



## Stunning Farm With Land For Sale in Eastern Cape South



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,323,942.15

#### Location

Pays:	Afrique du Sud
État/Région/Province:	Cap oriental
Adresse:	Queenstown Road
Indicatif régional:	5425
Soumis:	28/07/2023

#### Description:

Stunning Farm With Land For Sale in Eastern Cape South Africa

Esales Property ID: es5553694

#### Property Location

N6, Queenstown Road  
Sterkstroom  
5425  
Eastern Cape  
South Africa

#### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living,



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South Africa is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

The farms is about 34km's from the town of Queenstown and the road is the N6 which is a national highway and only around 210 km's to East London where there is an international export harbour and airport.

The Eastern Cape Province is well known for the exceptional beautiful nature and wildlife. It is very popular for game farming. The crown prince of the UAE also have a game farm in the province. The area where the properties are situated, are valleys, mountains and streams. This property main source of water is ample fountains which do not get weaker in the drier season.

The property is ideal to develop as a game farm as the habitat is ideal for it. There are quite a few different game species occurring naturally and about +/- 100 blesbuck which are very popular to hunt for venison. There is a mixture of grassland and African bush land, mainly Akasias, which draw Kudu's and a whole variety of different antelope. The farm is very water rich with strong fountains as the main source. The annual There are a few concrete reservoirs, 5 earthen dams and 2 streams are running through the farm. The surface of the properties is 1326,4926 ha and the biggest one (about 900ha) is already game fenced. There is also walking trails around the farms and we received several requests to incorporate our land into it, but we have not done it yet. The plateau on a mountain on the one farm has also being identified as ideal for wind power, which can generate a handsome income monthly, but that is for the buyer to decide. These properties have so many possibilities and it really is an oasis to escape into nature.

There is no formal house on the farm but a 'hunters dwelling' which sleeps about fourteen people. It has a kitchen, 2 bathrooms and a large living area. These farms with its beautiful mountains, valleys and overall beautiful scenery, is ideal to develop as a luxury hunting ranch. It is also a very good stock farm and is used for cattle and sheep at the moment. The properties are divided in camps with water points for stock. There are a store and a carport for 3 vehicles.

Land in our district very, very seldom comes in the open market as it mostly stays in families or the neighbour buys it at a reduced price to save on taxes and costs. Should a potential buyer look for more land, 2 of the neighbouring farms will be interested in selling as the farmers are very old (90+) and have no heirs.

Thus, this is a very rare opportunity which very seldom arise. We are serious about selling and have not marketed the farms as yet.

There is a bond on the property and an existing contract for the rent, but that we can just give the tenant notice if and when we have a buyer.

## ABOUT THE AREA

Sterkstroom is a settlement in Enoch Mgijima Local Municipality of the Chris Hani District in the Eastern Cape province of South Africa. The village is on the Hex River, at the southern foot of the Stormberg, 272 km north-west of East London. It was founded in 1875 and became a municipality in



1878.

The Eastern Cape is home to many national parks and open areas, ideal for hikes, photographic opportunities, bird watching, and mountain biking – all the great outdoor adventures one seeks. It is also the location of the country's only snow skiing resort, Tiffindell, which is near Rhodes. A popular retreat for those that love winter.

The Addo Elephant National Park approximately 73 km from Port Elizabeth (Gqeberha), is a hugely popular South African National Park. Offering sanctuary to over 170 elephants the park allows visitors to get close to these amazing creatures.

Grahamstown plays host to the annual National Arts Festival – Africa's largest and most colourful cultural experience. For 11 days the town of Grahamstown is inundated with art lovers and theatrical's as the town comes alive in extravagance.

The Tsitsikamma National Park forms an 80km stretch of coast between Nature's Valley and the Storms River mouth. The famous Otter Trail is found within this park as visitors can stroll through untouched glorious landscapes.

The Wild Coast is named as that due to it being completely wild. This area is one of the world's most untouched locations not scarred by pollution or the touch of man. Rugged coast, beautiful nature ... and wild indeed.

Baviaanskloof Nature Reserve is a World Heritage Site and one of the eight protected areas of the Cape Floral Region. The reserve covers approximately 200km of unspoiled terrain with remarkable landscapes. Seven of the country's eight biomes are found within the reserve.

Camdeboo National Park gives visitors a chance to gain insight into the Karoo's great wonder. Practically surrounding the town of Graaff-Reinet, Camdeboo is famous for its mighty location next to the Valley of Desolation. A perfect opportunity to see geology at its best.

#### MAIN FEATURES:

- 1326,0000m2 of land or 1326 HA
- 1 Bedroom in Hunters Dwelling
- 1 Bathroom in Hunters Dwelling
- Private Parking
- Land For Development
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of South Africa
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com if developed on

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## Commun

Pied carré fini: 1326000 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/83u-PrdCi-M?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/83u-PrdCi-M?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

IMLIX ID: IX4.693.306

