

CONSOLIDATION AUCTION ON SITE

FARM GROOTFONTEIN 714 – KQ - THABAZIMBI



Grootfontein

PRIVATE GAME RESERVE
Thabazimbi, Limpopo Province



1145HA GAME FARM &
PRIVATE NATURE RESERVE
APPROVAL IN PLACE FOR
SUBDIVISION INTO TWO
PORTIONS
(610HA & 535HA)

THURSDAY, 17 NOVEMBER 2016 @ 12H00

MAGNIFICENT PRIVATE GAME RESERVE NESTLED IN THE HEART OF THE BUSHVELD

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Introduction:

This Private Nature Reserve in Thabazimbi, Limpopo, South Africa offers rustic bush lodge-style accommodation, hiking, birding, camping, 4x4 routes, kayaking, mountain biking, hunting...and fun filled themed weekends to enjoy.



DISCLAIMER

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AUCTION DETAILS

DATE : Thursday, 17 November 2016 @ 12h00

VENUE : AUCTION WILL BE HELD ON SITE
Farm Grootfontein 714 – KQ
GPS Coordinates: **S24° 39.102", E27° 18.661"**

AUCTIONEER : Dirk Pienaar

CONTACT : Dirk – 082 784 0341
Monique – 071 683 2480

TERMS : R5000.00 refundable registration fee payable
10% Deposit Payable on the fall of the hammer. 45 Days for Guarantees
from Acceptance of the offer by the Seller

CONFIRMATION : 14 Days from date of Auction

Web Reference : 10041/MS
www.rootx.co.za
www.mygrootfontein.com

**ON SHOW: SATURDAY, 5 & 12 NOVEMBER FROM 8AM – 3PM &
4HRS PRIOR TO THE AUCTION
HELICOPTER AVAILABLE ON AUCTION DAY FOR VIEWING**

GENERAL

Property Address : Farm Grootfontein 714 – KQ, Limpopo

Nearest Town : Thabazimbi

TITLE DEED INFORMATION

Title Deed Number : T61756/2011

Registered Owner : Jan & Marita Trust

Province : Limpopo

Extent : 1145.3068ha

LOCATION:

From Bela-Bela travel 90km towards Koedoeskop / Thabazimbi (on the Mabula/Mbelingwe road), at Koedoeskop T-junction turn right towards Thabazimbi, after 40km turn left at another T-junction towards Northam/Rustenburg, after 6km turn right on Makoppa dirt road, after 4km turn left onto Grootfontein Private Nature Reserve.

MUNICIPAL INFORMATION

The registration division in which the farm is situated is KQ, Limpopo

According to the permitted zoning scheme the property is zoned as follows: ZONING / USAGE - AGRICULTURAL

AUCTIONEERS NOTE: THE FARM WILL BE SOLD AS A GOING CONCERN AND IS VAT REGISTERED. THE PORTIONS AS PER THE APPROVAL FOR SUBDIVISION WILL BE SOLD SEPARATELY AND COLLECTIVELY.

SATELLITE MAP OF THE FARM

This beautiful farm is ideally situated in a basin-shaped area with valleys between mountains on the northern- and western borders, whilst the mountain to the south is situated on the neighboring farm. Almost the entire farm is ring fenced by mountains. This exclusive unspoiled piece of the Bushveld, is privately nestled and screened off from unwanted guests, noisy neighbors and development.



ABOUT GROOTFONTEIN FARM

IMPROVEMENTS

- Five equipped chalets – accommodation available for 20 people.
- Four “outposts” to hire
- One vacant barn
- Private workers’ facility – capacity for 8 people

FENCING

The entire farm is game fenced.

CLIMATE

Rainfall – 550-650 mm per year.

Temperature – Moderate to hot (20-35°C)

ROADS WITHIN THE FARM

A network of some 100km gravel farm road service the farm and is ideal for game viewing and pleasure trips. A proper planned and well-constructed 6km 4x4 mountain pass and trail offers scenic views. (Accessible by most 4x2 vehicles)

WATER AVAILABILITY

- Crocodile river frontage (*construction of the weir just downstream from the farm will start in 2018, which will result in permanent water for eco-tourism and agricultural potential*)
- Three boreholes, of which two are equipped (2500L & 3000L /h respectively)
- Two cement reservoirs
- Four ground dams
- Strong underground reservoir / water table



ABOUT GROOTFONTEIN FARM

GRASS / VELDT TYPE

- 50% sweet grass
- 50% sour grass

Various fertile red soil portions could be developed for horticulture / vegetable farming or the production of Luzern in order to support larger numbers of game or exotic game farming.

