

GARM FARM - ALLDAYS MUSINA

10 238 Ha - Alldays, Musina , Limpopo



FOR SALE

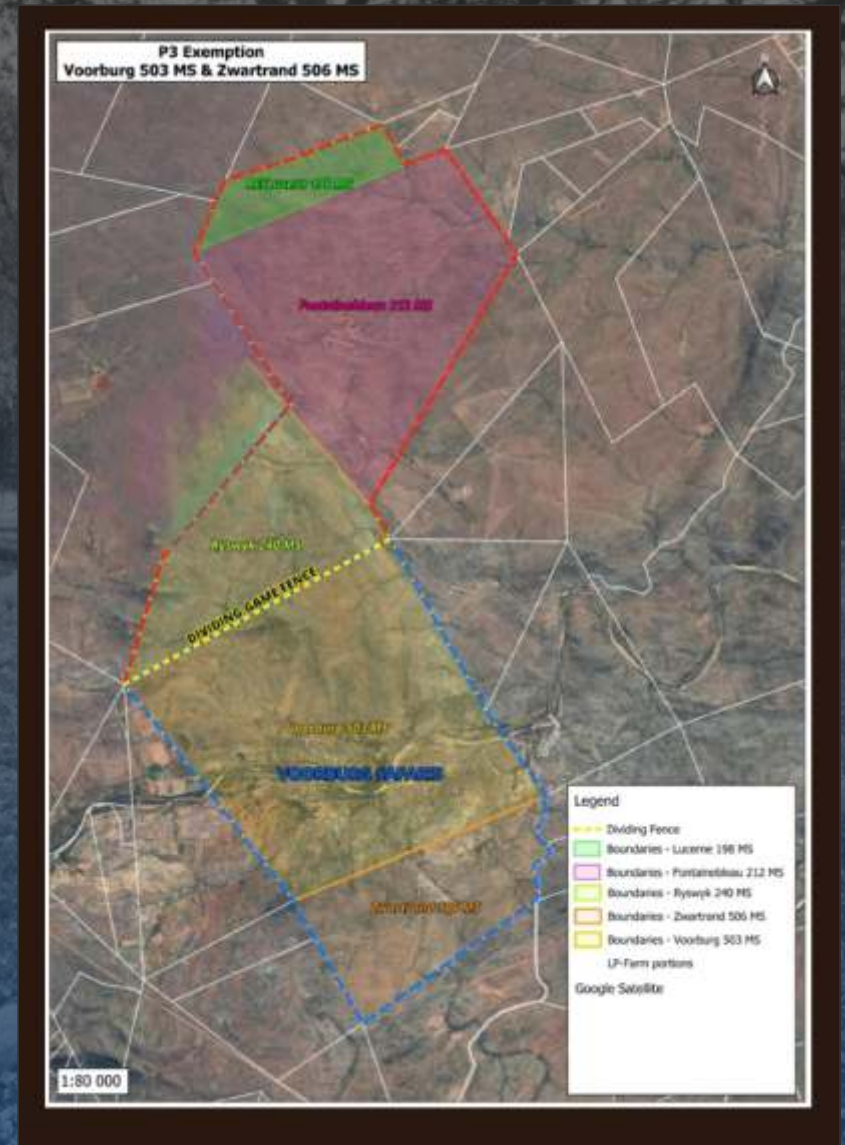
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SALE DISCLAIMER:

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GENERAL

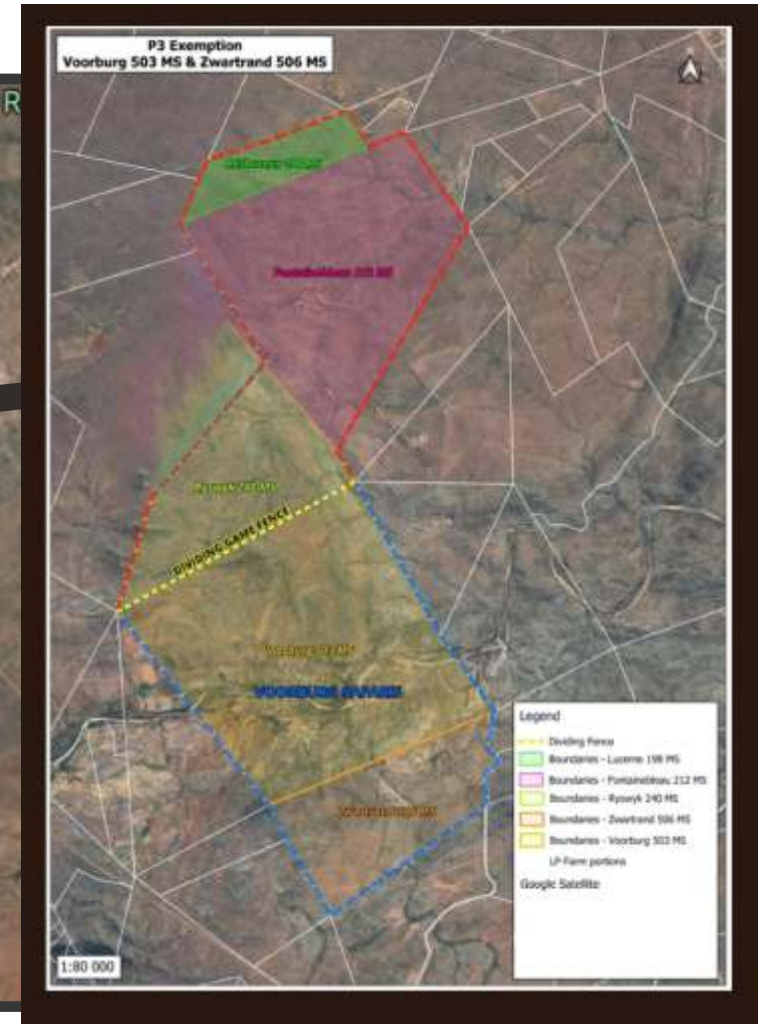
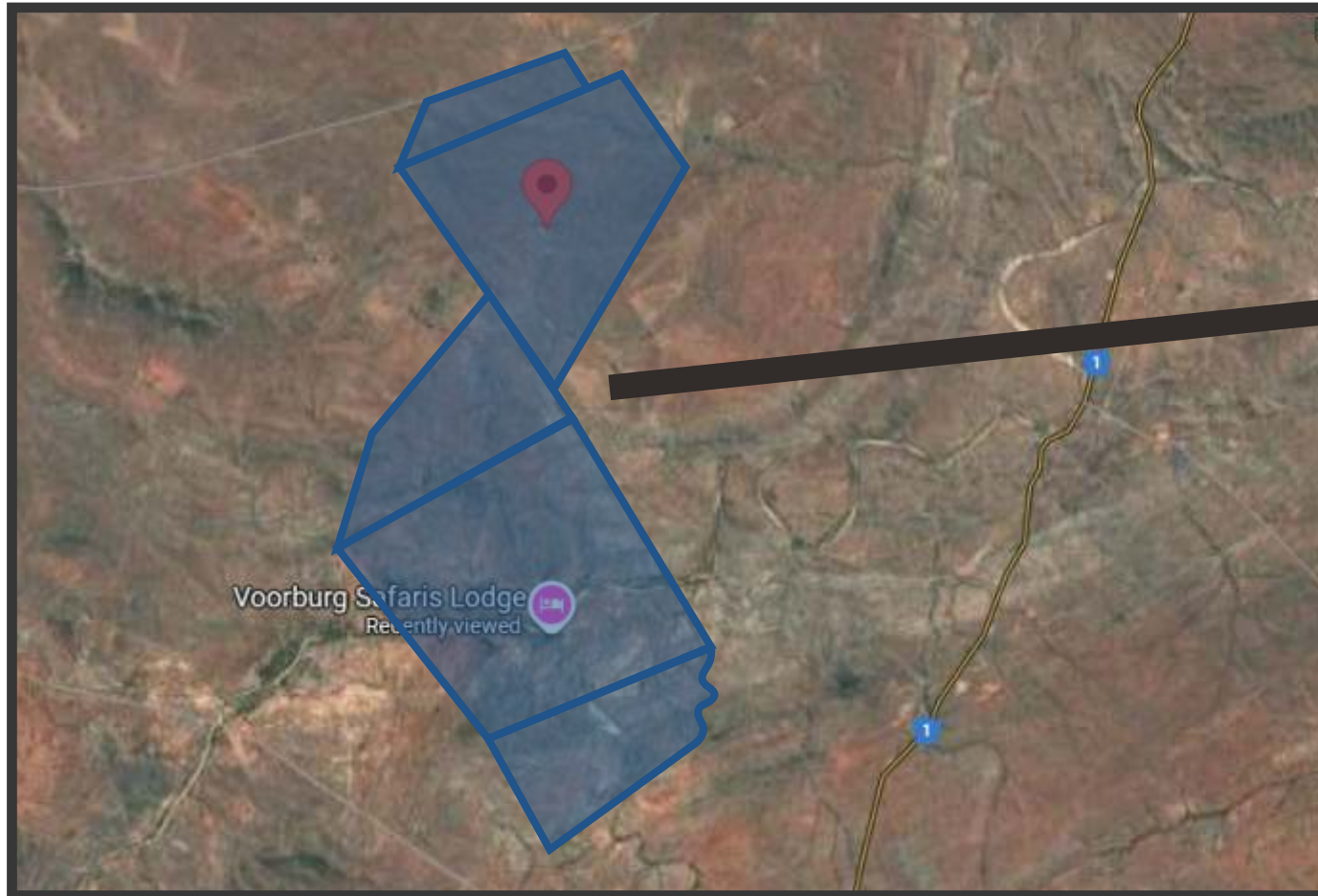
Property Address:

Portion 0 of the Farm 212 "FONTAINEBLEAU" MS
Portion 0 of the Farm 240 "RYSWYK" MS
Portion 0 of the Farm 198 "LUCERNE" MS
Portion 0 of the Farm 506 "ZWARTLAND" MS
Portion 0 of the Farm 503 "VOORBURG" MS

-22.448763, 29.851511
-22.492033, 29.82847
-22.414621, 29.839746
-22.56616, 29.862825
-22.527378, 29.844753

Suburb & City:

Alldays, Musina , Limpopo



LOCALITY

TITLE DEED DESCRIPTION

TOTAL Site Area: 10 238.1208Ha

1

Title Deed Number: T29825/1980PTA
Registered description: Portion 0 of the Farm 212 "FONTEINEBLEAU" MS
Site Area: **2920.2399 Ha**
Registered Owner: FONTAINEBLEAU LANDGOED PTY LTD
Vat / Transfer Duty: VAT TBC



2

Title Deed Number: T16064/1984PTA
Registered description: Portion 0 of the Farm 240 "RYSWYK" MS
Site Area: **1493.25 Ha**
Registered Owner: ESMELAU EIENDOMME PTY LTD
Vat / Transfer Duty: VAT TBC



3

Title Deed Number: T80123/2000PTA
Registered description: Portion 0 of the Farm 198 "LUCERNE" MS
Site Area: **486.3496 Ha**
Registered Owner: ESMELAU EIENDOMME PTY LTD
Vat / Transfer Duty: VAT TBC



4

Title Deed Number: T11376/1995PTA
Registered description: Portion 0 of the Farm 506 "ZWARTLAND" MS
Site Area: **1360.2313 Ha**
Registered Owner: ZWARTLAND GAME RANCH PTY LTD
Vat / Transfer Duty: VAT TBC



5

Title Deed Number: T35499/1989PTA
Registered description: Portion 0 of the Farm 503 "VOORBURG" MS
Site Area: **3978.05 Ha**
Registered Owner: KOOS MINNAAR TRUST
Vat / Transfer Duty: VAT TBC



TITLE DEED DESCRIPTION

DESCRIPTION & IMPROVEMENTS:

10,238 ha Game Farm – Musina, Limpopo

Five adjoining farms. With hunting lodges, solar infrastructure, abundant water, and rich biodiversity, ideal for eco-tourism, conservation, or hunting safari ventures

KEY FEATURES:

- **Size:** 10,238 hectares (5 farms combined)
- **Accommodation:** Multiple lodges – from luxury to authentic safari style
- **Water:** Dams, natural waterholes & river frontage
- **Infrastructure:** Private runway, solar grid, road networks & staff housing
- **Landscapes:** Vast bushveld, open savannah & rocky outcrops
- **Game-Fenced:** Secure and well maintained reserve
- **Wildlife Diversity:** Trophy species, plains game & rare antelope

GAME COUNT:

Northern Section:

