can increase your bid by:

1. Raising your bid card in the air,
2. Shouting your bid out to the auctioneer verbally,
3. Having one of the auction staff place your bid for you, or
4. Communicating a signal to the auctioneer that has been arranged prior to the auction.

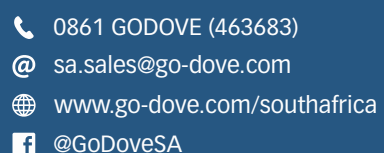
Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. Announcements made from the podium at the time of the sale take precedence over all printed materials. If you have any questions at the auction about the property, procedures, or anything else, do not hesitate to ask. We will be happy to assist in any way we can.

POST AUCTION:

Upon completion of the auction when the auctioneer says "SOLD", the winning bidder will immediately be required to sign the Agreement of Sale and post the 10% deposit as well as the commission of 10% plus VAT. At this time, instructions regarding closing of the sale will be thoroughly explained to you and any questions will be answered. If you have any additional questions, please direct them to any of the auction staff members present or call our offices at +27 (21) 702 3206.

Things to Note:

- A. All lots have a reserve price, if this price is not met on auction day, we will trade it out to the next highest bidder.
- B. Whatever your bid amount is, a 10% buyers premium will be added and then VAT (If a SA Resident Company, please confirm details and conditions if a foreign company)
- C. You may get further assistance/help at the following link:
<http://www.godove.com/help/default.asp>

