

# 1

## Pecan Farm



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**LWP**  
PROPERTIES



WEB REF: RL4261

ERF SIZE: 100,000m<sup>2</sup>

FLOOR SIZE: 600m<sup>2</sup>

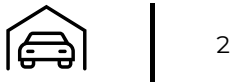
RATES AND TAXES: R1,500



3



3



2



## BRINGING BACK THE BEAUTY: RESTORING A TREED PROPERTY WITH INCREDIBLE POTENTIAL

# R8,500,000

Welcome to this unique and expansive equine estate, offering endless possibilities for the right buyer. Situated on a sprawling 115 acre property, this estate is ideal for endurance riders, a spelling farm, or a business opportunity that caters to the equestrian community. Despite requiring some investment to restore it to its former glory, this property offers a wealth of features and opportunities that make it a hidden gem waiting to be polished.

### Key Features:

**22-big stables - barn and individual complex:** The property boasts a massive stable complex with 22 big stables, offering ample space for housing horses. The stables could be transformed into a top-notch boarding facility with some renovation and care.

**Two Dressage Arenas:** For equestrian enthusiasts, the estate includes two separate dressage arenas. With some upkeep, these arenas can provide a top-tier training and competition space.

**Expansive Paddocks:** The estate features multiple large paddocks, perfect for grazing and exercise. These open spaces are ideal for endurance training or could be subdivided to create dedicated pastures for a variety of equestrian activities.

**Track -** a track around the treed property to get horses fit

Plenty of storage space, 6 grooms rooms, wash bays, horse box parking and more!

**3 Income-Producing Cottages:** In addition to the main residence, there are three self-contained cottages on the property. Currently generating rental income, these cottages offer the opportunity for additional revenue streams. With some refurbishment, they could be marketed as charming guest accommodations or long-term rentals.

**Treed Landscaping and Pecan Trees:** The estate has a mature landscape with a variety of trees, including a beautiful stand of pecan trees. The treed areas offer a serene backdrop and shade, making them perfect for relaxation or outdoor events.