

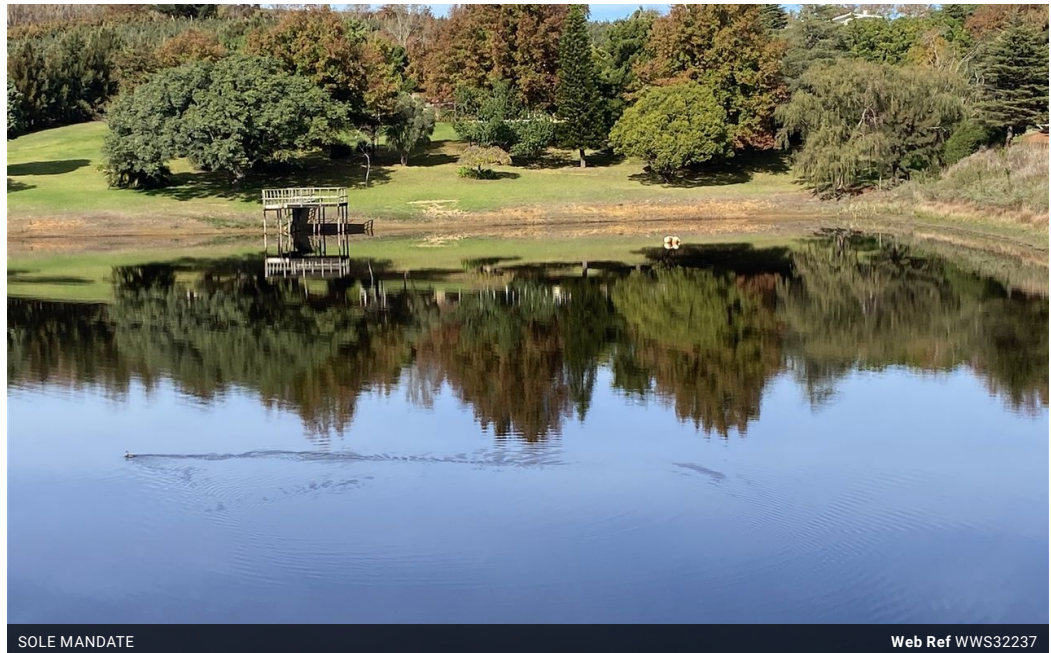


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SOLE MANDATE

Web Ref WWS32237



## R35,000,000

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### Strathian Farm, Elgin

Exclusively mandated- Strathian Farm has three title deeds and is a highly productive unit planted to 24 hectares of apples and 3,8 hectares of pears. 38 % of trees were planted from 2012 to 2021.

138 000 m<sup>3</sup> water is supplied to the farm from the Groenland Irrigation Board and a further 972 200 m<sup>3</sup> surface water is registered. Two balancing dams allow for gravity irrigation.

The beautiful main homestead has four bedrooms, four bathrooms, kitchen, dining room, lounge and a large sunroom. The sunroom opens onto the pool area and jacuzzi, and lush rolling lawns lead to the dam. Also part of the homestead is a playroom and double garage.

Separate, but adjacent to to the homestead is a four bedroom cottage and the farm office.

### Features

**Zoning** Agricultural

**Exterior**

Security Yes

**Sizes**

Land Size 46Ha

**Extras**

Alarm System Security Gate Indoor Beams Fencing: Yes Water Supply: 1 dam, 1 borehole  
Irrigation: Micro