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AGRICULTURAL BENCHMARKED MARKET DATA REPORT

Google Image of The Farm

SUBJECT PROPERTY

Property 1			
Farm Name	Cronjesfontein ; Primus ; Kyalami		
Farm Number	1384 ; 1387 ; 1735		
Portion Number	Ptn 0 ; Ptn 0 ; Ptn 0		
	Property 2	Property 3	Property 4
Farm Name			
Farm Number			
Portion Number			

District	Province	Free State
SG Div	Bethlehem Rd	
Client	VKB	
Title-Deed	T11047/2007	
GPS	Latitude -28.046221° Longitude 28.374194°	

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Client Instruction : Agricultural Real Estate Desktop Appraisal Report

Farm Name

Cronjesfontein : Primus : Kyalami

Farm Number

1384 : 1387 : 1735

Portion Number

Ptn 0 : Ptn 0 : Ptn 0

ALPRO (PTY) LTD BENCHMARKED AGRICULTURAL LAND GUIDELINE VALUES REPORT

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CLIENT INFORMATION

Requestor Name		Requestor Contact Detail :	E-Mail	
Requestor Company			Cell	
Request Date			Tel	
Request Number			Fax	

PROPERTY REGISTRATION INFORMATION

Registered Farm Name		Registered Farm Nr		Portion Number	
Registration Division		Title Deed Nr		Farm Extent in Ha	
				Province	

BENCHMARKED AGRICULTURAL LAND GUIDELINE VALUES FOR THE AREA IN WHICH THE ABOVE FARM IS SITUATED

Date Compiled		The notes below are relevant to the specific guidelines for the specific land component	Condition of farm and age of permanent crops determine value to use.		This is the unit in which the guidelines must be read
Province			Minimum	Maximum	
Surveyor General Division					
Closest Town					
Referral Valuation Report					

Water Rights : Official Water Use Certificate Required i.e. water use; water storage; dams and weirs; stream reduction; Boreholes for Irrigation

Irrigation Scheme	With Permit	R 0,00	R 0,00	R/Ha
Borehole 5000 L/hour = 1ha	With Permit	R 0,00	R 0,00	R/Ha

Irrigation-land Types: Type of irrigation equipment will be an indicator of value allocated

Irrigation land (with main lines only)	Fallow Equipped land with water rights	R 0,00	R 0,00	R/Ha
Equipped land (with main lines only)	Lands for rotating crops	R 0,00	R 0,00	R/Ha
Potentially Irrigable land/veld	Can be irrigated if cultivated and equipped	R 0,00	R 0,00	R/Ha

Permanent Crops: Valued with water and irrigation equipment

Citrus	Variety	Age	1	5	Years	R 0,00	R 0,00	R/Ha
Nuts	Variety	Age	5	10	Years	R 0,00	R 0,00	R/Ha
Grapes	Variety	Age	10	20	Years	R 0,00	R 0,00	R/Ha
Stone fruit	Variety	Age	20	30	Years	R 0,00	R 0,00	R/Ha

Dryland Types: A reliable annual Yield per Hectare certificate to be supplied.

High Potential Land	Annual Yield of 7 - 10 + Tons per Ha	R 0,00	R 0,00	R/Ha
Medium Potential Land	Annual Yield of 4 - 7 Tons per Ha	R 0,00	R 0,00	R/Ha
Low Potential Land	Annual Yield of 2 - 4 Tons per Ha	R 0,00	R 0,00	R/Ha

Permanently Established Pastures

Perm. Est. Pastures Irrig. Lucerne	Irrigation Land + Water plus this amount	R 0,00	R 0,00	R/Ha
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Natural pastures / Veld / Grazing: Carrying Capacity in accordance with Department of Agriculture norms.

Natural Veld -all sizes	High Carrying Capacity 5 -10 Ha per LSU	R 0,00	R 0,00	R/Ha
Natural Veld -all sizes	High Carrying Capacity 10 -14 Ha per LSU	R 0,00	R 0,00	R/Ha
Natural Veld -all sizes	High Carrying Capacity 14 - 20 Ha per LSU	R 0,00	R 0,00	R/Ha

Game Farms and Game Camps: Fencing Cost included in land value. Location important.

