

RE & Portion I of the Farm 2 "BILTON" LQ

1227.6831 Ha - Lephalale / Ellisras, Limpopo



AUCTION DATE:

THURSDAY 20 NOVEMBER 2025 @ 11H00 - ONSITE(RE of the Farm 2 "BILTON" LQ) & ONLINE



Martin van Zyl | 082 610 1199
martin@landhouse.co.za



Wilhelm Turvey | 082 888 7565 (whatsApp call)
wilhelm@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:

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GENERAL

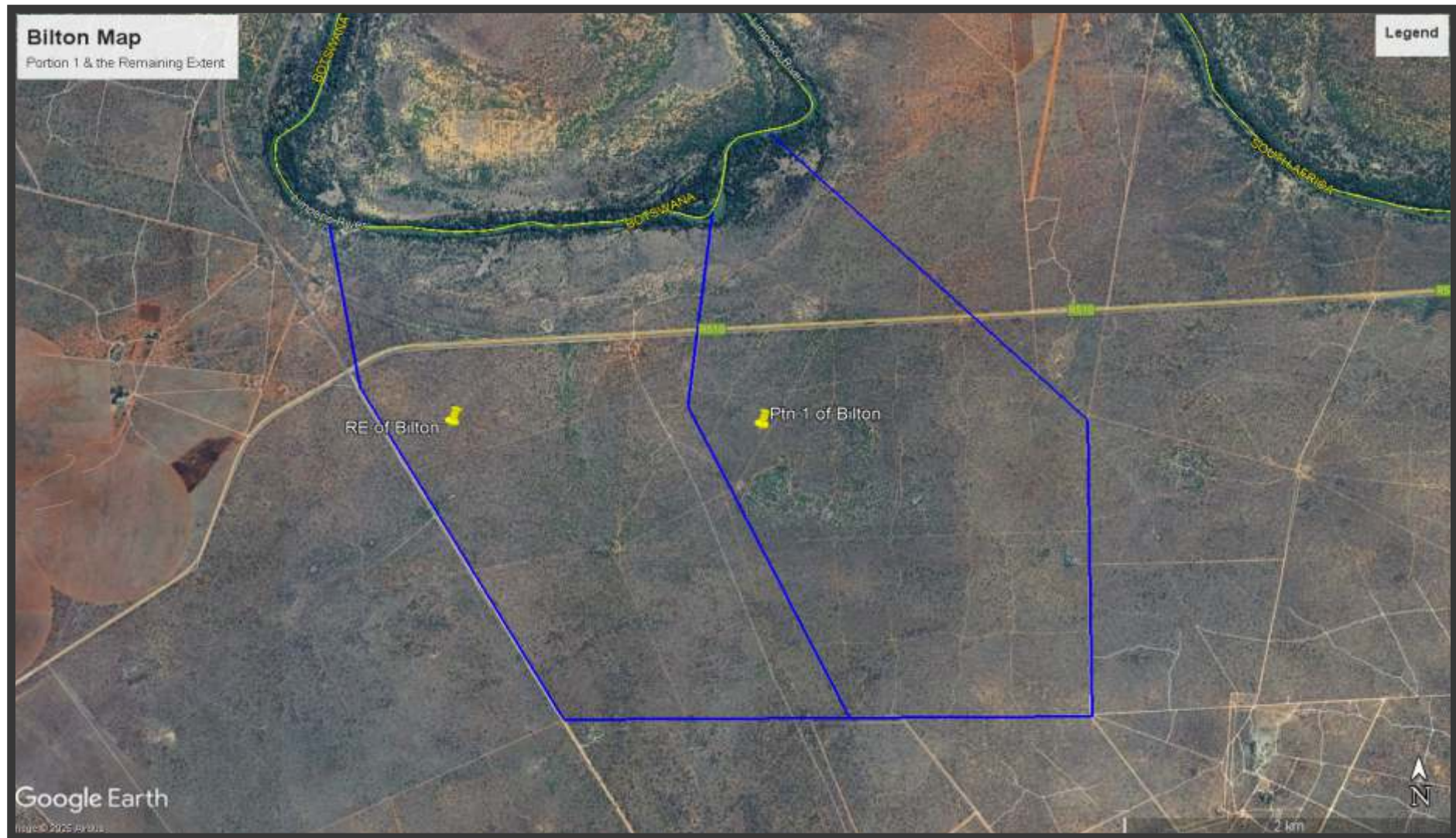
Property Address:

RE & Portion 1 of the Farm 2 "BILTON" LQ

-23.438816, 27.373961

Suburb & City:

Lephalale / Ellisras , Limpopo



LOCALITY

TITLE DEED DESCRIPTION

Title Deed Number: T65615/2005PTA
Registered Owner: ROOM TO GROW PTY LTD
Registered description: RE & Portion 1 of the Farm 2 "BILTON" LQ
Site Area: 1227.6831 Ha
Vat / Transfer Duty: VAT TBC



TITLE DEED DESCRIPTION

Portion I of the Farm 2 “BILTON” LQ

DESCRIPTION & IMPROVEMENTS:

Lot I

- Portion I of the arm Bilton 2 LQ – 609 Ha
- River camp – 109 Ha
- 1 Chalet (water damage)
- 700 meter Limpopo river-frontage
- Game camp 499 Ha
- 1 Borehole (Solar Equipped 1000 lt/hr not tested)
- Both camps are game fenced
- WR Permit in place (Buffalo)



DESCRIPTION & IMPROVEMENTS - PORTION I





RE of the Farm 2 “BILTON” LQ

DESCRIPTION & IMPROVEMENTS:

Lot 2

- Remaining Extent of the farm Bilton 2 LQ – 618 Ha
- 4 Bedroom Main House
- Shed with Cold Room
- River Camp – 160 Ha
- 2,4 kilometer Limpopo river-frontage
- Large dam in the river
- 5 Grazing camps (excluding river camp)
- 1 Borehole (Submersible pump – 600 lt/hr not tested)
- 25 KVA Eskom transformer
- Fully game fenced.

Lot 3 (Parcel)

- The Remaining Extent and Portion I of the Bilton 2 LQ – 1227 Ha



DESCRIPTION & IMPROVEMENTS - REMAINING EXTENT



PHOTOGRAPHY - REMAINING EXTENT



PHOTOGRAPHY - REMAINING EXTENT



PHOTOGRAPHY - REMAINING EXTENT



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111 Ringduif Street • Roodeplaat • 0030
Phone: 012 364 2563 • Email: info@landhouse.co.za
www.landhouse.co.za

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