



James Visser

Non-Principal Property
Practitioner
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R11,495,000



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Small farm for sale in Paarl

The Lake - This 19ha farm offers spectacular views of the majestic Klein Drakenstein Mountains and surrounding Paarl valley. It has easy access via tar road to the N1 (± 4 km) and Paarl CBD (± 8 km) where you will find excellent schooling and all modern day amenities.

The property is planted to ± 7 ha of wine grapes (Rooibernet and Shiraz) in fertile Hutton soils on North Westerly facing slopes that yields approximately 10tons/ha. Approximately 6ha which is cultivated to grain crops, has all necessary mainline irrigation networks in place and is ready for planting.

Irrigation water is supplied under gravity by the local Water Scheme at 7500m³ per year, coupled to a winter water catchment dam of ± 70 000m³. Improvements include a 3 bedroomed cottage set in an extensive treed garden overlooking the dam. Potable water

Features

Zoning Agricultural

Sizes

Land Size 19Ha

Extras

Aspect: North Westerly Slopes Soil Types: Varied (mostly Hutton soils) Average Rainfall: \pm 650mm Mediterranean Shelter or Trees: Yes - around cottage Fencing: Stock Water Supply: Ashanti Scheme (7000m³)

