

The Farm 946 "MPATAMACHA" KR

42.819 Ha - Melkrivier , Vaalwater - Limpopo Province



AUCTION DATE : TUESDAY 12 NOVEMBER @ 10H30 ONSITE & ONLINE

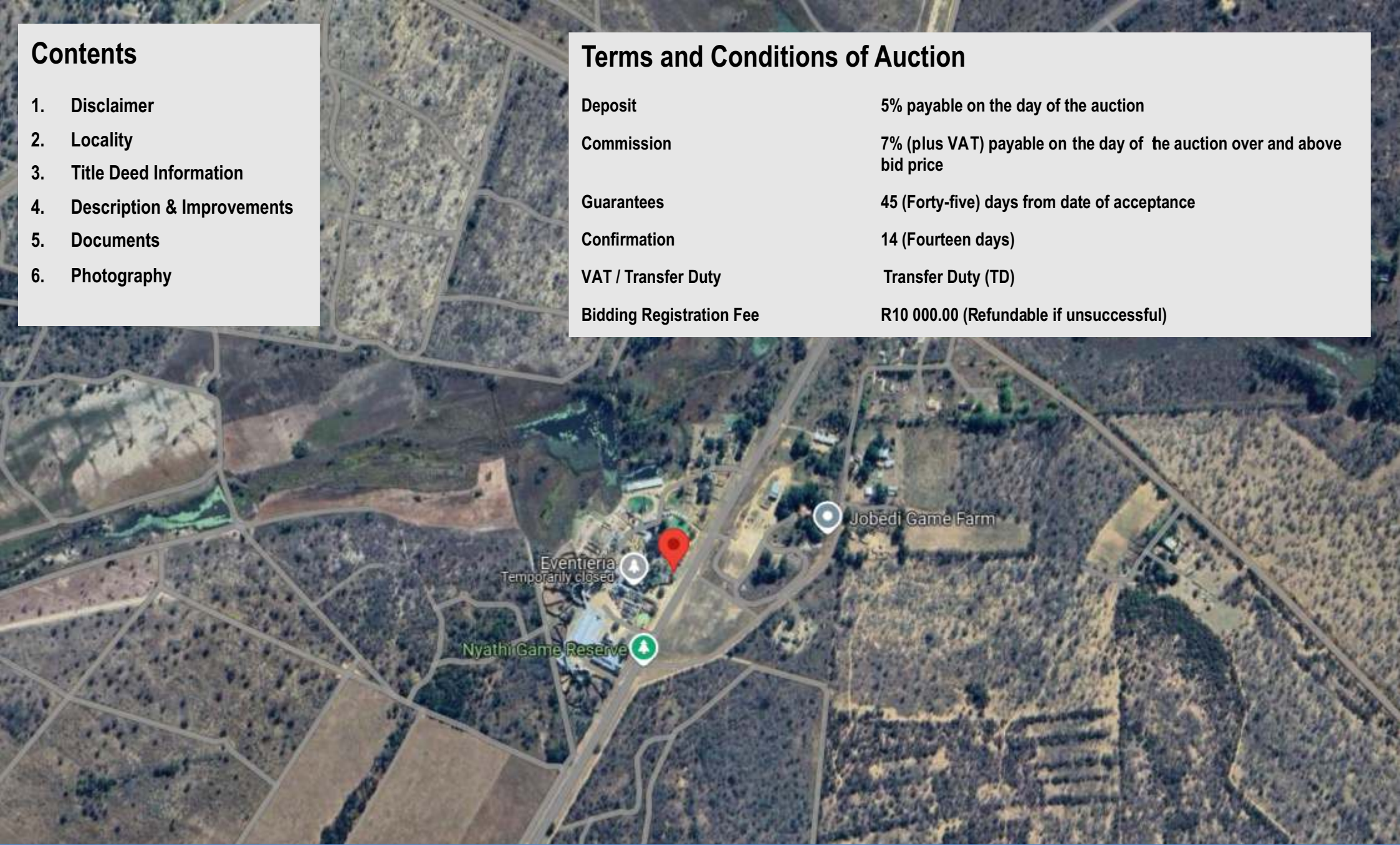
**Martin van Zyl 082 610 1199 / martin@landhouse.co.za
www.landhouse.co.za**

