



**James Visser**

Non-Principal Property Practitioner  
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### R10,600,000

Monthly Rates R3,235 Excl. VAT

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Small farm with diverse potential for sale in Paarl

A 6.85ha farm next to the Berg River, midway between Paarl and Wellington, ideally located for commercial and lifestyle development and easily assessable via a tar road.

The property is currently being utilised for a variety of income generating activities. It has a well-supported function venue which can accommodate more than 100 guests. Set to one side is a golf driving range and mini golf course with clubhouse and restaurant facilities.

The farming operation is the production of roll on lawn with three different grass cultivars currently under cultivation. Adequate water is drawn from the Berg River and a borehole supplies the potable water. Electricity is supplied via 2 transformers to the property.

## Features

**Zoning** Agricultural

**Sizes**  
Land Size 6Ha

**Extras**  
Aspect: North East Soil Types: Varied Average Rainfall: ± 650mm Mediterranean Shelter or  
Trees: Mature around buildings Fencing: Stock Water Supply: Berg River Scheme & Borehole  
Irrigation: Draglines