MACHINERY AND GREEN ENERGY

- Borehole Water: Two diesel powered water pumps
- Solar powered lights and gas for all household necessities
- Connection to Eskom can be arranged (lines adjacent to farm)


ACTIVITIES

Grootfontein encourage all its guests to indulge in activities unique to the African Bushveld:

- Guided walks,
- Game drives,
- Mountain-biking,
- Kayaking,
- Sundowners over the Botswana horizon,
- Or just bask on the pool deck!



WILDLIFE AND TREES

GROOTFONTEIN WILDLIFE CATALOGUE	FREE ROAMING ANIMALS
<ul style="list-style-type: none"> • Giraffe 	<ul style="list-style-type: none"> • Nyala
<ul style="list-style-type: none"> • Kudu 	<ul style="list-style-type: none"> • Cats: Civet, Genet, Lynx
<ul style="list-style-type: none"> • Blue Wildebeest 	<ul style="list-style-type: none"> • Aardvark and Badger
<ul style="list-style-type: none"> • Zebra 	
<ul style="list-style-type: none"> • Waterbuck 	Birds:
<ul style="list-style-type: none"> • Impala 	<ul style="list-style-type: none"> • 160 Species including the Black Eagle and Cape Vulture
<ul style="list-style-type: none"> • Mountain Rhebok 	
<ul style="list-style-type: none"> • Bushbuck 	Trees:
<ul style="list-style-type: none"> • Klipspringer & • Black Klipspringer (occasional sightings) 	<ul style="list-style-type: none"> • 120 Species and shrubs including Marula, Leadwood and Monkey Thorn
<ul style="list-style-type: none"> • Steenbok 	
<ul style="list-style-type: none"> • Duiker 	
<ul style="list-style-type: none"> • Warthog 	
<ul style="list-style-type: none"> • Leopard 	
<ul style="list-style-type: none"> • Baboons 	
<ul style="list-style-type: none"> • Bush pig 	

Thinking of taking a break?

SUBDIVISION SECTIONS WILL COMPRISE OF:

Portion A: GROOTFONTEIN “WEST”:

- Size: 535ha
- Private / “Inner Farm”
- 50 /50 – Mountain / Valleys
- 8 Canyons
- 5 Chalets and staff accommodation
- Borehole, concrete Ericson dam, reservoirs and drinking water systems
- 6km 4x4 Mountain road offering scenic views (accessible by some 4 x 2’s)
- Ideal for Eco-tourism, game breeding projects, hunting or exclusive personal family use
- Access by servitude along the Southern border of portion B
- Access to the Crocodile River by way of servitude from the National gravel road (Along southern border of portion B)

Portion B: GROOTFONTEIN “EAST”:

- Size: 610ha
- Crocodile river frontage
- 50 / 50 – Mountain / Valleys
- 4 Large and 4 Smaller canyons (one with impressive large cliffs) – a Klipspringer paradise
- Borehole, concrete Ericson dam, reservoirs and drinking water system
- Staff Accommodation
- Access to Eskom
- Ideal for Eco-tourism, game breeding projects, hunting or exclusive personal family use
- To be developed according to personal taste and plans
- Note: Servitudes listed above (6m wide limited impact on border)

SKETCH PLAN

Application in terms of Act 70/1970 for:
Subdivision of the farm
GROOTFONTEIN No. 714-KQ

SCALE: 1 / 40 000

Current Property

Grootfontein 714-KQ (A+B)
Area: 1145.3068 Ha

Subdivisions

1. Portion "A" = 535.0 Ha
2. Portion "B" = 610.0 Ha

Note

1. Lines "a-b-c-d-e" and "f-g" represents a R-O-W and Pipeline Servitude over Portion "B"
2. Line "e-f" represents a Pipeline Servitude over Portion "B"

SKETCHPLAN TO WHICH IS
WYS WORD IN TOESTEMMING
REFERRED IN CONSENT

No: 50800

BUFFELSHOEK 351-KQ

BUFFELSHOEK

Thabazimbi

(16 Km)

Compiled in December 2014 by:
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Xcellence rooted in Xperience