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Terms and Conditions of Auction

Deposit	5% payable on the day of the auction
Commission	7% (plus VAT) payable on the day of the auction over and above bid price
Guarantees	45 (Forty-five) days from date of acceptance
Confirmation	14 (Fourteen days)
VAT / Transfer Duty	Transfer Duty (TD)
Bidding Registration Fee	R10 000.00 (Refundable if unsuccessful)



Disclaimer

Whilst all reasonable care has been taken to obtain the correct information, neither Landhouse Agricultural nor the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Landhouse Agricultural, the Sellers or any other person. The proposed Consumer Protection Regulations, 2010 as well as the Rules of Auction can be viewed at www.landhouse.co.za. 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.

General

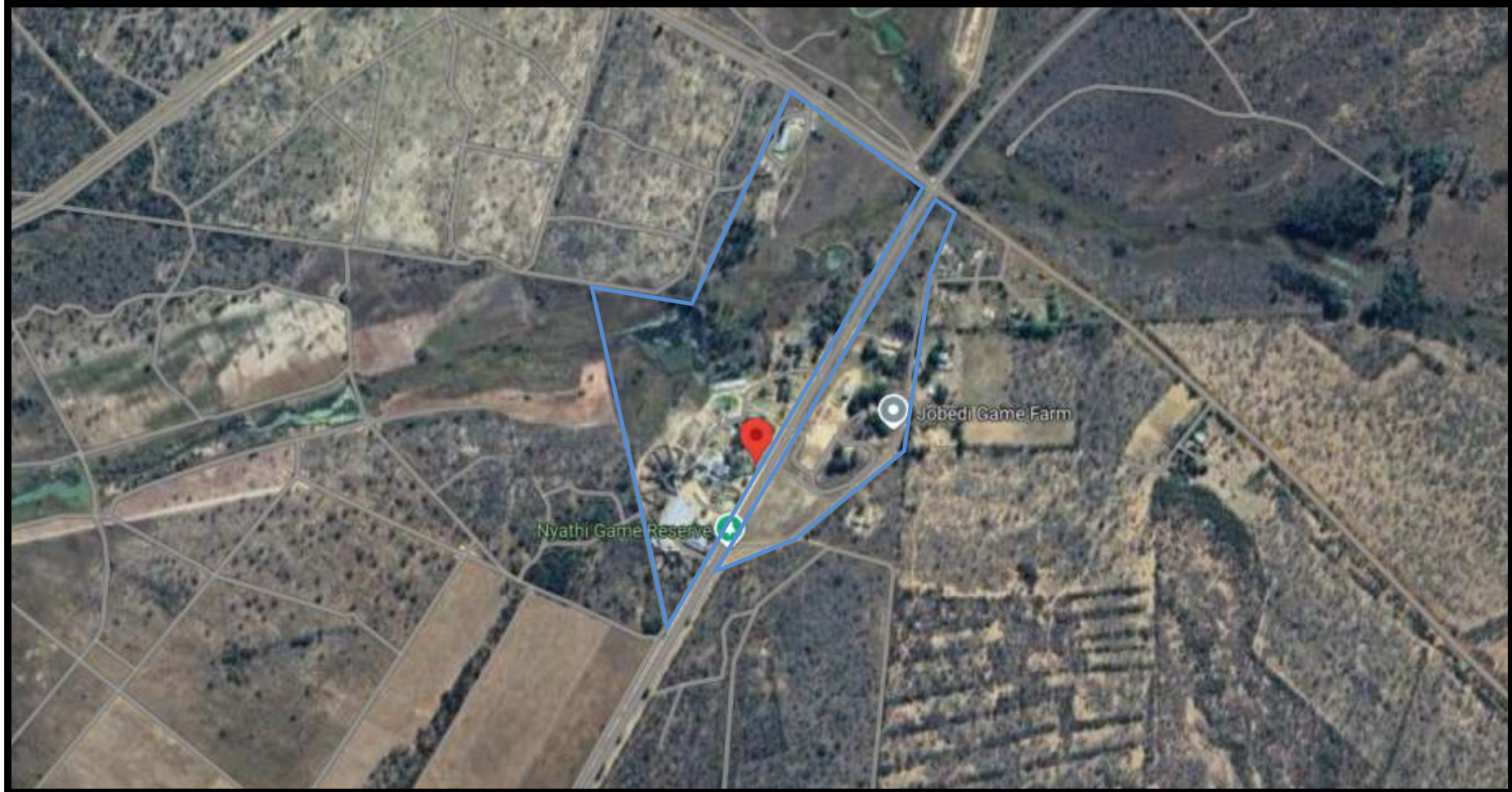
Property Address:

The Farm 946 "MPATAMACHA" KR

- 24.090051 , 28.293511

Suburb & City:

Melkrivier ,Vaalwater - Limpopo Province



LOCALITY

Title Deed Information

Title Deed Number: T84543/2016PTA
Registered description: The Farm 946
"MPATAMACHA" KR
Site Area: **42.819 HA**
Registered owner: DAKOTA TRUST
Vat / Transfer Duty: Transfer Duty (TD)



TITLE DEED DESCRIPTION

DESCRIPTION & IMPROVEMENTS:

- Game Pens with Bomas (1200 Animals - Buffalo, Giraffe, Rhino, Hippo, etc.)
- Auction, Function & Conference Hall (400+ People)
- 5 x Freezer Rooms
- Staff Rooms & Ablutions (16 Rooms)
- 5 Boreholes
- 10 000 Litre Diesel Tank
- 22 x Jojo Tanks

3 HOUSES WITH SECURED RENTAL INCOME OF ABOUT R13 500 PER MONTH:

- 2 Bedroom House with Bathroom
- 2 Bedroom House with Kitchen & Bathroom
- 1 Bedroom with Bathroom

ADDITIONAL ACCOMODATION:

- 8 Chalets
- 4 Flats
- 1 Bedroom Cottage with Bathroom
- 10 Backpacker Rooms
- Backpackers Kitchen & Ablutions
- 2 Container Houses

- All animals and loose assets are excluded from the sale.
- Exhibition and breeding permit not included.





FORM 22

Reference / Licence No: NTV/032045

IF THE POSTAL ADDRESS HAS CHANGED, PLEASE INDICATE THE NEW ADDRESS

OFFICIAL USE ONLY
ORIGINAL TO BE RETURNED TO THE LICENCEE
COPY 1: TO THE RECEIVER OF REVENUE
COPY 2: TO THE LIMPOPO LIQUOR BOARD

DAKOTA TRUST
POSBUS 2690 MODIMOLLE 0510

MAKE ALL PAYMENTS DIRECTLY TO THE RECEIVER OF THE REVENUE
DO NOT MAKE OUT AND SEND PAYMENTS TO THE LIMPOPO LIQUOR BOARD
CONTACT NUMBER: (015) 293 8300 FOR FURTHER ENQUIRIES

ADVISE OF ANNUAL FEE IN RESPECT OF LIQUOR LICENCE FOR THE YEAR 2024
Name and address of the licenced premises:

EVENTIERIA RESTAURANT
GEDEELTE 7 VAN DIE PLAAS ZONDAGSLOOP 56 REG AFD XR

WATERBERG
WATERBERG

Kind of Licence	Fees Payable
SPECIAL LICENCE (EATING HOUSE)	R100.00
Payable on or Before	31-DEC-2023

FOR THE OFFICIAL USE BY THE RECEIVER OF REVENUE

Note: (1) The Receiver of the revenue shall not accept payment of the above-mentioned fees unless this advice is produced.
Note: (2) If the fees are not received before 31st December, the fees payable shall be increased by 50% and the fees are received after 31st January, such fees shall be increased by 100%. No fees to be received after 28th February (Section 108).

