

# Portion 1 of the Farm Leeuwdraai 211JR

1556.4071 HA – IMMACULATE GAME FARM & HUNTER'S CAMP



WILDSWINKEL

**AUCTION DATE : THURSDAY 23 MAY @ 11H00 ON SITE**

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[www.landhouse.co.za](http://www.landhouse.co.za)



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Please find the registration link for the auction pertaining to Portion 1 of the Farm Leeuwdraai 211 JR:

[https://bit.ly/JamavaniProp2024\\_Reg](https://bit.ly/JamavaniProp2024_Reg)



## Disclaimer

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# General

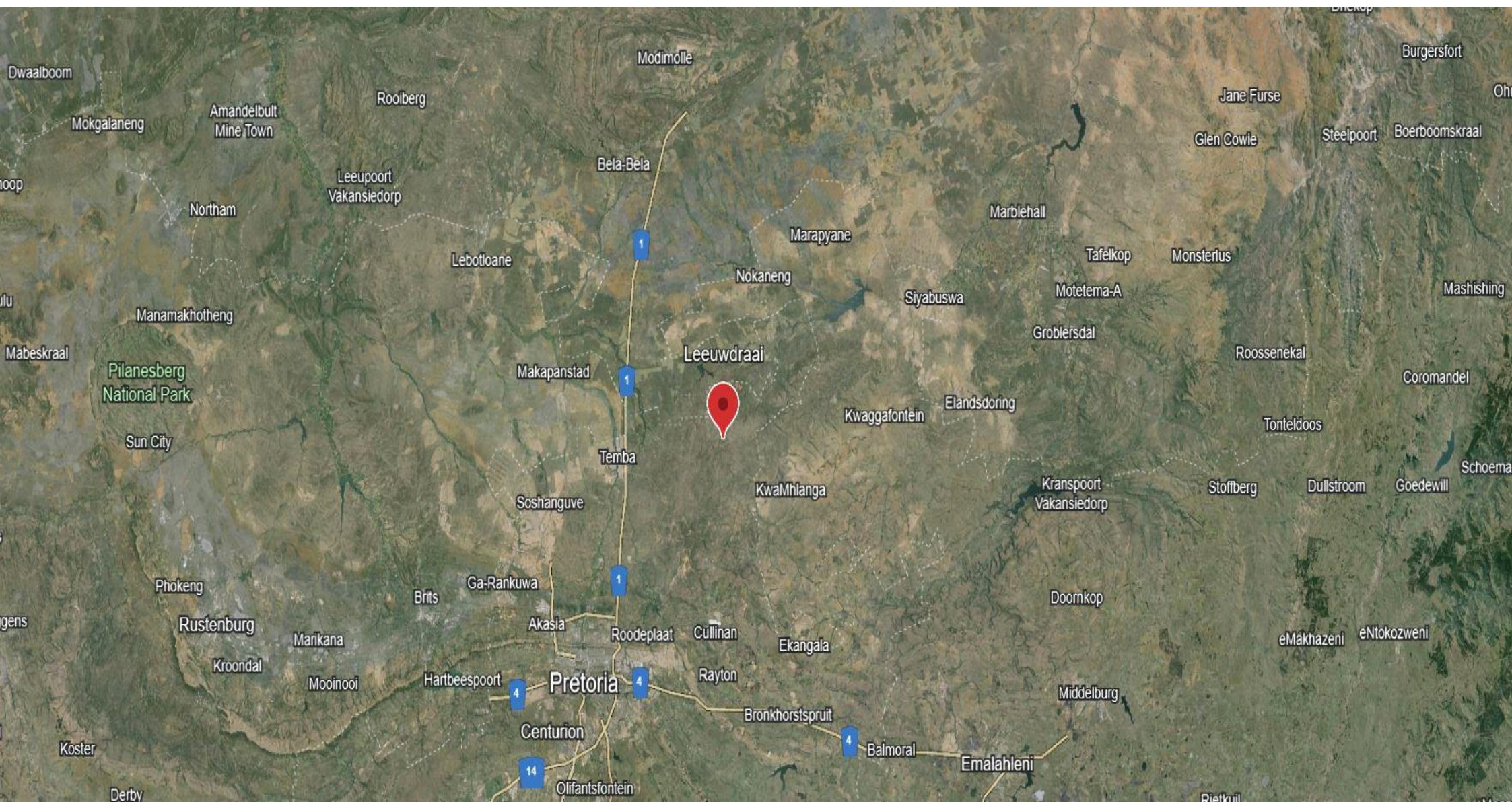
Property Address:

