business
for sale



BUSINESS REPORT

Date: **7th November 2026**
Business Reference:**BFS00396**

About the Business:

AUCTION - 425HA Turnkey Commercial Farming Operation

Location - Leeuwkral Farm Approx 18km NE of Balfour, Balfour, Mpumalanga.

About this property

Leeuwkraal 517 IR is a fully developed, dual-portion commercial agricultural property situated in the Balfour District of Mpumalanga. The farm comprises approximately 426 hectares of A3+-rated Highveld dryland cropping and grazing land, supported by an extensive residential, livestock, engineering and agricultural infrastructure base. Portion 29 accommodates four residential dwellings, a large-scale commercial livestock feedlot with an open-yard footprint exceeding 44,000 m², currently utilised for approximately 6,000 sheep, 1,500 cattle and 2,000 laying hens. The improvements also include an industrial engineering workshop complex, a 120-ton weighbridge, and multiple storage, feed and agricultural sheds. The developed portion is secured by an approximately 2.4-metre-high electrified perimeter fence. Electricity is supplied predominantly through an off-grid system comprising a 38 kW photovoltaic installation and a 150 kVA generator, while a single Eskom connection is retained as a backup supply to one dwelling. Subject to the required infrastructure, environmental, animal-health and municipal approvals, the existing feedlot footprint may offer expansion potential of up to approximately 15,000 sheep and 5,000 cattle through the installation of additional pens, groundwork, feeding troughs and associated services. The agricultural land situated on Remaining Extent of Portion 6 is cultivated using precision-farming methods and has reportedly achieved long-term average maize yields of approximately 6.8 to 7 tonnes per hectare.

AUCTION - 425HA Turnkey Commercial Farming Operation



Sector: **Auctions**

AUCTION

Monthly Profit:

R 0

Asset Value:
R 0

Stock Value:
R 0

Yearly Net Profit :
R 0

Business Report

Executive Summary

Bidding to start from: R25,000,000

Asset Class: Commercial agricultural farm, dry land cropping and sheep feedlot, going concern

Address: Leeuwkraal 517 IR, Balfour District, Gert Sibande District Municipality (Dipaliseng Local Municipality), Mpumalanga, approx. 18km NE of Balfour

Portions on Offer: Remaining Extent of Portion 6 (395ha) and Portion 29 (30 ha), Leeuwkraal 517, Registration Division IR

Total Extent: 426 ha (2 portions)

Improvements Footprint: Approx. 19,912 m² of roofed structures (46 buildings) plus the 44,913 m² open feedlot yard

Zoning: Agricultural (both portions)

Current Occupancy: Farming operations have ceased, as the owner is no longer able to continue running the farm. The owner's family currently occupies 3 of the 4 residential dwellings and will vacate upon sale; the 4th dwelling is currently vacant.

Sale Method: Closed Auction

Key Investment Highlights

- 426 hectares of prime Mpumalanga Highveld agricultural land, rated A3+ for dryland cropping and grazing.
- Commercial feedlot infrastructure exceeding 44,913 m², supporting sheep, cattle and poultry with lambing, shearing, processing and canopy facilities.
- Industrial engineering workshop and engineering shop complex totalling over 2,400 m², capable of generating independent commercial income.
- A 120-ton weigh bridge with dedicated office, rare, high-value infrastructure for livestock and agricultural logistics.
- Powered mostly off-grid via a 38kW PV system and 150kVA generator, with a single Eskom connection retained as backup.
- Backed by 5 equipped boreholes, 5 earth dams, 2 reservoirs, a wetland and extensive Jojo tank storage.
- Four dwellings in good to above-average condition, suited to multi-family living or manager and staff occupation.
- Located in an active commercial farming region with proven demand for both agronomy and livestock land.
- Current infrastructure accommodates 6,000 sheep, 1,500 cattle and 2,000 laying hens, expandable to 15,000 sheep and 5,000 cattle.

Disclaimer, Auction Info & Terms

Registration Fee: R25,000 refundable deposit via EFT payable prior to auction. No cash accepted.

FICA: ID, proof of residence, and letter of authority required to sign on behalf of a juristic entity.

Purchaser's Deposit: 5% of purchase price payable immediately on fall of the hammer. Non-refundable.

Commission: 7% + VAT over and above the bid price, payable by the purchaser. Non-refundable.

VAT / Transfer Duty: Seller VAT registered. VAT or Transfer Duty payable as applicable.

Confirmation Period: 5 business days

Guarantee Period: Within 45 calendar days from acceptance

Transfer Attorney: TBA

General: CPA 2008 applies. Rules of auction available on request. Auctioneer may bid to reserve. Subject to change without notice.

In accordance with industry best practice, Aldes Auctions will present the seller with the highest bid achieved at the auction for acceptance and will not accept any counter offers during this confirmation period.

Location where Auction takes Place

TO BE ANNOUNCED

Date and Time of Auction

Auction date

2026-09-24

Auction time

11:00