

Portion 12 & 13 of the Farm 314 "ROODEPOORT" KR

335.72 Ha - Mookgophong / Naboomspruit, Limpopo

Irrigation, Cattle,
Citrus & Game Farm



FOR SALE

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SALE DISCLAIMER:

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GENERAL

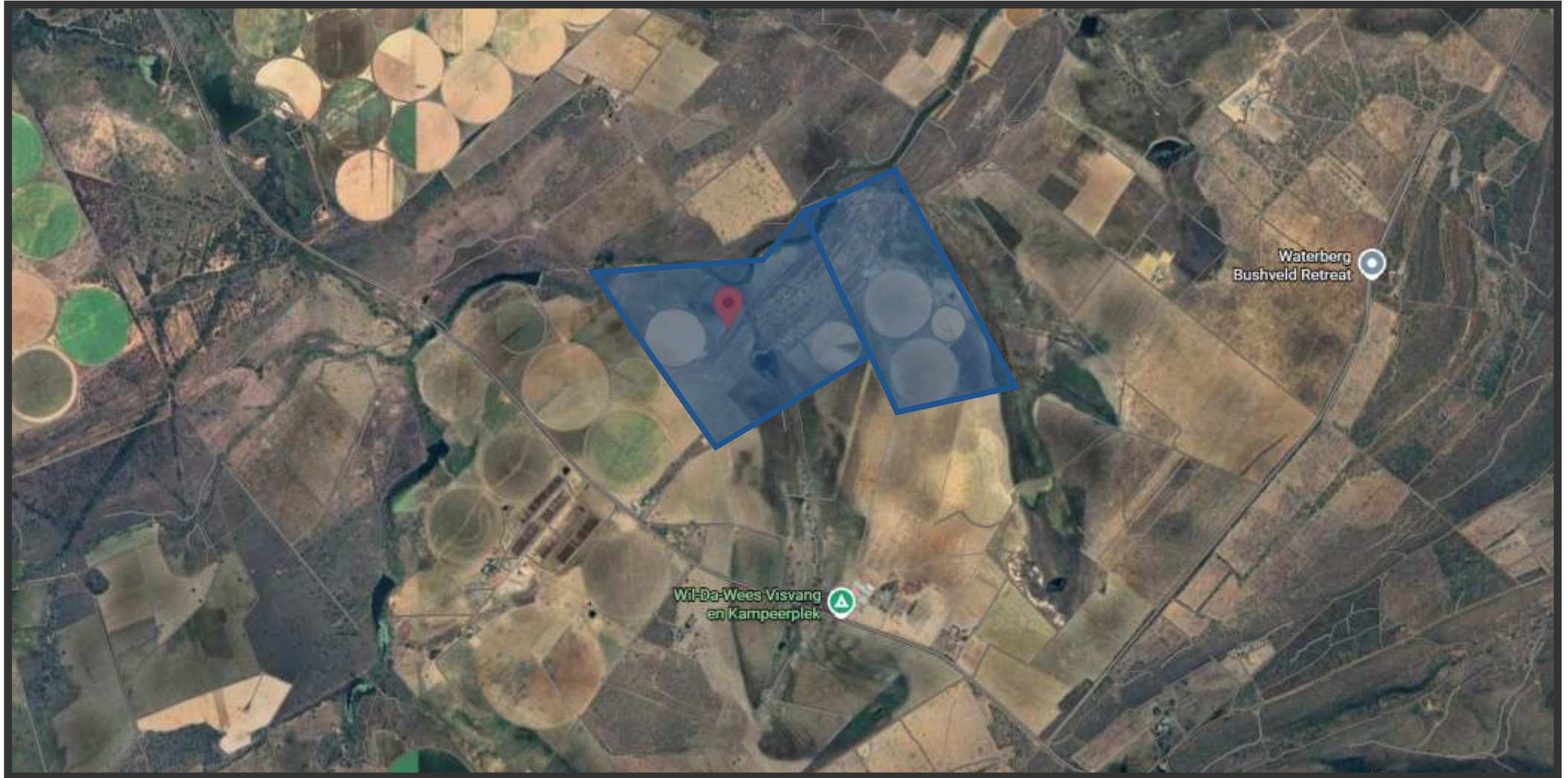
Property Address:

Portion 12 & 13 of the Farm 314 "ROODEPOORT" KR

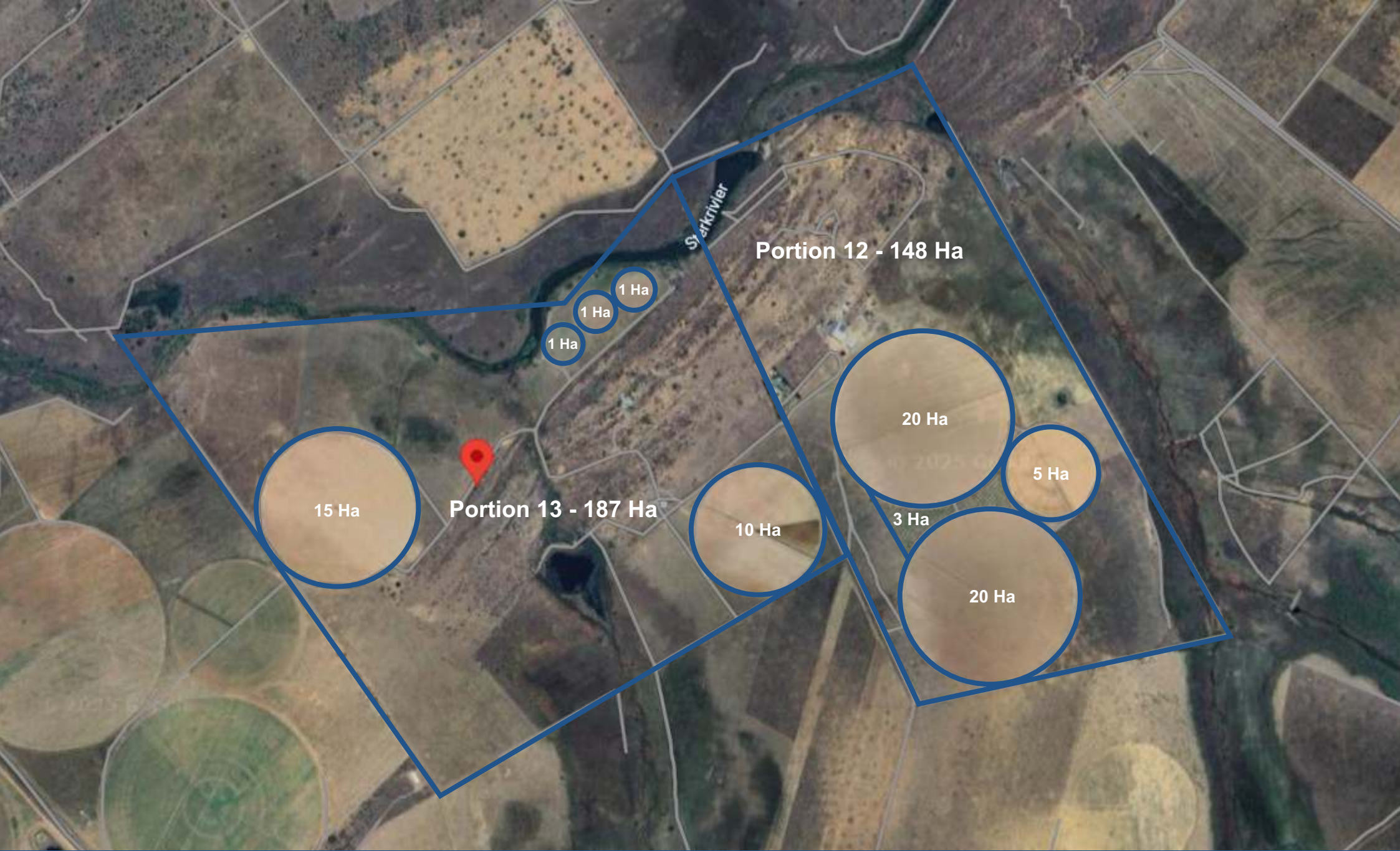
-24.379173, 28.626888

Suburb & City:

Mookgophong / Naboomspruit, Limpopo



LOCALITY



TITLE DEED DESCRIPTION

Title Deed Number: T94268/1997PTA
Registered description: Portion 12 of the Farm 314 "ROODEPOORT" KR
Site Area: **148.0378 Ha**
Vat / Transfer Duty: VAT TBC

Title Deed Number: T90481/2014PTA
Registered description: Portion 13 of the Farm 314 "ROODEPOORT" KR
Site Area: **187.691 Ha**
Vat / Transfer Duty: VAT TBC

TOTAL Site Area: 335.72 Ha



DESCRIPTION & IMPROVEMENTS:

335ha Irrigation, Cattle, Citrus & Game Farm – Naboomspruit (Mookgopong), Limpopo

An exceptional 335-hectare farm nestled at the foothills of the Waterberg Mountains with excellent water rights, fertile land, and modern infrastructure. Ideal for irrigation, citrus, livestock, and game farming.