Portion 1 of the Farm Leeuwdraai 211JR

-25.3544, 28.5442

Suburb & City:

City of Tshwane, Gauteng



# LOCALITY



1/211 LEEUWDRAAI  
1556.4071 HA

R567

# TITLE DEED INFORMATION

Registered owner: **Home Alone Beleggings (Pty) Ltd.**

Registered description: **Portion 1 of the Farm**

**Leeuwdraai 211JR**

Title Deed Number: **T44620/2011**

Site area: **1556.4071 HA**

Municipality: **City of Tshwane**



## RESIDENTIAL DESCRIPTION AND IMPROVEMENTS:

- **The Bush Camp** comprises 10 tents, each furnished with a comfortable double bed. Additionally, there are two bathrooms-one equipped with a shower and the other with a bath-along with an outdoor toilet and shower. The camp also features an outdoor kitchen with a living area, a jacuzzi and a boma area for relaxation. Powered by solar energy and supplemented by a donkey for water heating, the camp offers both sustainability and comfort.
- **The 950 sqm Main Lodge**, constructed with a sturdy steel framework, concrete, and timber walls, offers durability and modern elegance. Boasting three en-suite bedrooms, an additional bedroom with a separate bathroom, two spacious studies, an upper loft area with additional sleeping capacity and four living areas, this home caters to every need. The modern open-plan kitchen, ample parking space, two domestic rooms with a laundry, pantry, and an outdoor building, including a kitchen, wine cellar and more living areas add to the property's allure. This luxurious game lodge is designed to appeal to high-end tourists and hunters in search of exclusive safari experiences. Whether they're traveling from abroad or locally, guests visiting the farm for hunting expeditions will find comfortable and upscale lodging here. After a day of hunting, the lodge provides a luxurious retreat, ensuring guests enjoy a relaxing and enjoyable stay. Moreover, the lodge doubles as a venue for entertaining guests and clients, offering upscale dining experiences, social gatherings, and a range of recreational activities such as game drives and birdwatching.



- **The Secondary Residence** (the original farmhouse which has been renovated) has 3 bedrooms and is ideal for a farm manager, similar roles or additional accommodation for guests. It includes an ensuite- and a separate bathroom. Additionally, it features a kitchen, spacious living area, and a covered parking area.
- **Staff accommodation** comprises of two residential areas which each includes 4 beds a kitchen/lounge area. The two areas shares a communal bathroom.