Natural Veld -all sizes	High Carrying Capacity 5 -10 Ha per LSU	R 0,00	R 0,00	R/Ha
Natural Veld -all sizes	Med Carrying Capacity 10 -14 Ha per LSU	R 0,00	R 0,00	R/Ha
Natural Veld -all sizes	Low Carrying Capacity 14 - 20 Ha per LSU	R 0,00	R 0,00	R/Ha

Commercial Plantations: Value equals grazing land plus plantation permit. Trees equals stock and valued separately (Standing Value of Trees).

Plantation Land with Permit (Without Trees)	Trees are seen as crop on land / Stock	R 0,00	R 0,00	R/Ha
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Waste Land: Land not suitable for any agricultural use. Grazing areas less than 30% of total farm extent also valued as waste land. Land utilized for fixed improvements

Roads / Fixed Improvements / Rivers / Dams etc.		R 0,00	R 0,00	R/Ha
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All Sales Analysis: IT Registration Division Mpumalanga Province Vers 1 (Apr 2016)



All Sales Analysis: IS Registration Division MP Province Vers 1 (Apr 2016)

Vers 1 (Apr 2016)

Ser	Transaction Date	Farm Name	Farm No	Farm Ptn No	SG Reg Div	Title Deed	Extent Ha	Price	R/ha	Buyer	Seller
Farms < 100 Ha											
1	2014-11-10	BEGIN DER LYN	474	6	IS	T16373/2014	80,4027	R 1 000 000,00	R 12 437,39	MTHIMUNYE SIMON	MARANATA TRUST
2	2015-01-06	VRISCHGEWAAGD	198	10	IS	T55/2015	76,2864	R 180 000,00	R 2 359,53	MEYER DE JAGER FAMILIE TRUST	WIELLIGH NICOLAAS VON
3	2015-01-23	NAUDESFONTEIN	261	9	IS	T987/2015	85,5804	R 300 000,00	R 3 505,48	ALVEHANKO TRUST	VENTER SUSARA MARIA
4	2015-02-12	BOSJESSPRUIT	291	13	IS	T1709/2015	65,3101	R 400 000,00	R 6 124,63	SMOKEY MOUNTAIN TRADING 484 PTY LTD	JOHAN KRUGER 1 TRUST
5	2015-10-27	BOSJESSPRUIT	291	13	IS	T15633/2015	65,3101	R 800 000,00	R 12 249,25	ELEVEN TIME INV PTY LTD	SMOKEY MOUNTAIN TRADING 484 PTY LTD
6	2015-11-17	BOSCHMANSFONTEIN	182	8	IS	T16720/2015	74,4856	R 1 254 000,00	R 16 835,47	SCHEEPERS FAMILIE TRUST	RENSBURG PAULA FRANCES JANSE VAN
7	2015-11-18	VLAKFONTEIN	386	83, 53	IS	T16777/2015	85,6532	R 1 600 000,00	R 18 679,98	NYSTIQ PTY LTD	BEUKES HARRY ECCLESTON
8	2015-12-14	ROLSPRUIT	127	6	IS	T18227/2015	52,2818	R 2 100 000,00	R 40 166,94	MOLOI KHIZE JOHANNES	ROSSOUW GIDEON JOSUA
9	2016-02-09	VLAKSPRUIT	292	14	IS	T1334/2016	94,2628	R 2 100 000,00	R 22 278,14	C & F RIGGING SECUNDA CC	LIGITPROPS 186 PTY LTD
10	2016-02-22	DAVELFONTEIN	267	7	IS	T1879/2016	31,737	R 250 000,00	R 7 877,24	SEBENZANI TRADING 106 CC	CLOETE BARTHOLOMEUS STEPHANUS
Total							711,3101	R 9 984 000,00	R 14 036,07		
Average Farm Sales Price < 100 Ha							71,1310	R 998 400,00	R 14 036,07		

All Sales Analysis: IS Registration Division MP Province Vers 1 (Apr 2016)

Vers 1 (Apr 2016)

