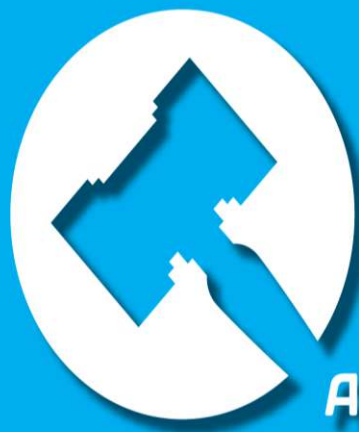




ian wyles

AUCTIONEERS & APPRAISERS

ASSET FORFEITURE

6 OCTOBER 2026

ON SITE AUCTION

TIME: 10 AM



NAA National
Auctioneer Association

By Appointment

CRAIG WOOD

083 799 4403

031 579 4403

www.ianwyles.co.za

**ERF 8932 MAMPOI STREET,
PHUTHADITJHABA -A, FREE STATE**

AUCTION

AUCTION TERMS & CONDITIONS

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property is on Registration of Transfer
- Electrical, Entomologist, and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable
- Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents.
- R 40 000.00 Refundable Registration Deposit by EFT/ Cash must be paid. All bids are exclusive of Commission + VAT.
- Ian Wyles Auctioneers may bid up to the reserve on behalf of the sellers.
- The above is subject to change without prior notification. Auctioneer: Ian Wyles

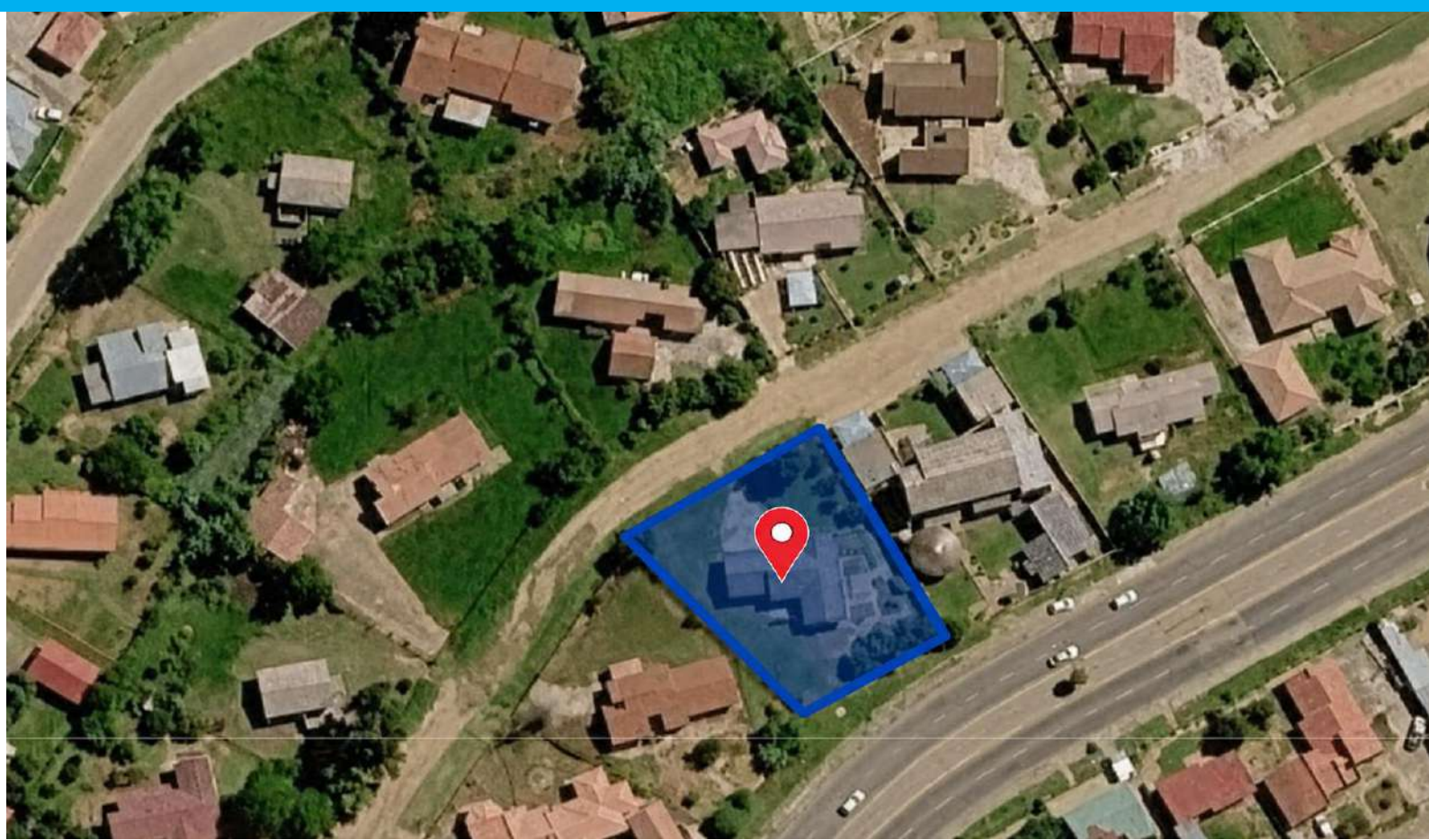
BANKING DETAILS

Name of Bank:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	050078038
Branch Name:	Standard Bank Kingsmead
Swift Code:	SBZA ZA JJ
Branch Code:	051001
Reference:	Your Name and Property Address
Account type:	Property Practitioners Trust

DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS Ltd nor the Seller/s guarantee the correctness of the information provided herein, and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.

PROPERTY LOCALITY



Phuthaditjhaba is a peaceful residential area situated in the Free State, offering a relaxed small-town atmosphere and a convenient lifestyle. The area is characterised by established residential properties, spacious surroundings and a close-knit community environment.

PROPERTY INFORMATION

General Property Address	Erf 8932 Mampoi Road, Phuthaditjhaba – A, Elite, Free state.
Title Deed Information	
Title Deed Description	Erf 8932 Mampoi road, Elite, Phuthaditjhaba -A, Maluti A Phofung, Free state
Extent	3150 m ² (Erf)
Title Deed Number	T5940/2015
Municipal Information Zoning	Residential
Monthly Rates	TBA
Lease/ Occupancy	Property is occupied by a tenant with an “in-perpetuity” lease at R10 000 / month
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.
General Comments	The subject property is in fair condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.

ADDITIONAL INFORMATION

A single storey plastered and painted residence under clay tiled roof and steel framed windows, comprising:

- Lounge / dining area : marley tiled flooring with central fireplace
- Kitchen : tiled flooring with melamine cupboards and countertops
- Garaging : concrete flooring single berth with manual door
- Bedroom 1 : carpeted flooring
- Bedroom 2 : carpeted with 3 door built-in cupboard
- Bathroom : tiled with bath, shower and basin
- Guest toilet : tiled
- Bedroom 3 : carpet tiled with 3 door built-in cupboard
- Bedroom 4 : carpet tiled with 6 door built-in cupboard

2. Additional features

- Fully enclosed boundaries
- Manual sliding driveway gate (access from Makhala Street)

3. Occupancy

- Property is occupied by a tenant with an "in-perpetuity" lease at R10 000 / month



GALLERY





