



# BUSINESS REPORT

Date: **10th January 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**