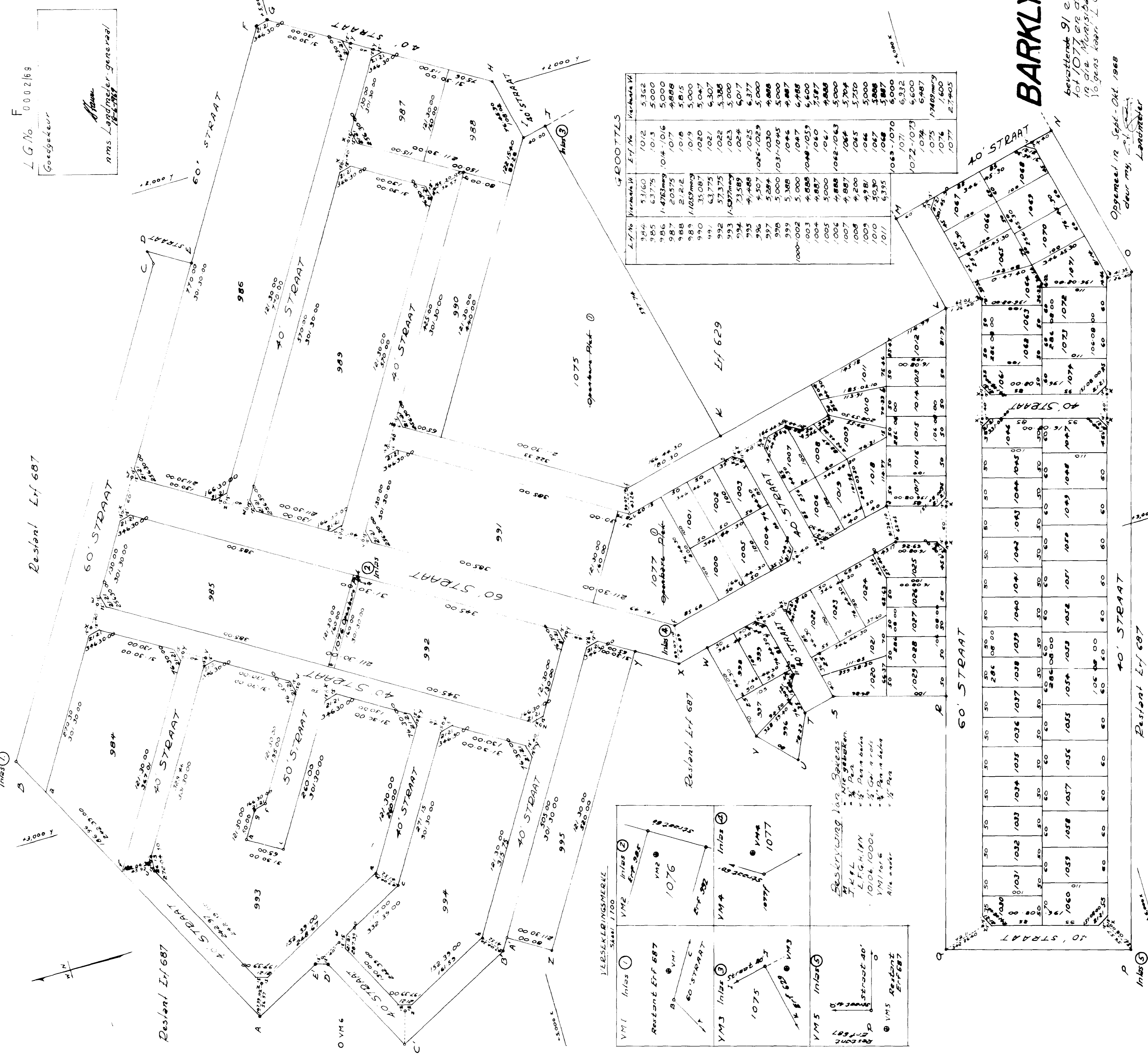


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STELLINGEN VAN ADOFFIGIUR

Styl	Eigendoms	Koördinate	Koördinate
A	B	C	D
1.3	322.41	242.39	00
1.4	512.27	301.30	00
1.5	612.74	301.30	00
1.6	712.21	301.30	00
1.7	812.68	301.30	00
1.8	912.15	301.30	00
1.9	1011.62	301.30	00
1.10	1111.09	301.30	00
1.11	1210.56	301.30	00
1.12	1310.03	301.30	00
1.13	1409.50	301.30	00
1.14	1508.97	301.30	00
1.15	1608.44	301.30	00
1.16	1707.91	301.30	00
1.17	1807.38	301.30	00
1.18	1906.85	301.30	00
1.19	2006.32	301.30	00
1.20	2105.79	301.30	00
1.21	2205.26	301.30	00
1.22	2304.73	301.30	00
1.23	2404.20	301.30	00
1.24	2503.67	301.30	00
1.25	2603.14	301.30	00
1.26	2702.61	301.30	00
1.27	2802.08	301.30	00
1.28	2901.55	301.30	00
1.29	3001.02	301.30	00
1.30	3100.49	301.30	00
1.31	3200.00	301.30	00
1.32	3300.00	301.30	00
1.33	3400.00	301.30	00
1.34	3500.00	301.30	00
1.35	3600.00	301.30	00
1.36	3700.00	301.30	00
1.37	3800.00	301.30	00
1.38	3900.00	301.30	00
1.39	4000.00	301.30	00
1.40	4100.00	301.30	00
1.41	4200.00	301.30	00
1.42	4300.00	301.30	00
1.43	4400.00	301.30	00
1.44	4500.00	301.30	00
1.45	4600.00	301.30	00
1.46	4700.00	301.30	00
1.47	4800.00	301.30	00
1.48	4900.00	301.30	00
1.49	5000.00	301.30	00
1.50	5100.00	301.30	00
1.51	5200.00	301.30	00
1.52	5300.00	301.30	00
1.53	5400.00	301.30	00
1.54	5500.00	301.30	00
1.55	5600.00	301.30	00
1.56	5700.00	301.30	00
1.57	5800.00	301.30	00
1.58	5900.00	301.30	00
1.59	6000.00	301.30	00
1.60	6100.00	301.30	00
1.61	6200.00	301.30	00
1.62	6300.00	301.30	00
1.63	6400.00	301.30	00
1.64	6500.00	301.30	00
1.65	6600.00	301.30	00
1.66	6700.00	301.30	00
1.67	6800.00	301.30	00
1.68	6900.00	301.30	00
1.69	7000.00	301.30	00
1.70	7100.00	301.30	00
1.71	7200.00	301.30	00
1.72	7300.00	301.30	00
1.73	7400.00	301.30	00
1.74	7500.00	301.30	00
1.75	7600.00	301.30	00
1.76	7700.00	301.30	00
1.77	7800.00	301.30	00
1.78	7900.00	301.30	00
1.79	8000.00	301.30	00
1.80	8100.00	301.30	00
1.81	8200.00	301.30	00
1.82	8300.00	301.30	00
1.83	8400.00	301.30	00
1.84	8500.00	301.30	00
1.85	8600.00	301.30	00
1.86	8700.00	301.30	00
1.87	8800.00	301.30	00
1.88	8900.00	301.30	00
1.89	9000.00	301.30	00
1.90	9100.00	301.30	00
1.91	9200.00	301.30	00
1.92	9300.00	301.30	00
1.93	9400.00	301.30	00
1.94	9500.00	301.30	00
1.95	9600.00	301.30	00