Ser	Transaction Date	Farm Name	Farm No	Farm Ptn No	SG Reg Div	Title Deed	Extent Ha	Price	R/ha	Buyer	Seller
Farms 100 Ha To 250 Ha											
1	2014-12-15	VAALBANK	212	1	IS	T18025/2014	205,9925	R 3 150 000,00	R 15 291,82	ASWEGEN JOHANNES CORNELIS VAN	BOTHA WILLEM JACOBUS ALBERTUS
2	2014-12-18	RIETVLEY	488	11	IS	T18208/2014	218,258	R 3 231 141,00	R 14 804,23	MYLPAAL BELEGGINGS CC	SCHOULTZ JOHAN FREDERIK
3	2015-01-27	GOEDEHOOP	302	9		T1062/2015	122,8481	R 2 100 000,00	R 17 094,28	JUAN DE KOCK TRADING CC	VENTER HERMAN
4	2015-02-04	BOSMANSSPRUIT	361	13, 12	IS	T1415/2015	247,5377	R 7 336 000,00	R 29 635,89	MARLARETH PROP CC	VILJOEN JACOBUS JOHANNES PHILIPPUS
5	2015-02-17	VLAKFONTEIN	179	6	IS	T1913/2015	178,1215	R 5 625 000,00	R 31 579,57	HEHAN BOERDERY CC	PIETERSEN FAMILIE TRUST
6	2015-09-14	VLAKSPRUIT	308	27, 28	IS	T13732/2015	129,3814	R 1 300 000,00	R 10 047,81	BOSHOFF MATTHYS STEPHANUS JACOBUS	LYONS ALETTA JOHANNA
7	2015-10-01	MOOIFONTEIN	108	2	IS	T14454/2015	126,597	R 2 000 000,00	R 15 798,16	NICJAC PIETERSE BOERDERY CC	MAHLANGU MALWANDLE ABEDNEGO
8	2015-10-19	TWEEFONTEIN	321	6	IS	T15094/2015	159,5291	R 2 500 000,00	R 15 671,12	KOTZE FARMING PTY LTD	VUUREN NICOLAAS VAN
9	2015-10-29	RIETVLY	366, 392	9, 1	IS	T15816/2015	249,2708	R 5 727 000,00	R 22 975,01	LUKIE VERMAAS TRUST	SUTCLIFFE CHARLES LESLIE
10	2015-11-03	REMHOOGTE	428	9	IS	T15961/2015	188,4456	R 1 500 000,00	R 7 959,86	NKOSI THEMBA JOSEPH	JELE SIBONGILE PHILESTUN
11	2015-12-03	RIETPAN	263	11	IS	T17710/2015	178,9381	R 2 280 000,00	R 12 741,84	MAHLANGU VIVIAN NONGO	LIEBMA FAMILIE TRUST
12	2015-12-11	TWEEFONTEIN	479	19; 5	IS	T18196/2015	239,4507	R 3 000 000,00	R 12 528,68	POTGIETER JOHANNES JURGENS	ASWEGEN BARBARA JACOBA FRANCINA CATHARINA VAN
13	2016-01-20	WELTEVREDEN	394	12	IS	T639/2016	100,3308	R 2 000 000,00	R 19 934,06	MASTERCLASS TRADING 72 CC	BEER DEON DE
14	2016-01-20	WELTEVREDEN	394	12	IS	T639/2016	100,3308	R 2 000 000,00	R 19 934,06	MASTERCLASS TRADING 72 CC	BEER DEON DE
15	2016-02-11	RIETKUIL	397	1	IS	T1536/2016	185,9102	R 4 600 000,00	R 24 743,13	CHRIS SCHOEMAN TRUST	STEENKAMP WILLEM DE KLERK
16	2016-02-11	RIETKUIL	397	1	IS	T1536/2016	185,9102	R 4 600 000,00	R 24 743,13	CHRIS SCHOEMAN TRUST	STEENKAMP WILLEM DE KLERK
17	2016-02-22	SYFERFONTEIN	326	17	IS	T1898/2016	131,9658	R 1 400 000,00	R 10 608,81	MARLARETH PROP CC	BOTHMA JOHANNA ALLETTA
18	2016-02-22	SYFERFONTEIN	326	17	IS	T1898/2016	131,9658	R 1 400 000,00	R 10 608,81	MARLARETH PROP CC	BOTHMA JOHANNA ALLETTA
19	2016-03-02	RIETSPRUIT	507	23	IS	T2295/2016	125,4751	R 1 129 275,00	R 8 999,99	O'NEILL GERHARD	LOTZ JAN WILLEM
20	2016-03-14	MOOIFONTEIN	342	13,15,20	IS	T2852/2016	237,6156	R 2 376 156,00	R 10 000,00	STERKFONTEIN BELEGGINGS TRUST	BOSHOFF JACOBUS NICOLAAS
21	2016-03-14	MOOIFONTEIN	342	13,15,20	IS	T2852/2016	237,6156	R 2 376 156,00	R 10 000,00	STERKFONTEIN BELEGGINGS TRUST	BOSHOFF JACOBUS NICOLAAS
22	2016-03-17	BULTFONTEIN	187	4	IS	T3005/2016	196,3842	R 3 000 000,00	R 15 276,18	W A TRUST	ROSSOUW ELIZABETH HELENA
23	2016-03-17	BULTFONTEIN	187	4	IS	T3005/2016	196,3842	R 3 000 000,00	R 15 276,18	W A TRUST	ROSSOUW ELIZABETH HELENA
Total							4074,2588	R 67 630 728,00	R 16 599,52		
Average Farm Sales Price 100 Ha To 250 Ha							177,1417	R 2 940 466,43	R 16 599,52		

