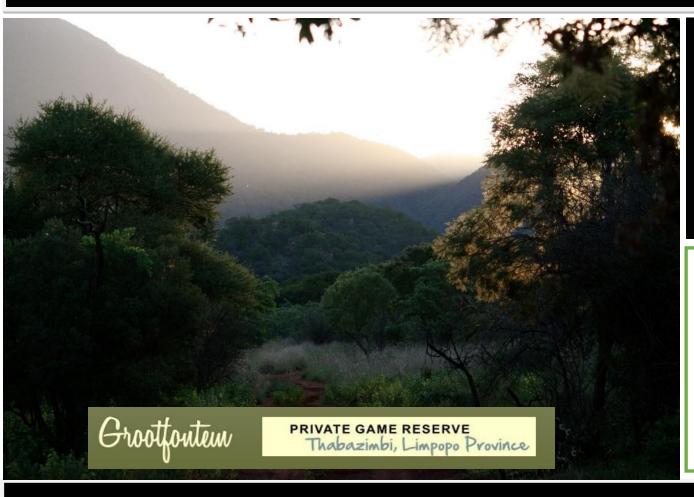
## CONSOLIDATION AUCTION ON SITE FARM GROOTFONTEIN 714 – KQ - THABAZIMBI





xcellence rooted in xperience

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

### THURSDAY, 17 NOVEMBER 2016 @ 12H00

MAGNIFICIENT PRIVATE GAME RESERVE NESTLED IN THE HEART OF THE BUSHVELD



#### **CONTENTS**

**Disclaimer** 

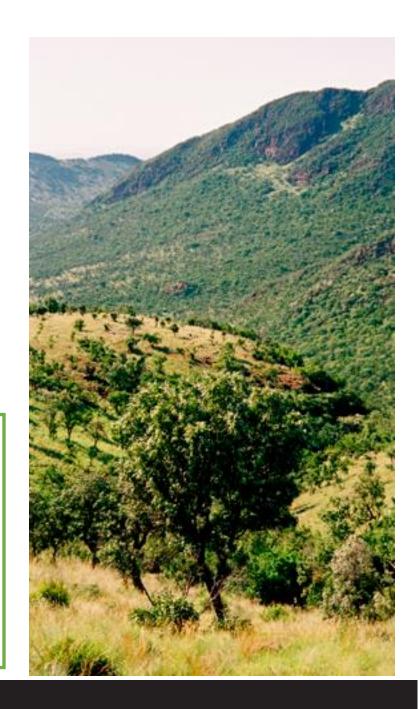
**Auction Details** 

**Property Summary** 

Additional information | supporting documents

#### 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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Bidders must register to bid and provide original proof of identity and residence on registration.

The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.





#### **AUCTION DETAILS**

DATE: Thursday, 17 November 2016 @ 12h00

VENUE : AUCTION WILL BE HELD ON SITE

Farm Grootfontein 714 – KQ

GPS Coordinates: **\$24° 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 northernand 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**

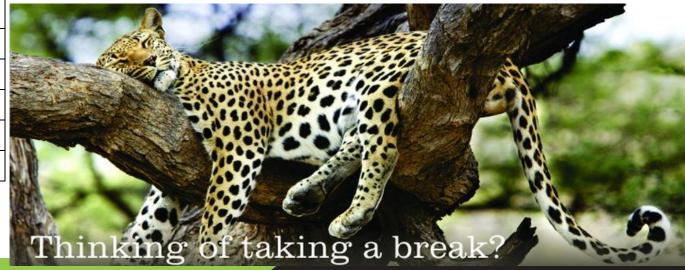
Grootfontein encourage all its guests to indulge in activities unique to the African Bushveld:

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



#### **WILDLIFE AND TREES**

<b>GROOTFONTEIN WILDLIFE</b>	FREE ROAMING ANIMALS
CATALOGUE	
Giraffe	Nyala
• Kudu	Cats: Civet, Genet, Lynx
Blue Wildebeest	Aardvark and Badger
• Zebra	
Waterbuck	Birds:
• Impala	160 Species including the Black Eagle and Cape Vulture
Mountain Rhebok	
Bushbuck	Trees:
Klipspringer &	120 Species and shrubs including Marula, Leadwood and
Black Klipspringer (occasional	Monkey Thorn
sightings)	
• Steenbok	
Duiker	



• Warthog

Leopard

Baboons

• Bush pig

#### **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)

