

# MASHUDU PRIVATE GAME LODGE

Portion 3 of the Farm 150 "MODDERSPRUIT" KR

724 Ha - Vaalwater, Limpopo



## AUCTION DATE:

THURSDAY 26 FEBRUARY 2026 @ 11H00 - ONSITE & ONLINE



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## TERMS AND CONDITIONS OF AUCTION:

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

### AUCTION DISCLAIMER:

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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.

## LOCALITY

The property is located on the R33 between Modimolle and Vaalwater, in the Limpopo Province. It is conveniently situated approximately 7.5km south of Vaalwater directly east of the R33, which is a well maintained tarred road. This area is traditionally known as a strong commercial cattle and game farming area as a result of the typical Bushveld vegetation and climate conditions.

The following is a breakdown of information obtained from the Agricultural Geo-referenced Information System (AGIS) with regards to the area:

Maximum summer temperature	24.7° - 26.9° C
Minimum winter temperature	5.6° - 7.4° C
Terrain type	Low mountains
Soil classes	Freely drained in low lying areas
Vegetation biome	Savanna
Grazing capacity	11 – 17 hectares per Large Stock Unit
Mean annual rainfall	600 – 800 MM per annum

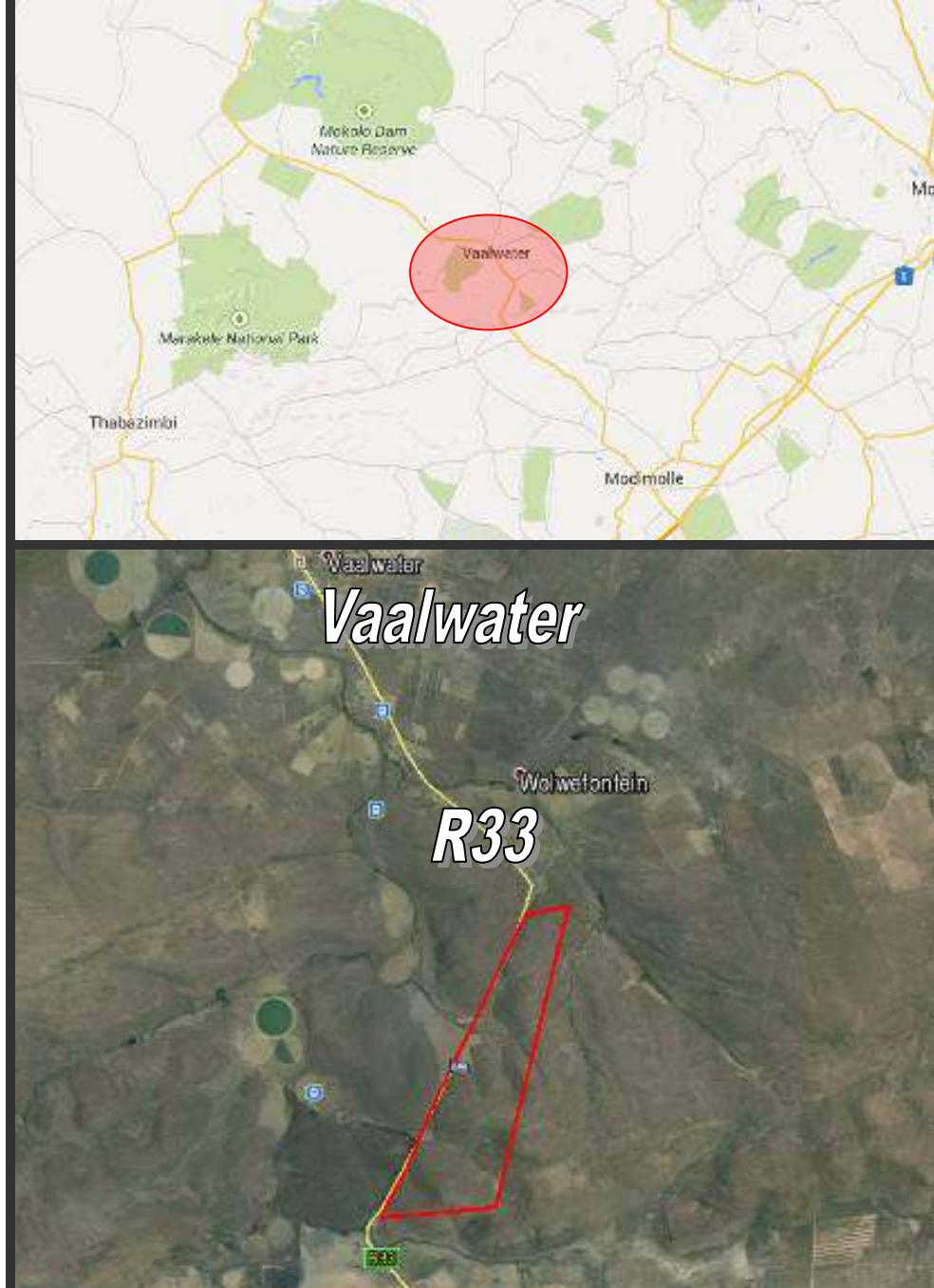
The area is serviced by a well-maintained road network with good access to basic and modern amenities. Eskom provides electricity services to the area and water is generally extracted from equipped boreholes.