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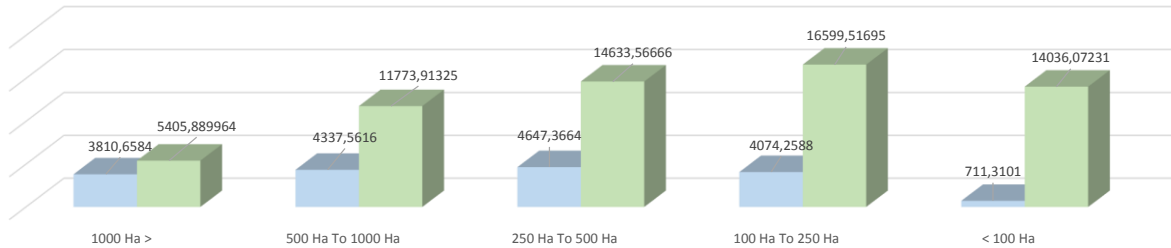
All Sales Analysis: IS Registration Division MP Province Vers 1 (Apr 2016)											Vers 1 (Apr 2016)	
Ser	Transaction Date	Farm Name	Farm No	Farm Ptn No	SG Reg Div	Title Deed	Extent Ha	Price	R/ha	Buyer	Seller	
Farms 250 Ha To 500 Ha												
1	2014-03-03	KAREEBOSCH(X2)	413(X2)	0, 12	IS	T3811/2014	309,2664	R 6 100 000,00	R 19 724,10	GROOTDRAAI BOERDERY PTY LTD	RENSBURG FREDERIK RUDOLPHUS JANSEN VAN	
2	2014-03-04	KILLOWEN	465	0	IS	T3860/2014	339,8982	R 6 000 000,00	R 17 652,34	ANTON PELSER EIENDOMS TRUST	MIKE ERASMUS BOERDERY TRUST	
3	2014-03-14	BRAKFORTEIN(X2)	522(X2)	4, 12	IS	T4300/2014	360,8183	R 5 200 000,00	R 14 411,69	MYLPAAL BELEGGINGS CC	ROUX WILLEM ADRIAAN JACOBUS LE	
4	2014-11-12	VAALKOP	490	19	IS	T16441/2014	373,5959	R 5 603 938,00	R 15 000,00	HENBASE 3565 PTY LTD	GRANARY NORMANDIEN PTY LTD	
5	2014-11-12	VAALKOP	490	21	IS	T16440/2014	281,8933	R 3 959 849,00	R 14 047,33	HENBASE 3565 PTY LTD	GRANARY NORMANDIEN PTY LTD	
6	2014-11-27	HENDRIKSPAN SETTLEMENT	464, 460	13, 38 & 4	IS	T17182/2014	314,1474	R 5 200 000,00	R 16 552,74	VUUREN JOHANNES PETRUS JANSEN VAN	JOCAWA BELEGGINGS CC	
7	2015-01-15	SUKKELAAR	421	11, 12, 37	IS	T409/2015	277,4411	R 4 439 057,00	R 16 000,00	FRIK HUMAN PLASE CC	C P DU PREEZ & SEUN BOERDERY CC	
8	2015-05-28	KROMDRAAI	128	9	IS	T7437/2015	256,9596	R 3 211 995,00	R 12 500,00	VOSSTOFFEL PTY LTD	NELL PHILIPPUS RUDOLPH	
9	2015-05-28	KROMDRAAI	128	13 & 2	IS	T7436/2015	407,4166	R 5 092 707,00	R 12 500,00	VOSSTOFFEL PTY LTD	NELL CHRISTIAAN	
10	2015-01-21	STERKFORTEIN	299	11	IS	T876/2015	276,774	R 3 200 000,00	R 11 561,78	J D HANCKE BOERDERY TRUST	BOSHOF MONA ADA	
11	2015-11-13	DRIEFONTEIN	137	4	IS	T16630/2015	458,8662	R 5 000 000,00	R 10 896,42	MOONSTONE INV 11 PTY LTD	HARVEST MINISTRIES	
12	2015-12-07	VOGELVALLEI	355	8	IS	T17917/2015	261,2165	R 4 500 000,00	R 17 227,09	HEEVER WILLEM PETRUS VAN DEN	MEYER JOHANNES PHILIPPUS CORNELIUS	
13	2015-12-18	PALMIETKUIL	367	8; 7; 11; 12; 14	IS	T18534/2015	299,7862	R 5 500 000,00	R 18 346,41	IRENE DALE TRUST	B & F BOERDERY PTY LTD	
