

# Portion 41 of the Farm 348 “NABOOMSPRUIT” KR

21.4133 Ha - Mookgophong, Limpopo



## AUCTION DATE:

THURSDAY 5 MARCH 2026 @ 11H00 - ONSITE & ONLINE



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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)

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## GENERAL

Property Address:

Portion 41 of the Farm 348 "NABOOMSPRUIT" KR

-24.486406, 28.685189

Suburb & City:

Mookgophong, Limpopo Province



## LOCALITY

## TITLE DEED DESCRIPTION

**Title Deed Number:** T9984/2023  
**Registered Owner:** KAPP CATHARINA MARIA  
**Registered description:** Portion 41 of the Farm 348 "NABOOMSPRUIT" KR  
**Site Area:** 21.4133 Ha  
**Vat / Transfer Duty:** VAT TBC



**TITLE DEED DESCRIPTION**

## DESCRIPTION & IMPROVEMENTS:

### 1) FARM:

- 3 x Fenced Camps/Area's.(fully Game Fenced with Electric wire's as addition)

- 1st area(1.2Ha):

- Outbuildings, 4 x Guest House, 2x Lapa, Chapel, Parking area, Swimming Pool & Main House.

- The 2nd area(6.2Ha) :

- Orchard with 1700 Mango Tree's(equipped with Irrigation System), 16m x 11m Vegetable Garden fully covered with 40% Shade Netting.
  - 1 x Equipped Bore-hole(15,000lit/hour delivering to 2 x 10,000lit), Tanks serving Houses and Mango Tree's.
  - Second Bore-hole indicated by C.P. Leone Bore-hole Surveys, Water at 200m to be Drilled & Equipped.
  - Chapel, 22m x 14m was Built in Orchard for Wedding Functions(can easily be closed as Storage Building)

- The 3rd Area(14Ha) :

- Bushveld with 13 x Njala's and 8 x Impala. A small Koppie/Hill is situated in the back corner of the 4th Camp.
  - PC Wireless, a Communication Firm, has a Tower on the Koppie/Hill providing the owner free Internet Access and 1 x Free Telephone Line.
  - From time to time they will require access to the Tower to service and change Batteries.

### 2) VENUE'S - FOR WEDDINGS, FUNCTIONS, CONFERENCES, ETC.

- a) Lapa(200m<sup>2</sup>) with Wooden Bar equipped with a Wine Cooler & Double Door Bar Fridge.
- b) As part of Main House, below 4<sup>th</sup> Bedroom, Hall fitted with sliding Doors. Adjacent to Hall, 4 x Toilets with Wash basin.

- c) Swimming Pool with Lawn area next to Lapa. On the Lawn are 4 x Umbrellas & 18 x Garden Chairs.

- d) Chapel in front of Lapa with Table, 2 x Chairs and Pulpit. Original Church Bell next to Chapel.

- Lapa(40m<sup>2</sup>) in back Garden used for Kid's Parties, etc. Big Shade Trees, Jungle Gym, Slide & Swings on Lawn.
- Chapel(22m x 14m) in Orchard for bigger Weddings.
- Neat Garden and Lawn for Photo's, etc. Koi Dam with Kois in Garden.
- Various Tables and Chairs, Glasses and Cutlery for Functions.

### **3) MAIN HOUSE - HOUSE GEELHOUT:**

- 4 Bedroom House(Partly Furnished) with 4 x Bathroom, 3 x Ensuite, 3 x Bedroom on Floor Level & 4<sup>th</sup> Bedroom on second Floor with Balcony. 4<sup>th</sup> Bedroom with own Lounge and Workroom/Office.
- Lounge and Sleeper Bar within Dining area, equipped with 2 x Double Door Fridges.
- Playroom
- Kitchen with Dining area, equipped with Electric Stove with two Ovens & two Gas Stoves with Gas Ovens, Double Door Fridge in Kitchen. Cupboards and working area in Kitchen.
- Washing area equipped with two Dishwashers.
- Outside Storeroom for Cleaning Equipment.
- Kitchen and all Bedrooms fitted with Aircon's. All Rooms & Lounge with provided TV connecting points.
- Covered Patio(8m x 12m) situated at the Front Door.

### **4) HOUSE JAKARANDA:**

- Fully Furnished 3 x Bedroom House with 3 x Bathroom(all en-suite).
- Open plan Lounge and Diningroom with equipped Kitchen.
- All Bedrooms fitted with Aircon's. A second LAPA shared by Guests on back Lawn.

### **5) BROODBOOM:**

- Fully Furnished 1 x Bedroom Flat with Bathroom and small area fitted with Kitchen Equipment. Room fitted with Aircon and TV.

### **6) SILVER OAKS:**

- Fully Furnished 2 x Bedroom House with 2 x Bathroom(all en-suite), Lounge , Diningroom and Equipped Kitchen. All Bedrooms fitted with Aircon's. Lounge has a TV.

### **7) WITSTINKHOUT I:**

- Fully Furnished 2 x Bedroom Apartment. Bedroom with Fridge, 2 x Plate Stove, Microwave, Kettle & Cutlery. 1 x Room with 1 x Double bed. Separate Shower ,Toilet & Basin serving both Rooms.

### **8) GARAGES:**

- 5 x Garage with Roll-up Doors, fitted with Racks and Ceiling.

## **DESCRIPTION & IMPROVEMENTS**

## **9) BUILDING CONSISTING OF WORKSHOPS, LAUNDRY AND CARAVAN GARAGE:**

- 1x Open Workshop area, 1x Workshop fitted with Roll-up Doors and Storage Racks. Work Benches x2 fitted in open area of Workshop.
- Caravan Garage, currently used as Parking fitted with Racks for Storage of Decor, etc.
- Laundry room with Geyser and Wash Basins. Laundry Lines next to Laundry room.

## **10) BUILDING CONSISTING OF SERVANTS KITCHEN, BEDROOM AND STORAGE AREA.**

- Kitchen for Servants, fitted with Basin, 1 x Room with two Single Beds and Cupboard.
- Open Store area under Roof. (Game Feed, etc.)
- Adjacent to Building is a 9m x 7m Steelframe covered with Shade Netting and Equipped with 6 x Steel Tables for growing Seeds and Plants. Spraying System in place.

## **11) POWER AND WATER SUPPLY:**

- 3Phase Electricity is supplied from the Municipality. 1 x Connection to the Raw Water system from Municipality, which is only used for the Garden area around the Swimming Pool. A 45KVA Generator(to assist during Power Failures).

## **12) EQUIPMENT:**

- 3 Wheeler Scooter with Tip Bucket used for bringing Mango Crates from Orchard to sorting area.
- Small John Deere Tractor with attachments.

## **13) FURNITURE, LINEN, CUTLERY, ETC.**

- A complete Inventory List will be prepared for Buyers.

## **14) RENOVATIONS:**

- Owner busy Painting all Buildings outside Walls and Roofs.



**PHOTOGRAPHY**



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