



**Jannie Fourie**

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Land Size (Ha)	3,365
Floor Size (m <sup>2</sup> )	1,500
Security	Yes
3 Phase Power	No

Pool Maybe



## R5,800,000

**Monthly Bond Repayment** R58,545.76  
Calculated over 10 years at 11.75% with no deposit.

### **BEAUFORT WEST / FRASERBURG: Exquisite lifestyle farming enterprise with diverse opportunities in a p**

Situated a mere 80 kms from the N1 and 40 kms from the quaint town of Fraserburg. this 3,365-hectare farm offers breath-taking views of the magnificent Nuweveld Mountains. The farm consists of 4 adjacent title deeds.

The most noticeable feature of this farm's location is the ambiance and amazing scenery. Beyond the charming surroundings, there is also a host of activities to enjoy.

The mere size, location (isolation), topography (mountainous areas 1,910m high), secluded valleys with dry rivers and high-lying palatable grasslands on the plateaus make this an idyllic private game reserve. The various tracks and mountain passes make most of the acreage accessible in a 4 x 4 vehicle, and beautiful sites provide excellent locations for game viewing.

The Oukloof Pass meanders through the farm. Normally a road through a game farm is a nuisance and not an asset – but this basic gravel farm style road running on the farm through the Nuweveld Mountains on the North/South axis is just under 9 kms long and climbs 340m in altitude to the summit at 1,536m. The average gradients are comfortable with some steeper bits. The pass makes use of the Koekemoer's river course and has no bridges, only concrete labs through the riverbeds. The historic toll house ruin, still visible in this pass, is worth restoring, to maintain this little slice of history.

Accommodation consists of a 3-room neatly renovated 1888 farmhouse with thick stone walls to keep it cool during summer and warm during winter. Ceilings and floors are wood and still in a good condition. The Dover stove will keep you warm during a heavy snowfall! The house is retaining a high degree of its original character.

There is also a separate 2-bedroom guest cottage. Located on the flat-topped escarpment of the mountain, the cosy cottage seamlessly blends in with...