NB! ALL LICENCE HOLDERS ARE REQUIRED TO CONVERT THEIR LICENCES IN ACCORDANCE WITH THE LIMPOPO PROVINCIAL LIQUOR ACT, 05 OF 2009 ON OR BEFORE 31ST JULY 2024. FAILURE TO CONVERT WILL RESULT IN A LAPSED LICENCE!

Amount Received	Receipt No	Office Date Stamp
R100.00	254912	2023-12-08 WATERBERG DISTRICT LIMPOPO PROVINCE

Thursday, October 12, 2023

G.P.-8 1121

RPD 078
DUPLICATE

LIMPOPO PROVINCE REVENUE SERVICES
OFFICIAL RECEIPT
DUPLICATE

RECEIPT No 254912

ISSUED AT Modimolle
DISTRICT Waterberg
RECEIPT DATE: 08/12/2023
REMITTANCE DATE: 03/12/2023

LIQUOR LICENCE

NAME Eventeria Restaurant
Nawolfa Trust

ADDRESS
Ged. 7 van die Plaas
Zondagsloop 56

LIQUOR LICENCE TYPE Special Lic (Eating House)
LIQUOR ACT, 1989 AS AMENDED
YEAR VALID FOR: 1 JANUARY 2024 TO 31 DECEMBER 2024
LIQUOR LICENCE NO: NTV/032045
NTV: 032045

Please tick with an X

APPLICATION FEE	LICENCE FEE	TRANSFER FEE	REMOVAL FEE	FINE	APPLICATION FOR A COPY	MISCELLANEOUS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECEIPT AMOUNT: R 100.00
AMOUNT IN WORDS: One Hundred Rand only

METHOD USED AS PAYMENT (mark with an X)

CASH	DIRECT DEPOSIT	MERCHANT
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Signature: M. Molibets
RECEIVER OF REVENUE
Office Date Stamp: 2023-12-08
WATERBERG DISTRICT
LIMPOPO PROVINCE



ORDINARY PERMIT

PERMIT NUMBER: O No. 07461

Issued in terms of the provisions of the National Environmental Management Biodiversity Act 2004, Act 10 of 2004

NAME	WOODVILLE NURSERY CENTRE
ADDRESS	ECONOMIC DEVELOPMENT ENVIRONMENT AND TOURISM
PROVINCE	Limpopo PROVINCE

DETAILS OF PERMIT HOLDER	
NAME	J.C. Coetzee
SURNAME	Coetzee
POSTAL ADDRESS	Box 47
ADDRESS	Zondagbloep Stree
TOWN	Vaalwater
POSTAL CODE	0530
PROVINCE	Limpopo
ID NO.	761101 0027 081
PASSPORT NO.	
RESIDENTIAL ADDRESS	Zondagbloep Stree
RESIDENTIAL ADDRESS	Vaalwater (0530)
PROVINCE	Limpopo

PROPERTY WHERE RESTRICTED ACTIVITIES WILL BE CARRIED OUT	
NAME AND SURNAME OF APPLICANT	J.C. Coetzee
NAME AND SURNAME RESPONSIBLE PERSON	"
NAME AND SURNAME OF AGENT	"
PHYSICAL ADDRESS OF FACILITY	Zondagbloep Stree
PHYSICAL ADDRESS OF FACILITY	Waterberg (Vaalwater)
District	Limpopo
PROVINCE	Limpopo
REGISTERED NAME AND NUMBER (in the case of game farms)	

DETAILS OF SPECIES INVOLVED				
COMMON NAME	SPECIES	SEX (if known)	QUANTITY	MARKING (if applicable)
Feral	E - Feral	Any	1 (one)	
Natalensis	E - Natalensis	Any	1 (one)	

