



BUSINESS REPORT

Date: **4th February 2026**
Business Reference: **BFS00037**

About the Business:

Irrigation and Grazing Farm

This expansive 280-hectare irrigation and grazing farm, based in the Free State, offers a compelling prospect for discerning farmers seeking irrigation land and grazing fields. Boasting two centre-pivot irrigation systems totalling 65 hectares and an additional 175 hectares designated for natural grazing, the farm presents a versatile agricultural opportunity.

WATER SUPPLY

Abundant water resources characterize this irrigation and grazing farm, featuring registered earth dams covering an area of 32 hectares with a current capacity of approximately 50,000 cubic meters. A water treatment plant facilitates the gravitation of 68 hectares or 429,400 cubic meters to sizeable storage dams.

LAND USAGE

Currently, 34.5 hectares are dedicated to teff cultivation, while lucerne covers 24.5 hectares. The soil composition is predominantly turf with a high clay percentage, and the grazing fields are primarily adorned with Rooigras.

EQUIPMENT

The farm has a small pump house and a substantial SP125/400 Centrifugal Pump powered by a 75 kW Electrical Motor. Additionally, two Agrico pivots, a 5-tower and a 4-tower system, allow for simultaneous irrigation. The entire system operates seamlessly through the Agrico application, ensuring automation.

POTENTIAL DEVELOPMENT

Supported by a 200KVA Eskom Transformer, this irrigation and grazing farm has ample capacity for current development and potential future expansions. Given the natural grazing area and water usage rights, there is a significant opportunity to venture into cattle farming, guaranteeing a constant water supply from a local treatment plant. Conveniently located in proximity to town, the land is easily accessible.

The asking price excludes VAT. The selling price does not include equipment - using contractors is optional.

Irrigation and Grazing Farm



Sector: **Property**

Asking Price:

R 5,500,000

Monthly Profit:

R 0

Asset Value:

R 0

Stock Value:

R 0

Yearly Net Profit :

R 0