# AGRICULTURAL DESCRIPTION AN IMPROVEMENTS:

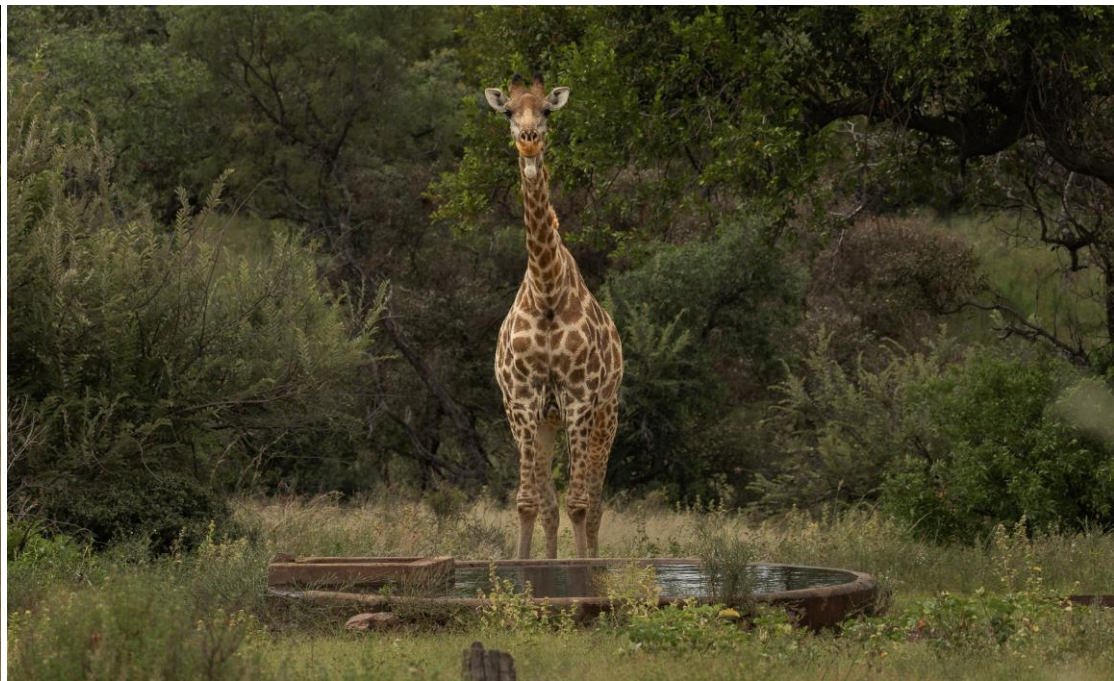
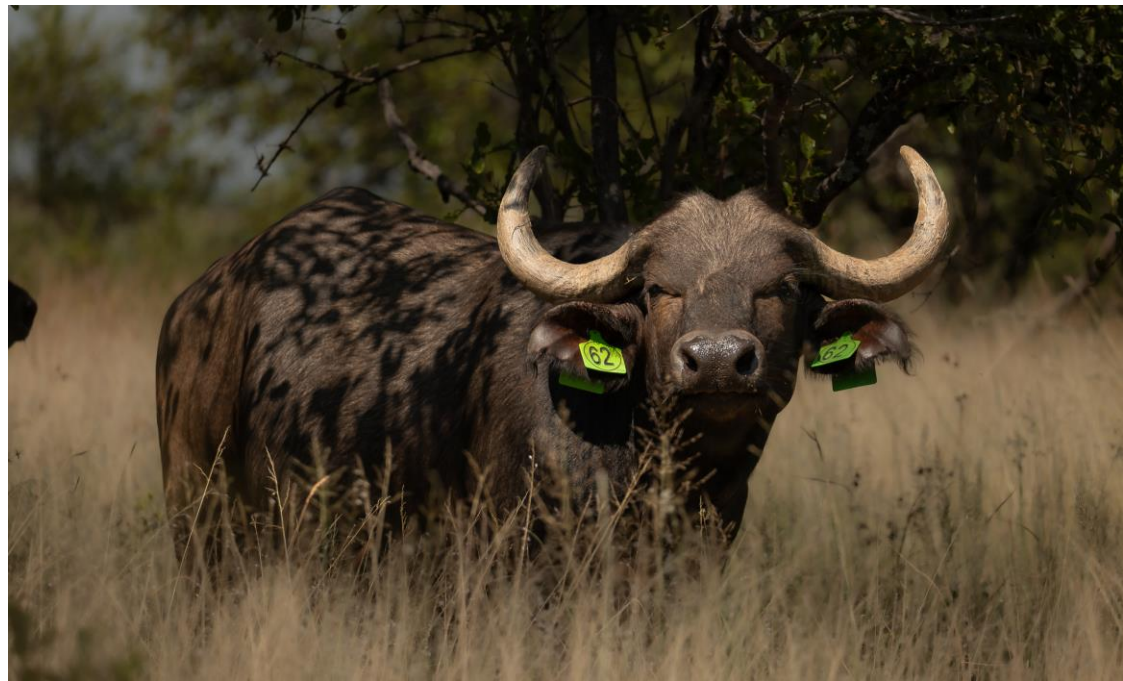
- A 20 m x 30m x 6m newly built shed offers ample storage space for farm implements and feed.
- A secondary shed equipped with a gantry serves the workshop.
- A 21 KVA generator can supply the whole farm with electricity during Eskom blackouts.
- 3 Smaller generators are used during shorter loadshedding periods.
- The farm offers 8 larger breeding camps, 2 of which are buffalo breeding while the other 6 smaller camps for Sables, Golden Wildebeest etc.
- 7 Smaller holding camps are used for smaller game and sick animals.
- A double door holding boma with 4 internal camps provides easy handling of game.
- The Elandsriver runs through the property while 3 equipped boreholes provide water for the houses and camps.
- Well equipped butchery and cold room.
- Predominantly Red Grass, indicating healthy veld conditions, and Combretum and Acacia Trees, with lots of edible leaves and fodder.
- Extremely strong borehole feeding almost the whole farm with clean fresh water through a pipe system.