KEY FEATURES:

- **Size:** 335ha (2 title deeds, VAT registered)
- **Location:** North of Mookgopong with tar road access
- **Land Use:** Irrigation crops, citrus orchards, cattle & game
- **Water:** ±75ha registered rights from Sterkrivier River
 - 3km river frontage
 - 2 large dams & active fountains
 - 74ha under working pivots (various Valley, Zimmatic & Kimberley systems)
 - 3ha citrus under micro irrigation
- **Fencing:** Fully game fenced; predator-proof inner camps
- **Infrastructure:**
 - 1,500sqm steel sheds & storage
 - 265,000L reservoir, pumps & standby generator
 - Cattle & small stock handling facilities
 - Labour housing with services
 - Camping/fishing area with kitchen, bathroom & braai
- **Residences:**
 - Main House: 4 bed, 3 bath, study, entertainment patio, pool & garages
 - Second House: 4 bed, 2 bath, open-plan living, enclosed garden & garages
- **Additional:**
 - Farming equipment (±R2m) optional
 - Excellent roads & scenic mountain views

A prime, move-in-ready farming enterprise offering strong income potential, abundant water, and a superb lifestyle in the heart of the Waterberg.



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

National Register of Water Use Registration Record 27098373

Water Use Registration Record 27098373 is issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act (Act 36 of 1998) to:
Continued from Page 1...

Water Uses

See attached Annexure(s)

Water Use No.	Water Use	Volume	Volume Start Date	Volume End Date
1	21(D)	120 000 CUBIC METRES PER YEAR	2014/12/01	
2	21(B)		2014/12/01	
3	21(A)	172 320 CUBIC METRES PER YEAR	2014/12/01	

Office: Limpopo Office
Regional Office: Limpopo Region

DEPT. OF WATER & SANITATION
REGIONAL OFFICE
REGISTRATION OF WATER

2016 -12- 13

PRIVATE BAG X9808 POLOKWANE 0780
DEPT. OF WATER & SANITATION

Date stamp of issuing office



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

National Register of Water Use Registration Record 27060359

Water Use Registration Record 27060359 is issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act (Act 36 of 1998) to:
Continued from Page 1...

Water Uses

See attached Annexure(s)

Water Use No.	Water Use	Current Authorisation Type	Volume	Volume Start Date	Volume End Date
21(A)		EXISTING LAWFUL WATER USE UNDER SECTION 35(4) OF THE NWA (ACT NO 36 OF 1998)	206 352 CUBIC METRES PER YEAR	1980/01/01	2012/08/30
21(B)		EXISTING LAWFUL WATER USE UNDER SECTION 35(4) OF THE NWA (ACT NO 36 OF 1998)	166 944 CUBIC METRES PER YEAR	2012/10/01	
21(D)		N/A		1980/01/01	

Office: Limpopo Office
Regional Office: Limpopo Region

DEPT. OF WATER & SANITATION
REGIONAL OFFICE
REGISTRATION OF WATER

2015 -08- 13

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DEPT. OF WATER & SANITATION

Date stamp of issuing office

DISCLAIMER:
This Registration Record:
is not an acknowledgement of an entitlement to the registered water use;
may NOT be used to create the impression that it is proof of a water use entitlement. By virtue of section 22(1) of the National Water Act, the only documents that may be used as proof of a water use entitlement, are:
2.1 a licence;
2.2 an official document stating the extent of existing lawful water use pursuant to sections 23 or 26 of the National Water Act;
2.3 a general authorisation as published in the Gazette; or

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2.1 a licence;
2.2 an official document stating the extent of existing lawful water use pursuant to sections 23 or 26 of the National Water Act;



PHOTOGRAPHY









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