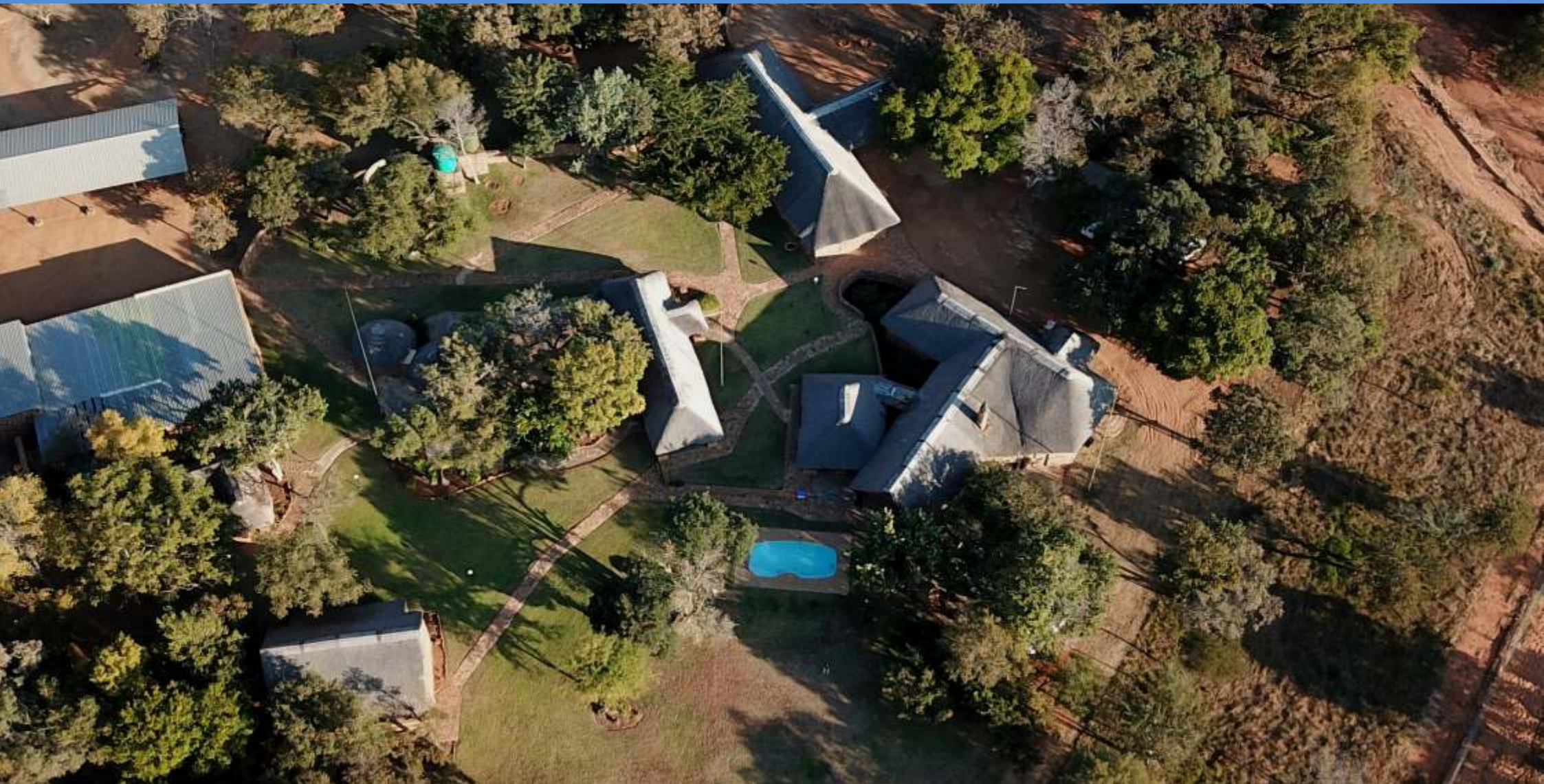


MOUNT HOPE PRIVATE GAME RESERVE

RE of Portion 0 of the Farm 157 "KLIPFONTEIN" KR

632.6679 Ha - Vaalwater, Waterberg, Limpopo Province



FOR SALE