Access to the subject property is directly off the R33.

GPS co-ordinates for the property are as follows:

**S -24.3843191623**

**E 28.1435974877**



## LOCALITY

## TITLE DEED DESCRIPTION

**Title Deed Number:** T11889/2018  
**Registered Owner:** MASHUDU PRIVATE GAME LODGE PTY LTD  
**Registered description:** Portion 3 of the Farm 150 "MODDERSPRUIT" KR  
**Site Area:** 724.1991 Ha  
**Vat / Transfer Duty:** VAT TBC



## TITLE DEED DESCRIPTION

## DESCRIPTION & IMPROVEMENTS:

Primary Use: Agricultural – private game lodge

### Improvements

Improvements are located in the centre of the farm, on the western boundary and offer the following:

- Chalets

Five chalets are situated in a single plastered and painted brick building that is covered with a pitched thatch roof. Floors are smooth concrete and a communal patio runs along the northern side of the building. All rooms are en-suite and offer double and single beds. Four units are standard and one is a honeymoon suite.

- Tented camp

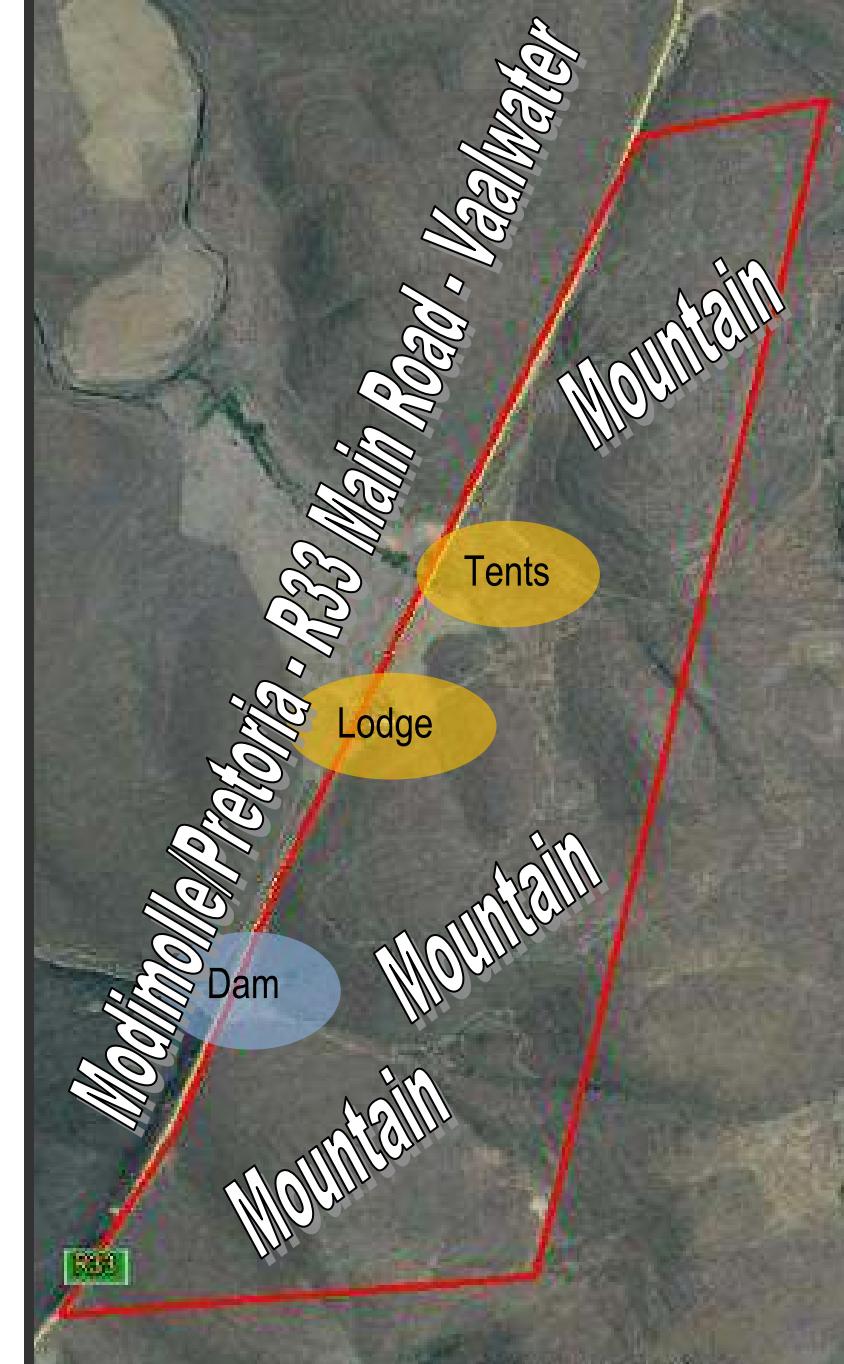
There are 9 tented units that are built on concrete and stone foundations. Each one has a stone outside shower with one double bed, two single beds and a toilet.

- Self-catering unit

There is one building separate from the tents that comprise concrete and stone foundation with thatched roof. The building offers a kitchen with basin and built-in cupboards as well as open boma that is enclosed with timber poles.

- Laundry

This is a plastered and painted brick structure that is covered with a flat IBR roof. It offers three rooms and floors are tiled.



## DESCRIPTION & IMPROVEMENTS

➤ Staff house

This is a plastered and painted brick structure that is covered with a flat corrugated iron roof. It offers a kitchen, lounge, bathroom and three bedrooms.

