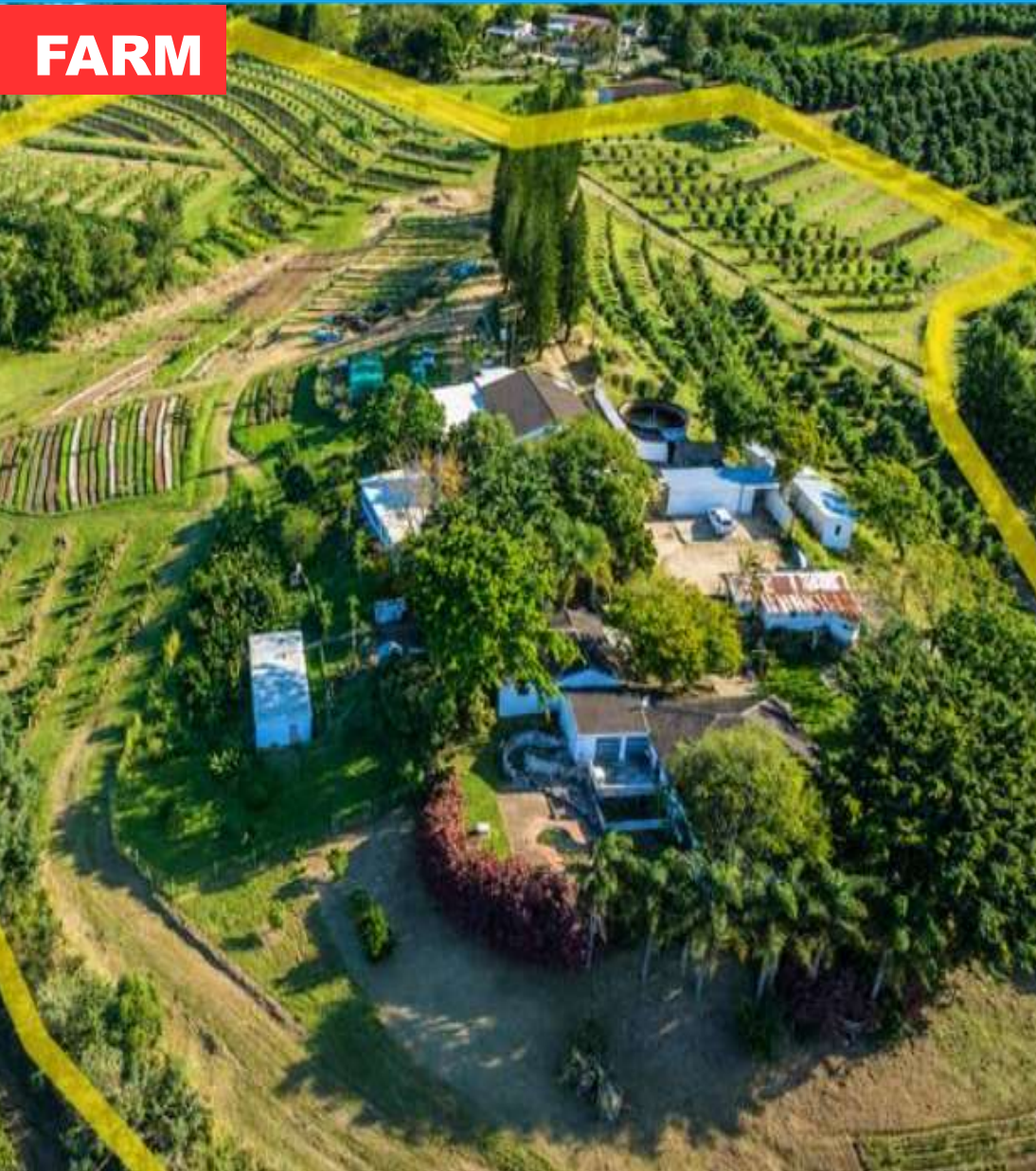


FARM



29 OCTOBER 2026

11:00 am

**The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks
KwaZulu-Natal**

Live on ZOOM



NAA National
Auctioneers
Association

By Appointment

CARMEN JESSON

082 212 7755

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**LOT 43 MARBURG SETTLEMENT,
IZOTSHA, PORT SHEPSTONE.**

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



Izotsha is a peaceful, semi-rural area on the KwaZulu-Natal South Coast, conveniently located near Port Shepstone and the coastal towns of Shelly Beach and Margate. Known for its lush surroundings, open spaces and relaxed country lifestyle, the area offers a desirable balance between rural tranquillity and convenient access to essential amenities.

Residents enjoy easy access to shopping centres, schools, medical facilities, beaches and major transport routes, while the surrounding farmland and rolling green landscapes create a spacious, private atmosphere.

Izotsha is well suited to families, lifestyle buyers, agricultural properties and investors looking for a quieter South Coast setting with excellent access to the region's coastal attractions.

PROPERTY INFORMATION

General Property Address	LOT 43 MARBURG SETTLEMENT, KwaZulu Natal.
Title Deed Information	
Title Deed Description	7504 (RE of Ptn 3 [PTN 1]), Ray Nkonyeni, KwaZulu-Natal.
Extent	6.4908 ha
Title Deed Number	T5181/2017
Municipal Information Zoning	Agriculture
Monthly Rates	R252.27
Lease/ Occupancy	The farm is currently occupied by the owners.
VAT Status	The seller is VAT registered. VAT applicable over and above the purchase price.
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

Organic Lifestyle Farm with Farming & Business Potential

Set among rolling green hills, neighbouring farms and beautiful coastal scenery, this unique organic lifestyle farm offers an exceptional combination of land, infrastructure, farming potential and lifestyle.

Ideal as a lifestyle or gentleman's farm, working organic farm, family homestead, farm stall, free-range poultry operation, agri-business or country retreat, the property provides a strong foundation for the right owner to develop further.

Farming Potential

The fertile land currently features macadamia trees, vegetable-growing potential, free-range chicken facilities and rural abattoir infrastructure. Approximately half of the macadamia trees are mature, with the remainder still developing. Irrigation currently services part of the orchard, with potential to expand using the property's substantial water infrastructure.

Chicken & Abattoir Facilities

A key feature is the licensed rural chicken abattoir, with capacity for approximately 100 chickens per day, supported by chicken houses, cold-room facilities, operational areas and a backup generator.

Infrastructure

The property includes:

- Eskom three-phase electricity
- Municipal water, tanks, reservoir and dam
- Irrigation infrastructure
- Three quarters of the mac trees are mature
- Main residence with elevated views
- Staff accommodation
- Large sheds/workshops and storage areas
- Chicken houses and farm buildings
- Cold-room facilities (walk-in freezer)
- Backup generator - for certain equipment
- Automated electric gate and full fencing
- Excellent truck and delivery access

Some buildings require maintenance, repairs and repainting, offering an opportunity for the new owner to restore and enhance the property.

Business & Development Potential

With one boundary along the main road, the property offers excellent visibility and accessibility. Subject to approvals, potential uses include a farm stall, organic farming, free-range poultry, macadamia production, agri-tourism, storage, food production, wellness retreat or boutique country destination.

A property with genuine potential, existing infrastructure and multiple income-generating possibilities — ready for someone with the vision and energy to take it to the next level.



GALLERY