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General

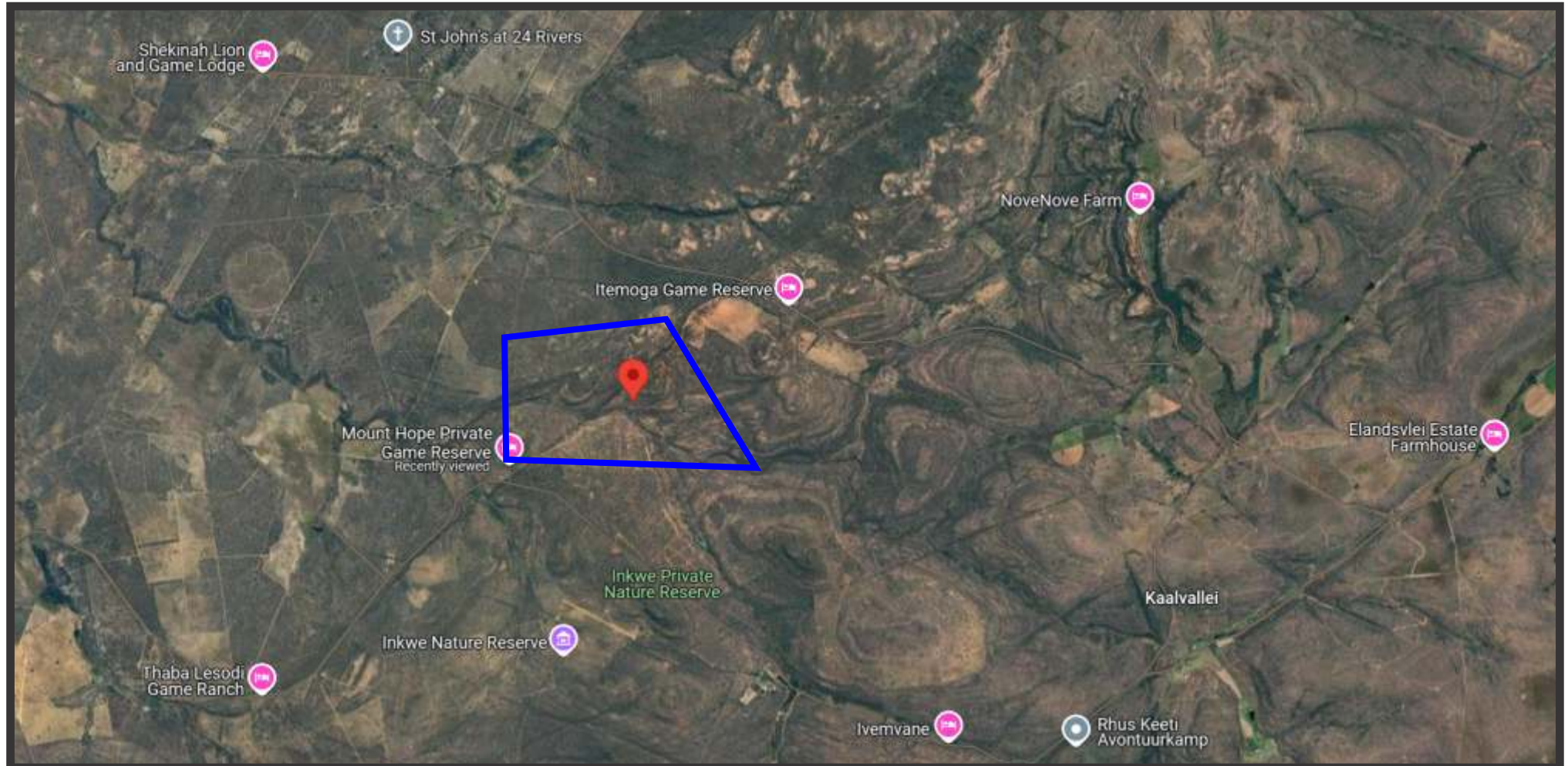
Property Address:

RE of Portion 0 of the Farm 157 "KLIPFONTEIN" KR

-24.307418, 28.304359

Suburb & City:

Vaalwater, Waterberg , Limpopo Province



LOCALITY

TITLE DEED INFORMATION

Title Deed Number: T57693/2007PTA
Registered description: RE of Portion 0 of the Farm 157 "KLIPFONTEIN" KR
Site Area: **632.6679 hectare**
Registered owner: MOUNT HOPE PRIVATE GAME RESERVE PTY LTD
Vat / Transfer Duty: VAT TBC



TITLE DEED DESCRIPTION

DESCRIPTION & IMPROVEMENTS:

1) LODGE AND ENTERTAINMENT AREA

• All rooms in the lodge area are fully furnish with on suite bathrooms
The lodge have the following fully fitted rooms, sleeping 22 people:

- **Room 1(sleep four people)**

- One bedroom with double bed and two quarter size beds;
- Large on suite bathroom with toilet, wash basin, bath and shower;

- **Room 2(sleep four people)**

- Two bedrooms, one room with double bed and one room with two quarter size beds;
- Large bathroom with toilet, wash basin, bath and shower.

- **Room 3(sleep two people)**

- One room with double bed;
- Bathroom with toilet, wash basin and bath, no shower.

- **Room 4(sleep two people)**

- One room with two quarter size beds;
- Bathroom with toilet, wash basin and shower, no bath.

- **Room 5(sleep four people)**

- Double storage room with one room at bottom and one room at the top;
- Bottom room have two quarter size beds in;
- Top room have two quarter size beds in but can sleep 4 beds if necessary;
- Bathroom on ground level with toilet, shower, wash basin and bath;
- Have one patio in front of room.



- **Room 6(sleep four people)**

- Double storage room with one room at bottom and one room at the top;
- Bottom room have two quarter size beds in;
- Top room have two quarter size beds in but can sleep 4 beds if necessary;
- Bathroom on ground level with toilet, shower, wash basin and bath;
- Have one patio in front of room; Fridge.

- **Room 7 “PH Quarters” (sleep two people)**

- One room with two quarter size beds;
- Relative small room;
- Small bathroom with toilet, wash basin and shower.

FULLY FITTED CONFERENCE ROOM/FACILITY

- 10 chair conference board room table excluding the sound system.

FULLY FITTED OFFICE

- 1 x L Shape Desk plus large gun safe;
- Several Cabinets excluding yellow wood large cabinet
- 2 x loose standing filing cabinets;
- 1 x base station for two ways Radio System.
- 8 x hand hold two way radios;
- 2 x fitted base station for two-way radios;
- 1 x two-way radio tower.

2)THE ENTERTAINMENT AREAS ARE INCLUSIVE OF THE FOLLOWING:

- **Lounge area**

- Several leather couches and tables;
- Gun holding rack;



- **Bar Area with fully fitted bar inclusive of:**

- Bar fridge
- Ice Machine
- Several glasses and bar accessories

- **Dining area**

- Several tables and chairs serving 28 people;
- 3 x antique wall standing cabinets;
- 2 x tables for food serving;
- 2 x Anvil Bain marries Three Division;
- Trophies x 8.

- **Lapa and fireplace area**

- 1 x table and chair;
- 1 x lounge chair set;
- 2 x loose chairs;
- 8 x fireplace chairs;
- 2 x steel tables;
- 1 x gas braaiers linked to centralised gas bottle storing area;
- Several Braai accessories.

- **Kitchen and food preparing area**

- Fully fitted kitchen with utensils and storing area;
- Following equipment inclusive;
 - 2 x burner gas stoves with splash backs;
 - 3 deck bread oven(3 phase);
 - 1 x large defy box freezer;
 - 1 x fridge freezer combinations;
 - 1 x Anvil Bain Marie Three Division;

- Fully operational kitchen able to serve 50 people at any time;
- Solid wood kitchen cupboards with marble tops;
- Lockup pantry;
- Fully fitted with centralised gas systems(gas ovens);
- Large washing and cleaning and preparation areas.

- **Two toilets for ladies and gents inside area.**

- **Koi dam fully inclusive of the following:**

- Koi' fish to an estimate value of R100 000;
- 2 x koi pond pumps;
- 2 x UV filters;
- 2 x Bio filters;
- Nearly 80 Koi in Koi pond.