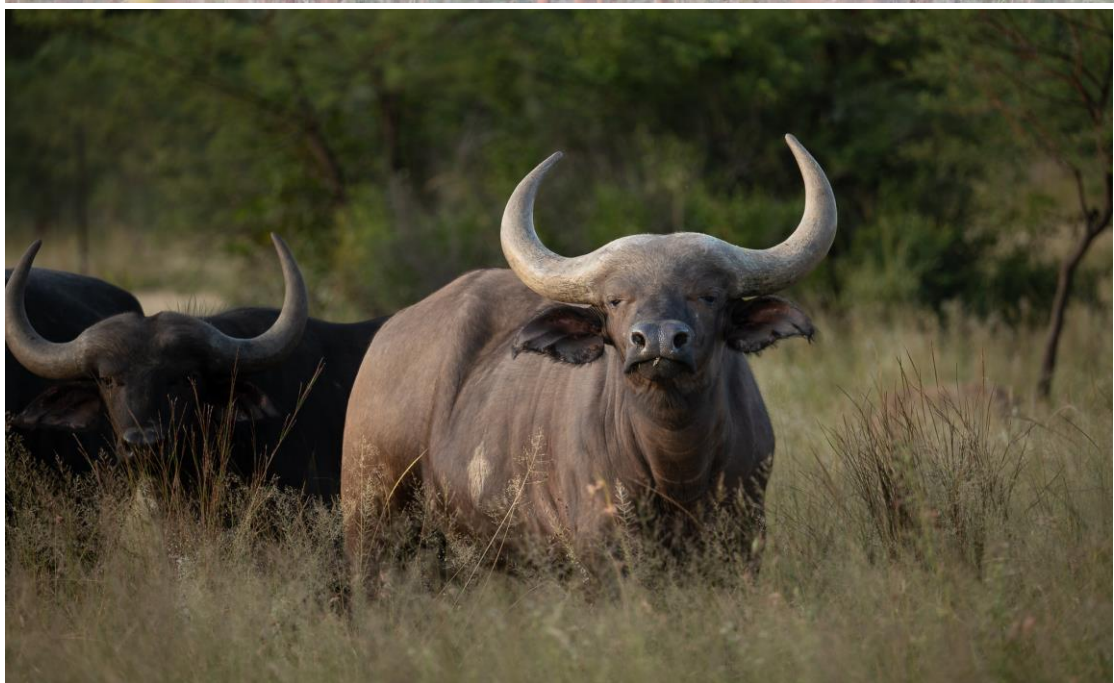
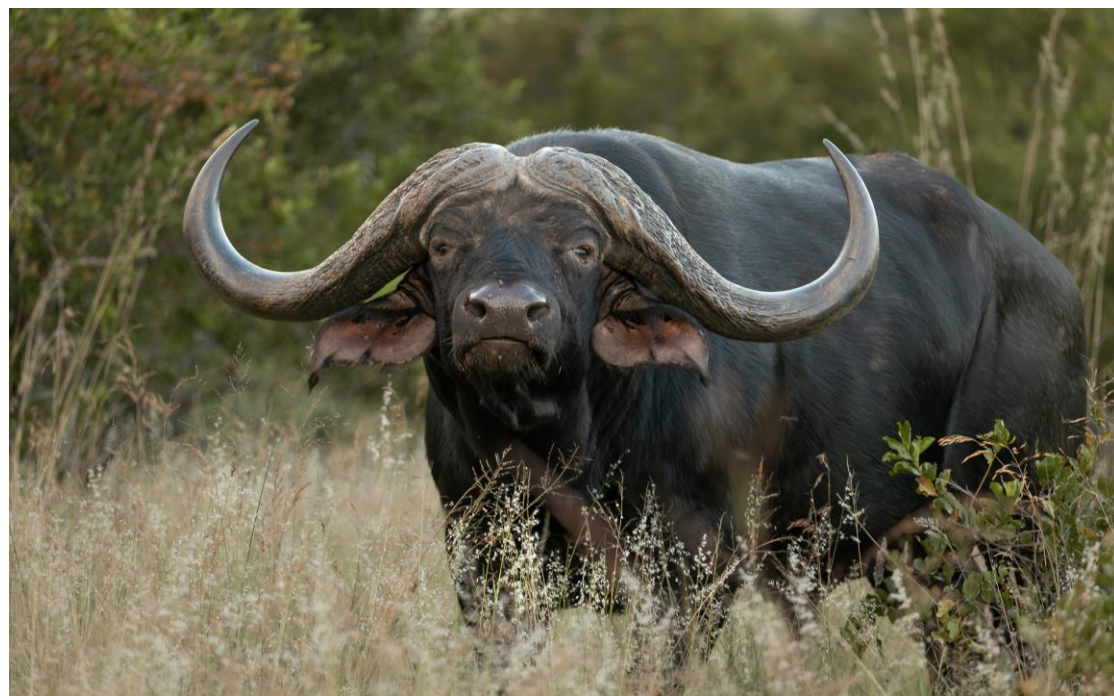
Game Count	Total	Old Kruger Camp	Buffalo Breeding Camp	Breeding Bull Camp	Nanny Camp	Sable Camp	Wildebeest Camp	Hunters Camp
Blesbuck	17	3						14
Blue Wildebeest	35						4	31
Golden Wildebeest	11							11
Buffalo	41		32				9	
Giraffe	6							6
Kudu	106		13				19	74
Nyala	30							30
Impala	116					17	8	16
Red Hartebeest	16							16
Reedbuck	16							16
Sables	41		21			20		
Zebra	23							23
Waterbuck	35							35
<b>Total</b>	<b>493</b>							