1.96	9700.00	301.30	00
1.97	9800.00	301.30	00
1.98	9900.00	301.30	00
1.99	10000.00	301.30	00
2.00	10100.00	301.30	00
2.01	10200.00	301.30	00
2.02	10300.00	301.30	00
2.03	10400.00	301.30	00
2.04	10500.00	301.30	00
2.05	10600.00	301.30	00
2.06	10700.00	301.30	00
2.07	10800.00	301.30	00
2.08	10900.00	301.30	00
2.09	11000.00	301.30	00
2.10	11100.00	301.30	00
2.11	11200.00	301.30	00
2.12	11300.00	301.30	00
2.13	11400.00	301.30	00
2.14	11500.00	301.30	00
2.15	11600.00	301.30	00
2.16	11700.00	301.30	00
2.17	11800.00	301.30	00
2.18	11900.00	301.30	00
2.19	12000.00	301.30	00
2.20	12100.00	301.30	00
2.21	12200.00	301.30	00
2.22	12300.00	301.30	00
2.23	12400.00	301.30	00
2.24	12500.00	301.30	00
2.25	12600.00	301.30	00
2.26	12700.00	301.30	00
2.27	12800.00	301.30	00
2.28	12900.00	301.30	00
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2.30	13100.00	301.30	00
2.31	13200.00	301.30	00
2.32	13300.00	301.30	00
2.33	13400.00	301.30	00
2.34	13500.00	301.30	00
2.35	13600.00	301.30	00
2.36	13700.00	301.30	00
2.37	13800.00	301.30	00
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2.57	15800.00	301.30	00
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2.60	16100.00	301.30	00
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2.63	16400.00	301.30	00
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2.70	17100.00	301.30	00
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2.77	17800.00	301.30	00
2.78	17900.00	301.30	00
2.79	18000.00	301.30	00
2.80	18100.00	301.30	00
2.81	18200.00	301.30	00
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3.13	21400.00	301.30	00
3.14	21500.00	301.30	00
3.15	21600.00	301.30	00
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3.18	21900.00	301.30	00
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3.34	23500.00	301.30	00
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3.58	25900.00	301.30	00
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3.60	26100.00	301.30	00
3.61	26200.00	301.30	00
3.62	26300.00	301.30	00
3.63	26400.00	301.30	00
3.64	26500.00	301.30	00
3.65	26600.00	301.30	00
3.66	26700.00	301.30	00
3.67	26800.00	301.30	00
3.68	26900.00	301.30	00
3.69	27000.00	301.30	00
3.70	27100.00	301.30	00
3.71	27200.00	301.30	00
3.72	27300.00	301.30	00
3.73	27400.00	301.30	00
3.74	27500.00	301.30	00
3.75	27600.00</		