- **Bore hole with system to support lodge;**

- **Swimming Pool;**

- Swimming Pool pump;

- **Additional Bore Hole on Farm for backup and water open farm.**

3)HOUSES FOR SELF-CATERING & ACCOMMODATION

- **House Dwelling Number One**

The house is built about 500 meters from the loge and is a fully fitted self-catering home.The house includes the following features sleeping five people:

- Large Main bedroom with double bed and two single beds with on suite bathroom;

- NOT FURNISHED

- On suite bathroom has shower, bath, wash basin and large bath;
- Bedroom 2 with two x quarter sleeping beds sharing bathroom;
- Bedroom 3 with two x quarter sleeping beds sharing bathroom;
- Large guest bathroom with toilet, shower, wash basin and bath;
- Open lounge, dining and kitchen area;
- Kitchen fitted with solid wood cupboards;
- Large open stoep area;
- Double garage which can be converted into another double room if required.

• House Dwelling Number two

The house is built about 500 meters from the lodge and is a not fitted with any furniture but cater for self-catering home. The house includes the following features sleeping five people and rooms can accommodate the same furniture as House dwelling one and includes:

- Large Main bedroom can fit the room with double bed and two single beds with on suite bathroom;

- Not Furnished

- On suite bathroom has shower, bath, wash basin and large bath;
- Bedroom 2 can fit with two x quarter sleeping beds sharing bathroom;
- Bedroom 3 can fit with two x quarter sleeping beds sharing bathroom;
- Large guest bathroom with toilet, shower, wash basin and bath;
- Open lounge, dining and kitchen area;
- Kitchen fitted with solid wood cupboards;
- Large open stoep area;
- Double garage which can be converted into another double room if required.

• House Dwelling Number three

The house is built about 500 meters from the lodge and is ideal suited for a couple. The house has the following features:

- One bedroom;
- Separate shower and toilet;
- Separate bath room;
- Fully fitted kitchen with built in cupboards;
- Lounge/kitchen open plan area;
- Small stoep area.

• House Dwelling Number four

The house is built about 700 meters from the lodge.

The house has the following features:

- Fully thatch roof;
- Four bedrooms with, two bedrooms sharing one bathroom;
- House can easily sleep 8 people;
- Very luxury inside;
- Big open plan kitchen, lounge and dining area;
- Large veranda overlooking the Dwaarsriver;
- Beautiful garden;
- House fully furnished;**
- Large outside braai area close to the river.

• Staff Quarters

The staff quarters as the following features:

- 8 x rooms 4 x 4 meters;
- 1 kitchen and wash area 4 x 4 meters;
- 3 smaller staff rooms;
- Total staff rooms are 11 sleeping 22 people if required;
- Separate ladies bathroom with toilet and two showers;

-Separate men's bathroom with toilet and two showers.

4) BUTCHERY AND CANOPY

- **Canopy**

The canopy can park five to six cars easily.

- **Butchery**

This is a fully fitted butchery for the meat processing enthusiast

Butchery includes the following:

- 1 x Large meat freezer room with ability to cool to -5%;
- 1 x Large(3.2 x 4 x 2.4) meat freezer room with ability to cool meat to -15% ;
- 1 x Fire Extinguisher Holing to wash down meat;
- 1 x 3 ton Chain Block with lift;
- 1 x 5 Ton Chain Block with lift;
- 4 x Butchery Handsaw American;
- 8 x Butchery knives;
- 2 x Meat band saw machines (380 Volt);
- 1 x Heavy Duty Auto Sausage Filler;
- 2 x Industrial Vacuum Packer machines;
- 1 x Biro Tenderizer Model Pro;
- 1 x Biltong Slicer 0.75kw Crown;
- 1 x 30 kg portion scale;
- 1 x 300kg carcass scale;
- 1 x No 52 Atlas Mincer;
- 1 x Patty Machine Crown 100mm;
- 1 x Stainless steel processing tables;
- 1 x Biltong Room.

