



**Margaret Louw**  
083 561 7244  
margaret@agrisell.co.za



Land Size (Ha) 394  
Floor Size (m<sup>2</sup>) 400  
Security No  
3 Phase Power No

Bedrooms 6  
Bathrooms 3  
Kitchens 2  
Pool Maybe



## R15,000,000

**Monthly Bond Repayment** R151,411.46  
Calculated over 10 years at 11.75% with no deposit.  
**Gross Monthly Rental** R Excl. VAT

### WOLVEKLOOF - OPPORTUNITIES AWAIT

This 394 ha property, consisting of 9 title deeds, is situated on, and above, the north-west border of Robertson, and offers a variety of opportunities for the innovative farmer and entrepreneur. Starting on the edge of town, the farm is accessible from two different residential areas. The uniqueness of the complete property lies in the diverse sources of potential income that it holds.

The agricultural land stretches from the bank of the Willemlens River, past the homestead and onto the lower slopes of the Langeberg Mountain range. Vineyards are planted over 21 ha and the harvest is delivered to Robertson Winery with which the owner holds shares. A harvesting quota of 736 tonnes is allocated to the farm.

The varietals currently include:

- Sauvignon Blanc - 4.5 ha
- Merlot - 5 ha
- Colombar - 5 ha
- Shiraz - 6.5 ha

Older vines and fruit trees have been removed, leaving approximately 90 ha of fallow arable land for planting crops such as cash-generating lucerne or new vines.

#### Water

Registered water rights provide for an annual withdrawal of 320,000 cubic metres from the mountain spring. Water is stored in two earth dams with a holding capacity of 40,000 cubic metres and 91,000 cubic metres, respectively.

Two 7.2 kVa pumps and a network of pipelines take care of irrigation.

An Eskom line serves two transformers of 50 kVa and 25 kVa respectively.

#### Accommodation

The main house of approximately 400 square metres can easily accommodate two families. It consists of two sections with 2 kitchens, 3 bathrooms, various seating areas and dining rooms that can be separated easily by closing off one door. The house and garden are completely fenced in.

A second house with 2 bedrooms and a bathroom, open plan living area and fireplace in the kitchen is adjacent to the...

