



CHRISTIE'S
INTERNATIONAL REAL ESTATE

VERGENOEGD WINE FARM

Location in Stellenbosch. Located on the Vlaeberg Road, Lyndoch Area, Stellenbosch.

Distance to Central Stellenbosch. 10,5 km's

Distance to Airport. 26 km's

Distance to Cape Town. 40km's

Distance to Franschhoek. 42 km's

Total Size. 95.4571 ha's

Views. Beautiful views of Table Mountain, False Bay from the higher points, mountain views and surrounding vineyard views.

Main home. The house is 350m²'s and faces West, towards Table Mountain and the garden and pool area. It has views from the main lounge and balcony, as well as the main bedroom. There are also 2 storerooms, of which one can be converted to a laundry room.

Garages. 3 garages and a car port, with a long driveway.

2nd Dwelling: The original homestead, where the farm manager currently lives in. It will need to be totally renovated, to restore it to the former glory. It is across the road and separately from the main farm and house.

Building plans: Yes

Store Room. Farm Store Room is across the road, adjacent to the 2nd dwelling.

Rates and Taxes. Yes, ZAR3,309 p/m.

Worker's cottages: 13 occupied. (*Applications for homes for all done in new settlement.*)

Vineyards/Cultivars: 75 ha's. *(See full fact sheet of the Vineyards.) Below indicates the planting year and ha's.*

- 2010 Colombar Richter 4.50 ha- 3.78 ha
- 1999 Cabernet Sauvignon – 1.5 ha
- 2001 Shiraz – 4.23
- 1999 Cabernet Sauvignon – 7.7 ha
- 1992 Merlot – 4.42 ha
- 2015 Sauvignon Blanc – 4.59
- 1982 Chenin Blanc – 1.00 ha
- 1993 Pinotage – 4.50 ha
- 1986 Colombar – 2.75 ha
- 1984 Clairette Blanche – 2.75 ha
- 2007 Shiraz – 4.31 ha
- 2000 Cabernet Sauvignon – 2.67 ha
- 2000 Cabernet Sauvignon – 4.26 ha
- 2005 Sauvignon Blanc – 5.25 ha
- 2005 Mataro – 1.16 ha
- 1997 Shiraz – 2.55 ha
- 1988 Clairette Blanche – 3.25 ha
- 1998 Pinotage – 1.80 ha
- 2011 Colombar - 2.02 ha
- 2019 Cabernet Sauvignon – 2.27 ha
- 2019 Pinotage – 1.93 ha

Production: 700 tonnes on average, potential of 1200 tonnes.

Implements: *(See attached list of assets)*

Irrigation/Water: 52,000 litres of Theewater scheme water.

Terroir. Ocean breeze, cool winters and warm summers with cooler summer evenings

Soils: Granite

Climate: Mediterranean

Rainfall: 650mm – 700mm's p/a. June and July normally has the highest rainfalls.

Wind: Protected from the South Easter wind where farm is located.

Temperature: Mediterranean climate, 3 – 4 °s less than Stellenbosch in general. Dec – Mar has the highest temperatures and Jun – Aug the lowest temperatures.

Revenue. Average of ZAR3,500,000 income generated with potential of ZAR8 – 12Million.

Economical to run from a labour point of view.

Household Staff: Number of staff: 1 Salaries ZAR

Farm workers: Number of workers: Salaries ZAR

Farm Manager: Number: 1 Salary: ZAR

Water.

Farm use: Theewater's Scheme water for farm use: 52,000/676,000 Liters. Annual billing ± ZAR70,000 p/a.

Household water: Stellenbosch Municipal water for Main house.

Worker's cottages: Borehole water.

Dams: 2 large and one small

Boreholes: 1

Irrigation: All vines under drip irrigation as well as garden has irrigation.

Electrical Setup. Eskom power.

Security: 24 hr armed response.

Cellar: No private cellar, potential to have own cellar and tasting room should it be required. Currently delivers harvest to **Stellenbosch Hills**, located close to Vergenoegd. Award winning wines are made here.

Leisure & Outdoor adventures in area: There are lots of nature reserves around Stellenbosch, for walking, running, MTB cycling, or just to go and explore the beauty in the reserves and mountains. Golf is also always on the agenda. De Zalze and

Stellenbosch Golf courses are 5 minutes away. Somerset West and Strand Golf Courses are 10 – 15 minutes away. Strand Beach is 15 minutes away.

International buyers: We can facilitate the transaction via Currency Partners for a smooth process, advising you on all the SARS and Reserve Bank and any other matters to get the transaction facilitated. For local buyers, the standard procedure and transfer time frame will apply.

Price. ZAR55,000,000
Sold as a going concern.