- **Washroom and laundry**

This is a fully fitted laundry inclusive of:

- 1 x Speed Queen Tumble dryer;
- 1 x Speed Queen Washing machine.
- Several Cabinets.

- **Taxidermy and store room area**

- Taxidermy preparation area;
- 6 x horse stables;
- 1 x horse stables preparation and store room;
- 6 x lockup 16m2 storerooms;
- 2 x open side steel storerooms/sheds;
- Fully fitted 100 meter shooting range

5) VEHICLES, QUAD BIKES, EQUIPMENT AND FARMING EQUIPMENT

- **Vehicles**

The vehicles are maintained in a very good condition and all vehicles are fully operations. The following vehicles are included:

- 1 x Landrover Game Viewer, close top;
- 1 x Grey Isuzu hunting Bakkie;
- 1 x Toyota V8 (Lexus engine) rebuild Hunting Bakkie;
- 1 x Cream Landrover Hunting Vehicle fully fitted for hunting;
- 1 x Toyota Cruiser with V8 Chevy engine fully fitted for hunting.
- 1 x Cream 4x4 Cruiser Game Viewer

- **Quad Bikes(ALL QUAD BIKES NEED SOME WORK)**

The following quad bikes are included:

- 2 x Suzuki 250 LTZ Quad Bikes;
- 2 x Yamaha Blaster YFS 200;

• **Tractor and Trailers and farming equipment**

The tractors are maintained in a very good condition and all tractors are fully operations. The following tractors are included:

- 1 x Ford Tractor 4 x 4;
- 1 x Large heavy Duty Farm Trailer;
- 1 x small trailer;
- 1 x Yellow 4 wheel scraper;
- 1 x 3 point scraper;
- 8 x Oom Gielie Dipbakke;
- 1 x Lister Engine and pump for pumping water from river into irrigation dams;
- 1 x Diesel generator;
- Several garden equipment and lawnmowers;
- 4 x pressure pumps
- 1 x TRF70 1.5 HP 220V Hammer mill

5) RARE GAME BREEDING CAMPS AND HUNTING FARM

The farm is uniquely developed with 5 rare game breeding camps and 450 hectare open hunting farm. The rare breeding camps are of a very high quality with 2.3 meter high line fencing, 1.5 meter high varkdraad and 8 stains of electric fencing. Camps details are as follow:

• **Camp 1**

- 20 hectare fully fenced camp

- 2 x watering holes & 2 x thatch covered feeding points;
- 2 x Oom Gielie feeding troughs;
- 2 x entrance gates.

• **Camp 2**

- 25 hectare fully fenced camp
- 2 x watering holes & 1 x thatch covered feeding points;
- 2 x Oom Gielie feeding troughs;
- 5 x entrance gates.

• **Camp 3**

- 25 hectare fully fenced camp
- 2 x watering holes & 1 x thatch covered feeding points;
- 2 x Oom Gielie feeding troughs;
- 3 x entrance gates

• **Camp 4**

- 20 hectare fully fenced camp
- 2 x watering holes & 2 x thatch covered feeding points;
- 2 x Oom Gielie feeding troughs;
- 4 x entrance gates

• **Camp 5**

- 65 hectare fully fenced camp
- 2 x watering holes & 2 x thatch covered feeding points;
- 2 x Oom Gielie feeding troughs;
- 3 x entrance gates

GAME:

Open Farm:

- 65 x Blue Wildebeest
- 20 x Eland
- 15 x Nyala
- 125 x Impala
- 15 x Zebra
- 30 x Kudu
- 10 x Giraffe
- 12 x Waterbuck
- 10 x Bushbuck
- 20 x Duiker
- 10 x Bushpig
- 30 x Warthog
- 8 x Klipspringer

In Camps:

- 6 x Buffalo Bulls
- 6 x Golden Wildebeest Bulls OF
- 20 x Golden Wildebeest Cows OF
- 4 x Black Impala OF
- 12 x Black Impala Ewes
- 1 x White Flank Impala Ram
- 9 x White Flank Impala (young)
- 8 x Fallow Deer
- 10 x White Flank Impala Splits
- 6 x Springbuck
- 2 x Steenbuck

















landhouse properties

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