

Comparable Sales: Natural Grazing			
Comparable sale 1		Comparable sale 2	
Legal Description	RE of Farm 22 [*14680M333SR] Zweetfontein Victoria West RD	Legal Description	Portion 4 [PTN OF 2] Farm 21 Sweetfontein Victoria West RD
Purchase date	17 November 2020	Purchase date	24 November 2021
Purchase price	R8 225 000	Purchase price	R6 415 000
Seller	Lanste & Kie Trust	Seller	Swart Petrus Louis
Buyer	C Barrow Enterprise Pty Ltd	Buyer	Hartebeeskuil Boerdery Pty Ltd
Extent	2632.1228 ha	Extent	1713.6880 Ha
Rate/ha/m²	R64 736/Ha	Rate/ha/m²	R3 743/ha
Improvements	R3 125/Ha	Improvements	
Comparable Sale 3		Comparable Sale 4	
Legal Description	RE of Farm 211 Ramah	Legal Description	RE of Farm 56 Kempers Rant Hopetown RD
Purchase date	Herbert RD	Purchase date	24 October 2020
Purchase price	9 July 2020	Purchase price	R12 793 731
Seller	R12 000 000	Seller	Albie Higgs Trust
Buyer	Houthalersberg Eiendomme Pty Ltd	Buyer	Aggregate Agri Pty Ltd
Extent	Egerton Game Pty Ltd	Extent	3121.4853 Ha
Rate/ha/m²	2881.4865 Ha	Rate/ha/m²	R4 098Ha
Improvements	R4 165/Ha	Improvements	

Comparable Sales: Irrigated Land					
Comparable 1					
		Land Components	Extent (Ha)	Rate/ha	Value
Legal Description	Portion 31 Farm 34 Muis Hoek PRIESKA RD	Irrigated land	320.9879	R206 492	R66 281 353.00
Purchase date	4 July 2020	Natural Grazing	788.137	R1 800	R1 418 647.00
Purchase price	R71 800 000				
Seller	Leopont 474 Prop Pty Ltd				
Buyer	Pride Rock Farms Pty Ltd				
Extent	1109.1249 ha				
Rate/ha/m²	R64 736/Ha				
Improvements	R4 100 000				
Comparable 2					
		Land Components	Extent (Ha)	Rate/ha	Value
Legal Description	Portion 13 Farm 40 Niewejaars Kraal Prieska RD	Irrigated land	102.3190	R316 566	R32 390 673.00
Purchase date	29 July 2021	Natural Grazing	88.5150	R1 800	R159 327.00
Purchase price	R35 000 000				
Seller	J P Louw Trust				
Buyer	Arlo Investment Holding Pty Ltd				
Extent	190.8340 ha				
Rate/ha/m²	R183 405/Ha				
Improvements	R2 450 000				

Comparable 3					
		Land Components	Extent (Ha)	Rate/ha	Value
Legal Description	Portion 24 [Ged Van Gedeelte 18] Farm 376 Lanyon Vale Hay RD	Irrigated land	116.1803	R245 645	R28 539 125.00
Purchase date	18 July 2018	Natural Grazing	80.4374	R2 000	R160 875.00
Purchase price	R32 500 000				
Seller	Jurie Lubbe Trust				
Buyer	Cornelius Petrus Stefanus				
Extent	196.6177 ha				
Rate/ha/m²	R165 295/Ha				
Improvements	R3 800 000				