14	2016-03-02	DE ROODEPOORT	435	3	IS	T2290/2016	429,2867	R 5 000 000,00	R 11 647,23	JACOB DURR TRUST	SWART JACOBUS ALBERTUS	
Total							4647,3664	R 68 007 546,00	R 14 633,57			
Average Farm Sales Price 250 Ha To 500 Ha							331,9547	R 4 857 681,86	R 14 633,57			
All Sales Analysis: IS Registration Division MP Province Vers 1 (Apr 2016)											Vers 1 (Apr 2016)	
Ser	Transaction Date	Farm Name	Farm No	Farm Ptn No	SG Reg Div	Title Deed	Extent Ha	Price	R/ha	Buyer	Seller	
Farms 500 Ha To 1000 Ha												
1	2014-03-03	RIETSPRUIT, KLIPFORTEIN(X3)	437, 442(X3)	3, 14, 6, 11	IS	T3774/2014	952,01	R 10 584 694,00	R 11 118,26	LE CHAIM TRUST	GERT VISAGIE TRUST	
2	2014-12-19	DRIEPAN	156	6, 0	IS	T18350/2014	523,7071	R 8 000 000,00	R 15 275,71	MTSWENI COMMUNITY LAND CLAIM	NEL STEPHANUS JACOBUS	
3	2015-02-25	JOUBERTSVALLEI	337	0, 4, 6	IS	T2527/2015	942,1714	R 9 915 000,00	R 10 523,56	SWARTFORTEIN BOERDERY TRUST	STEYN RENIER STEFANUS	
4	2015-08-31	REMHOOGTE	428	15, 6	IS	T12842/2015	636,8209	R 6 559 000,00	R 10 299,60	LOUISFORTEIN BOERDERY TRUST	MARAI LINDA MARIE	
5	2015-09-23	VLAKSPRUIT	308	18	IS	T14188/2015	638,9200	R 9 571 380,00	R 14 980,56	H C R LANDGOED PTY LTD	HARMSE JACOBA SUSANNA	
6	2016-01-21	ELANDSFONTEIN, KAFFIRS KRAAL	147, 148	5, 6	IS	T714/2016	643,9322	R 6 440 000,00	R 10 001,05	TRIBET INV PTY LTD	WESSELS CHRISTIAAN HATTINGH	
Total							4337,5616	R 51 070 074,00	R 11 773,91			
Average Farm Sales Price 500 Ha To 1000 Ha							722,9269	R 8 511 679,00	R 11 773,91			
All Sales Analysis: IS Registration Division MP Province Vers 1 (Apr 2016)											Vers 1 (Apr 2016)	
Ser	Transaction Date	Farm Name	Farm No	Farm Ptn No	SG Reg Div	Title Deed	Extent Ha	Price	R/ha	Buyer	Seller	
Farms 1000 Ha >												
1	2014-11-12	VLAKFORTEIN	484	14, 12, 13, 16, 17, 18	IS	T16442/2014	1408,019	R 20 500 000,00	R 14 559,46	WESTEND BOERDERY PTY LTD	GRANARY NORMANDIEN PTY LTD	
2	2015-12-21	VOGELVALLEI, KAFFERSKRAAL; KAFFERSKRAAL	492, 513;	0; 0; 3; 2	IS	T18620/2015	2402,6394	R 20 700 000,00	R 8 615,53	WESTEND BOERDERY PTY LTD	GRANARY NORMANDIEN PTY LTD	
Total							3810,6584	R 20 600 000,00	R 5 405,89			
Average Farm Sales Price 1000 Ha >							1905,3292	R 10 300 000,00	R 5 405,89			

