

Thulani Game Lodge

Portion 21 & 22 of the Farm 435 "WACHTEENBEETJE" KQ

5.0155 Ha - Thabazimbi, Limpopo



AUCTION DATE:

THURSDAY 9 OCTOBER 2025 @ 11H00 - ONSITE & ONLINE

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properties

www.landhouse.co.za

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TERMS AND CONDITIONS OF AUCTION:

Deposit	5% payable on the day of the auction.
Commission	6% (plus VAT) payable on the day of the auction over and above bid price.
Guarantees	45 (Forty-five) days from date of acceptance.
Confirmation	7 (Seven) days (Owner can confirm on the day of the auction.
VAT / Transfer Duty	VAT applicable
Bidding Registration Fee	R10 000.00 (Refundable if unsuccessful)

AUCTION DISCLAIMER:

Whilst all reasonable care has been taken to ensure the accuracy of the information provided, Landhouse Agricultural does not guarantee its correctness and will not be held liable for any direct or indirect damages or losses, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence of Landhouse Agricultural, the Sellers, or any other party. 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 must provide original proof of identity and residence upon registration. The Rules of Auction outline the registration requirements if you intend to bid on behalf of another person or an entity. All lots listed above are 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:

Portion 21 of the Farm 435 "WACHTEENBEETJE" KQ
Portion 22 of the Farm 435 "WACHTEENBEETJE" KQ

-24.960757, 27.504913
-24.961747, 27.504649

Suburb & City:

Thabazimbi, Limpopo



LOCALITY



LOCATION (PTN 41 OF FARM 435 EACHTENBEET JE KQ) 1172,11 Ha FARM

The subject properties (PTN 21 & 22) are situated in a secure private wildlife/Eco Estate, with direct access to the Estate off R511 onto a 12km dirt road to the main gate and a further 5km drive to the Lodge from the main gate.

PORTION 21 & 22

LOCATION (PTN 21)

-24°57'38.88"S ; 27°30'17,64"E (Google Maps)

LOCATION (PTN 22)

-24°57'42.12"S ; 27°30'16,56"E (Google Maps)



LOCALITY



PHYSICAL DESCRIPTION

Guest Accommodation

- | | | | |
|---|----------------------------|----|---------------------------|
| 1 | Luxury Tent 1 (Sleeps 2) | 7 | Honeymoon Suite Hot Tub |
| 2 | Luxury Tent 2 (Sleeps 2) | 8 | Bush Chalet 8 (Sleeps 2) |
| 3 | Lookout Deck | 9 | Bush Chalet 9 (Sleeps 2) |
| 4 | Bush Chalet 4 (Sleeps 2) | 10 | Bush Chalet 10 (Sleeps 4) |
| 5 | Bush Chalet 5 (Sleeps 2) | 11 | Management |
| 6 | Honeymoon Suite (Sleeps 2) | 12 | Villa (Sleeps 8) |

Facilities

- | | | | |
|---|--------------------------|---|-------------------------------------|
|  | Bush Spa |  | Management |
|  | Boules Court |  | Staff Quarters |
|  | Wedding Facility |  | Pool & Splash Pools |
|  | Laundry |  | Parking |
|  | Conference Facilities |  | Water Tank 100,000 L |
|  | Artificial Grass Putting |  | Solar Plant - 50 KWa with Batteries |
|  | Reception | | |
|  | Sabuthi Café | | |

TITLE DEED DESCRIPTION

Title Deed Number: T52370/2008PTA

Registered description: Portion 21 of the Farm 435
"WACHTEENBEETJE" KQ

Site Area: **3.1765 hectare**

Registered owner: THULANI GAME LODGE
AND ECO ESTATE CC

Vat / Transfer Duty: VAT TBC

Title Deed Number: T52370/2008PTA

Registered description: Portion 22 of the Farm 435
"WACHTEENBEETJE" KQ

Site Area: **1.839 hectare**

Registered owner: THULANI GAME LODGE
AND ECO ESTATE CC

Vat / Transfer Duty: VAT TBC



TITLE DEED DESCRIPTION

DESCRIPTION & IMPROVEMENTS:

Set in a private Wildlife/Eco Estate approximately two hours from Johannesburg or Pretoria, Thulani Game Lodge offers an exclusive 4-star escape in 1,298 hectares of pristine, malaria-free African bushveld.

With panoramic hilltop views over the untouched landscape.

ACCOMMODATION

All units are discreetly positioned for complete privacy, featuring kitchenettes, private Braai areas with Weber grills, and most units have optional jacuzzies.

FACILITIES

The estate also has a Bush Spa, Sabuthi Café, a Lookout Deck for sundowners, Game Drives, Wedding and Conference facilities that can be utilised for additional income.



VILLA (SLEEPS 8):

Main Bedroom: Queen and single bed with an en-suite bedroom with a shower. Second Bedroom: Double Bed – interlink bedroom. Loft: Queen + 2 single beds with bathroom. An additional bathroom with a shower. Private Swimming pool on deck, Boma for braai, big lounge, dining room and full kitchen.



