



**James Visser**

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 069 283 1)

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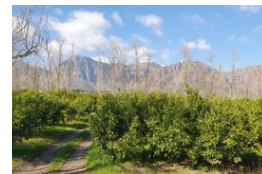
Contact Harcourts Winelands

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281 Main Road  
Paarl  
7600



Web Ref WWS25322



## R11,600,000



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Small fruit farm in Paarl for sale

Palmiet fruit - Offered for sale is a compact 11,63ha mixed fruit farm situated at the foot of the Klein Drakenstein Mountains, on the urban edge of town. This property is within easy access to the N1 and CBD of Paarl and accessible by tar road. Planted to approximately 4,5ha guavas; 3ha of citrus (1,5ha Satsuma's and 1,5ha Marisol) as well as 2ha of plums (Purple Majesty, Sunkist and Laetitia). Irrigation water is supplied under gravity feed from a local water scheme at 50 000m³ p.a. Municipal water is available for household purposes.

Buildings on the property comprise of a large main house with 5 bedrooms, lapa, swimming pool and garaging for 5 vehicles; a 3 bed manager's house (converted shed) and a farm shed. There are no staff cottages on the property and no labour.

### Features

**Zoning** Agricultural

#### Sizes

Floor Size 350m²  
Land Size 11Ha

#### Extras

Soil Types: Varied Average Rainfall: ± 650mm Mediterranean Shelter or Trees: Mature around buildings Water Supply: Ashanti Dam (50 000m³ p.a.) under gravity