Mpumalanga Province

All Sales Analysis: IS Registration Division MP Province Vers 1 (Apr 2016) Vers 1 (Apr 2016)

55		All Agric Components		
Summary all properties Agric Component		Tot Ha	Tot Monetary Val	Value / Ha
		17 581,1553	R 217 292 348,00	R 12 359,39
Averages in SG District		Ave Farm Extent	Ave Farm Price	Ave R / Ha
		319,6574	R 3 950 769,96	R 12 359,39

Total Hectare vs Rand Per Hectare Average

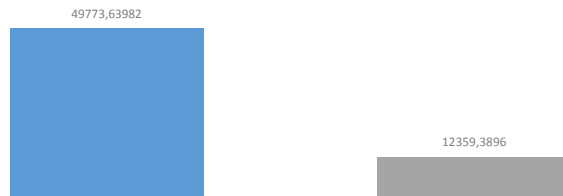


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All Sales Analysis: IS Registration Division MP Province Vers 1 (Apr 2016) Vers 1 (Apr 2016)

Ser	Transaction Date	Farm Name	Farm No	Farm Ptn No	SG Reg Div	Title Deed	Extent Ha	Price	R/ha	Buyer	Seller
Out of Norm Properties: Land Reform Transactions											
1	2014-04-24	VILLIERSCHRIK(X2)	338(X2)	5, 9	IS	T6226/2014	263,2351	R 7 532 848,00	R 28 616,43	ESKOM HOLDINGS SOC LTD	ZWARTS JAN HENDRIK
2	2014-09-26	MEYERSVALLEI	354	0	IS	T14431/2014	448,533	R 10 602 000,00	R 23 637,06	ESKOM HOLDINGS SOC LTD	PIOEN 1199PTY LTD
3	2015-01-06	WELGEMEEND	206	0	IS	T38/2015	330,8056	R 20 500 000,00	R 61 969,93	WELGEMEEND COLLIERY PTY LTD	OCKERT BOTHA TRUST
4	2015-01-16	AANGEWYS	81	37, 13, 16, 12	IS	T641/2015	608,8193	R 22 526 000,00	R 36 999,48	CRONJE ANDRIES JOHANNES	JOHN CAMERON TRUST
5	2015-01-21	ROODEKOP	63	1	IS	T893/2015	555,442	R 48 359 922,00	R 87 065,66	UNIVERSAL COAL DEV IV PTY LTD	WET IZAK JAKOBUS GERHARDUS DE
6	2015-04-29	ROODEBANK	323	14	IS	T5993/2015	9,2129	R 780 000,00	R 84 663,90	RAMAN GARETH PARAMASEELAN	STRYDOM JANET LOUISA
7	2015-10-16	GROOTVLEI	293	14	IS	T15023/2015	53,4662	R 3 762 000,00	R 70 362,21	SHISELA CONSTRUCTION SERVICES PTY LTD	R Z T ZELPY 4777 PTY LTD
8	2015-11-26	GROOTPAN	86	32	IS	T17381/2015	115,6061	R 5 000 000,00	R 43 250,31	VENTER PETRU JACOBA	NORRIES PTY LTD
9	2016-03-01	ZONDAGSKRAAL	125	12	IS	T2258/2016	0,6352	R 1 300 000,00	R 2 046 599,50	NGANGASI TRUST	FOURIE PETRUS CHRISTIAN
10	2016-03-10	OOGIESFONTEIN	4	46	IS	T2701/2016	0,2014	R 271 000,00	R 1 345 580,93	A L S HAULROADS PTY LTD	TELKOM S A LTD
Total							2 216,0479	R 110 300 770,00	R 49 773,64		
Average Out of Norm Farm Sales Price R/Ha							369,3413	R 18 383 461,67	R 49 773,64		
Summary all properties - Norm Agric Component							319,6574	R 3 950 769,96	R 12 359,39		
Average R/Ha Difference (R/Ha Norm vs Out of Norm)									R 37 414,25		

OUT OF NORM VS NORM



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