DESCRIPTION & IMPROVEMENTS - VILLA



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DESCRIPTION & IMPROVEMENTS -VILLA

LUXURY STILTED TENT I (SLEEPS 2):

Elevated bushveld views, open-plan interior, king-size bed, day-bed and optional jacuzzi.



DESCRIPTION & IMPROVEMENTS - LUXURY STILTED TENT I

LUXURY STILTED TENT 2 (SLEEPS 2):

Elevated bushveld views, open-plan interior, king-size bed, day-bed and optional jacuzzi.



DESCRIPTION & IMPROVEMENTS - LUXURY STILTED TENT 2

AFRICAN BUSH CHALET 4 (SLEEPS 2):

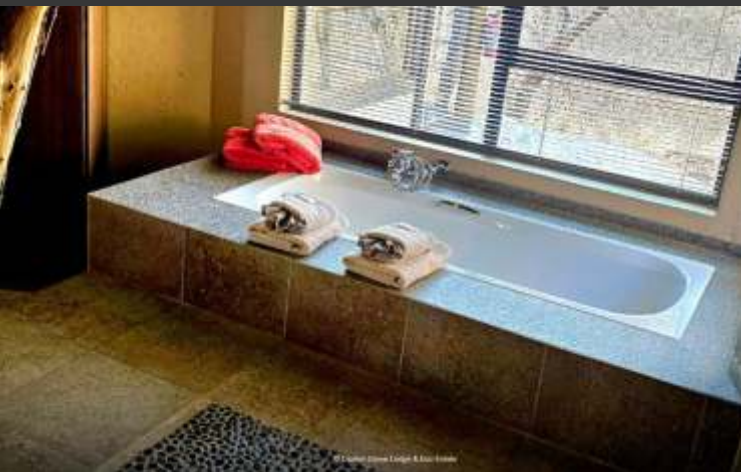
Contemporary bush style, panoramic deck, warm interiors and optional jacuzzi.



DESCRIPTION & IMPROVEMENTS - AFRICAN BUSH CHALET 4

AFRICAN BUSH CHALET 5 (SLEEPS 2 - 4):

Unique rustic design with rock walls and an indoor tree, a spacious deck and an optional jacuzzi.



DESCRIPTION & IMPROVEMENTS - AFRICAN BUSH CHALET 5

AFRICAN BUSH CHALET 8 (SLEEPS 2):

Bushveld-chic style, monochrome elegance, bathroom and outdoor shower, deck and Weber braai facility. Access to a communal splash pool.



DESCRIPTION & IMPROVEMENTS - AFRICAN BUSH CHALET 8

AFRICAN BUSH CHALET 9 (SLEEPS 2):

Sophisticated design, full bathroom, deck, braai area and communal splash pool access.



DESCRIPTION & IMPROVEMENTS - AFRICAN BUSH CHALET 9

AFRICAN BUSH CHALET 10 (SLEEPS 4-6):

Two bedrooms, two bathrooms, large lounge, private boma, double braai, splash pool.



DESCRIPTION & IMPROVEMENTS - AFRICAN BUSH CHALET 10



DESCRIPTION & IMPROVEMENTS - AFRICAN BUSH CHALET 10

HONEYMOON SUITE (SLEEPS 2):

Two units 6 & 7; ideal for couples and an exclusive honeymoon retreat with a hot tub. Bathroom with shower, lounge, kitchenette and Weber braai..



DESCRIPTION & IMPROVEMENTS - HONEYMOON SUITE



DESCRIPTION & IMPROVEMENTS - HONEYMOON SUITE

BABOLELE CONFERENCE ROOM:

An intimate venue for up to 20 delegates, it offers all the modern amenities needed for a productive session and is set within the serenity of our private eco-estate.



DESCRIPTION & IMPROVEMENTS - BABOLELE CONFERENCE ROOM

WEDDING VENUE:

Stunningly beautiful setting. Provides a genuinely romantic and memorable location.



DESCRIPTION & IMPROVEMENTS - WEDDING VENUE

GAME DRIVES:

Self-drive or Guided drives with a Golf cart or open game vehicle. (Golf cart sale is an option)



DESCRIPTION & IMPROVEMENTS - GAME DRIVES

SUBATHI CAFÉ:

Relax around the fire at our boma, a tranquil environment for drinks.



DESCRIPTION & IMPROVEMENTS - SUBATHI CAFÉ

BUSH SPA:

Spa facility in the heart of the bushveld.



DESCRIPTION & IMPROVEMENTS - BUSH SPA



PHOTOGRAPHY



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PHOTOGRAPHY - VIEW DECK WITH SPLASH POOL



BUSH SPA

© Thulani Game Lodge & Eco Estate



BUSH PICNIC

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HIKING TRAIL

© Thulani Game Lodge & Eco Estate



MOUNTAIN BIKING

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PHOTOGRAPHY











PHOTOGRAPHY - BIRDS ON THE ESTATE



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PHOTOGRAPHY - BIRDS ON THE ESTATE



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