DETAILS OF RESTRICTED ACTIVITIES INVOLVED	
Possession of Cycads	

NAME AND SURNAME OF PURCHASER/SELLER	
RESIDENTIAL ADDRESS OF PURCHASER/SELLER	

IN THE CASE OF INTERNATIONAL IMPORT/EXPORT:	
NAME AND SURNAME OF CONSIGNEE/CONSIGNOR	
RESIDENTIAL ADDRESS OF CONSIGNEE/CONSIGNOR	

IN THE CASE OF A HUNT:	
NAME AND SURNAME OF HUNTING CLIENT (if applicable)	
NAME AND SURNAME OF PROFESSIONAL HUNTER (if applicable)	
NAME AND SURNAME OF HUNTING OUTFITTER (if applicable)	
WEAPON AND METHOD OF HUNTING	

IN THE CASE OF POSSESSION OF ELEPHANT IVORY OR RHINOCEROS HORN:	
WEIGHT OF EACH PIECE APPLIED FOR	
LENGTH OF THE ELEPHANT IVORY	
BASE CIRCUMFERENCE OF ELEPHANT IVORY OR RHINOCEROS HORN	
REGISTRATION NUMBER	
MICROCHIP NUMBER	

PERIOD OF VALIDITY	FROM: 15-08-2024 TO: 15-08-2027
RECEIPT NUMBER	118366 (050-00)

SIGNATURE OF ISSUING OFFICER	SIGNATURE OF PERMIT HOLDER
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DEPARTMENT OF ECONOMIC DEVELOPMENT ENVIRONMENT AND TOURISM
WOODVILLE NURSERY CENTRE
ECONOMIC DEVELOPMENT ENVIRONMENT AND TOURISM
WOODVILLE NURSERY CENTRE
LIMPOPO PROVINCE

15-08-2024

POSSES TOPS LISTED AND LEMA PROTECTED SPECIES

1. This permit is only valid for one consignment between the properties as indicated on the permit with the plants and period specified
2. This permit must accompany the shipment
3. This permit in the case of an export/import permit, is subjected to an import/export permit from the Province of importation/exportation.
4. The recipient of the cycads must apply for possession permits in the respective Province within 30 days.
5. A possession permit must be applied for as soon as the plant reaches adult size ????????
6. The holder of this permit must hold on to all relevant documentation of plants purchased

Blek





agriculture, land reform
& rural development

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

Private Bag X138, PRETORIA, 0001
Delpen Building, c/o Annie Botha and Union Streets, Riviera,
0084

From: Directorate Animal Health
Ref: 12/17/1/3/3

REGISTRATION OF LAND FOR THE KEEPING OF BUFFALO

REGISTRATION NUMBER:

BU03/356/00066

This is to certify that

DAKOTA TRUST

is registered in terms of Regulation 20A of the Animal Diseases Regulations, GN R2026 of 26 September 1986, as amended, to keep buffalo on the land (as described in application dated: 2023-11-08):

ZONDAGSLOOP

946 IR

PORTION 10

BUFFALO STATUS

SPECIFIC INFECTION FREE (SPIF)	Present
FOOT AND MOUTH DISEASE INFECTED	Absent
CORRIDOR DISEASE INFECTED	Absent

Movement of buffalo to and from this land may only take place under the authority of a red cross permit issued by a State Veterinarian.

The Holder of this certificate must be familiar with the contents of any relevant legislation, regulations and guidelines relating to buffalo as issued by the Director: Animal Health.

In case of non-compliance with any relevant legislation this certificate may be withdrawn.


DR JOHAN DIPPENAAR
STATE VETERINARIAN: DISEASE CONTROL
On behalf of DIRECTOR: ANIMAL HEALTH









landhouse properties

LANDHOUSE AGRICULTURAL PTY LTD – 2018/389037/07

178 Pofadder Street • Roodeplaat • 0039

Phone: 012 364 2563 • Mobile: 082 610 1199 • Email: info@landhouse.co.za