➤ Manager's house

This is a newly constructed, plastered and painted brick structure under a pitched thatch roof. It offers good quality finishes and has four bedrooms with en-suite bathrooms, large bathroom suitable for paraplegics, kitchen and a large living area.

➤ Chapel

The chapel has open sides and comprises a large double volume structure that is covered with a pitched thatch roof. It is equipped with wooden sleeper benches that can accommodate approximately 200 – 250 guests. The floor consists of natural rock and concrete.

➤ Pool Bar

This structure comprises natural rock and concrete walls with a pitched thatch roof and a smooth concrete floor.

➤ Workshop

This building is constructed of plastered and painted bricks with a smooth concrete floor. It is fitted with a pitched roof that is partly covered with IBR sheets and partly corrugated iron sheets. In addition, there is a fully operational cool room.

➤ Boma

The boma is situated below the chapel and is fully walled with thin reeds. There is also a fire place in the centre with a bar that is constructed of rock and covered with a pitched thatch roof.



## DESCRIPTION & IMPROVEMENTS

- Banquet hall, bathrooms, bart and store room

This is a large gum pole structure under a pitched thatch roof with a smooth concrete floor. There is also a wooden deck over a pond attached to the hall with a thatched canopy. This facility could accommodate approximately 300 guests.

#### ***Site Improvements***

- Full Solar Installation
- Swimming pool
- Children play area
- Construction yard
- Landscaped garden
- Automated backup power generator
- Multiple boreholes
- Shade net carports
- Giant size outdoor chess set
- Duck pond



## **DESCRIPTION & IMPROVEMENTS**



**PHOTOGRAPHY**



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