These animals are included in the sale.



## GAME PHOTOGRAPHY

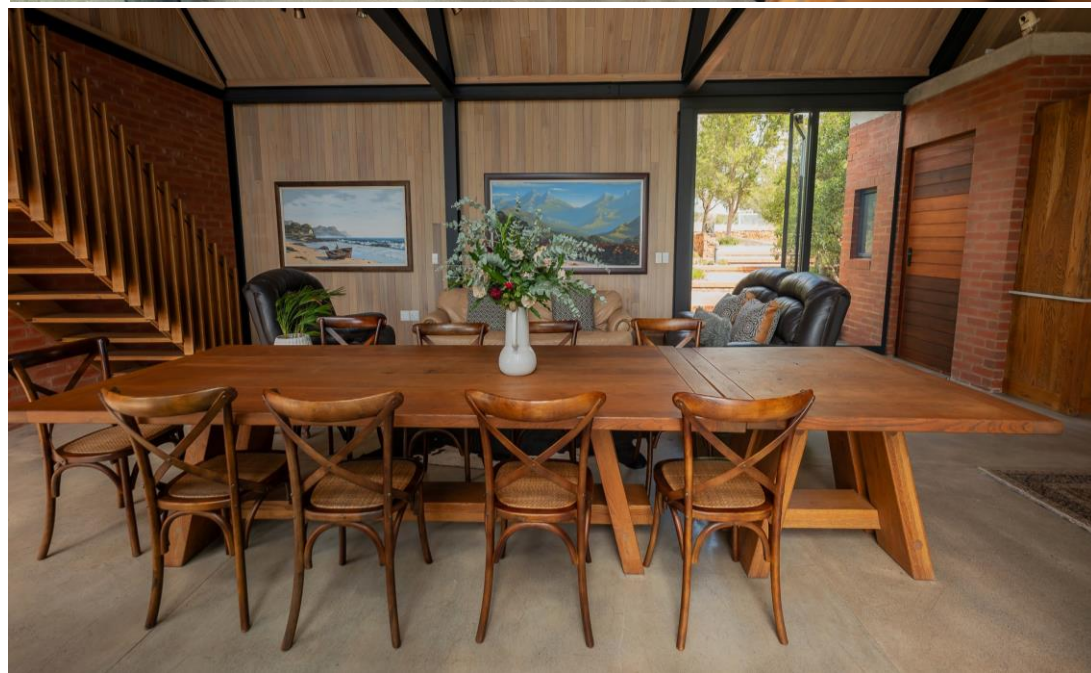
Some of these animals will be auctioned separately on the The Wildswinkel app on 26<sup>th</sup> May



## GAME PHOTOGRAPHY

Some of these animals will be auctioned separately on The Wildswinkel app on 26<sup>th</sup> May

















**AERIAL PHOTOGRAPHY**



# landhouse

properties

**LANDHOUSE AGRICULTURAL PTY LTD – 2018/389037/07**

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