- 394 x Impala
- 74 x Kudu
- 8 x Cape Eland
- 39 x Gemsbuck
- 103 x Giraffe
- 10 x Waterbuck
- 13 x Nyala
- 3 x Zebra
- 9 x Red Hartebeest
- 1 x Roan Antelope
- 1 x Blue Wildebeest
- 1 x Ostrich
- 5 Springbuck
- 1 x Tsessebe



Southern Section:

- 2500 x Impala
- 170 x Kudu
- 139 x Eland
- 25 x Gemsbuck
- 216 x Giraffe
- 110 x Waterbuck
- 60 x Nyala
- 21 x Zebra
- 2 x Red Hartebeest
- 6 x Bushbuck
- 13 x Blue Wildebeest
- 27 x Golden Wildebeest
- 5 x Ostrich
- 7 x Sable

Additional species include diverse plains game, birdlife, and rare antelope. Potential for reintroducing iconic Big 5 species such as lion, rhino, and elephant.

ACCOMMODATION & INFRASTRUCTURE:

- Luxury lodge with full guest facilities
- Traditional hunting lodge for safari experiences
- Staff accommodation & service buildings
- Solar-powered, self-sustaining systems
- Reliable water infrastructure throughout

LOCATION:

- 50 km from Musina, Limpopo – private and accessible.



SOUTHERN REGION

VOORBURG

503 MS (3978.0501 HA)



Exceptional Farm Property for Sale - Sandrivier Region

A rare opportunity to acquire a scenic, well-developed farm with diverse natural features and infrastructure – ideal for tourism, wildlife, or agricultural development.

OUR FACILITIES

Accommodation & Infrastructure

- Main Lodge with 8 well-appointed chalets nestled along the Sandrivier
- Slaughter facility and 3 workers' Wendy houses
- Eskom power connected – ±4 km power line running through the property to the lodge

Water Supply

- 3 Solar-powered boreholes servicing:
 - Bush Camp
 - Nyala Camp
 - Gamsbok Camp
- Licensed dam

Landmarks & Geology

- Iconic "Texas Koppie" – a standout geological feature
- Beautiful flat ridge with historic stone-packed terraces
- Variety of Black Reef hill formations
- Rich stone and rock diversity throughout the landscape



ZWARTRANDT

506 MS (1360.2313 ha)



Nestled in a serene and unspoiled natural setting, this remarkable farm offers a unique blend of infrastructure, water resources, and biodiversity—ideal for game farming, eco-tourism, or a private retreat. With established solar and Eskom power, a restorable lodge, permanent water sources, and rich geological features, the property presents a rare opportunity to invest in a landscape where nature and functionality meet in perfect harmony.

OUR FACILITIES

Property Highlights

- Main Farmhouse with large hangar and residential camp
- Electricity: Solar-powered with additional Eskom line (±2 km through the farm)
- Old Lodge Structure: Restorable, includes 5 chalets
- Natural Spring: Permanent water source with reeds
- ±6 Underground River Channels traverse the property

3 Boreholes (Solar-Powered)

servicing:

- Main House
- Klipspringer Area
- 4-way Trough Station
- Scenic Topography: Variety of koppies (rocky hills) and diverse rock formations
- Borders the Lilliput railway track

Unique Natural Feature: High concentration of Impala lilies naturally growing in a specific area, indicating healthy, undisturbed wild vegetation



ZWARTRANDT

506 MS (1360.2313 ha)



NORTHERN REGION

LUSERN

198 MS (486.3496 HA)



Prime Agricultural Block with Strong Water & Easy Access

Situated along the northern boundary adjacent to the Venetia Mine tar road, this 486-hectare portion offers excellent water and grazing potential – ideal for livestock, irrigation farming, or game development.

FACILITIES

Key Features:

- Excellent water supply – strong, clean, and reliable
- 1 Solar-powered borehole servicing the Lusern block
- Direct tar road access on the northern boundary (Venetia Mine road)
- High-quality grazing with well-established grasslands
- Approximate number of seasonal river inlets (exact count to be confirmed)



FORTEINEBLEAU

212 MS (2920.2402 HA)



High-Potential Game & Tourism Property with Exceptional Water and Infrastructure

This expansive 2,920-hectare block is a prime opportunity for wildlife, eco-tourism, or game breeding. With robust infrastructure, excellent natural water sources, and diverse terrain, the property is ideally suited for large-scale operations and offers remarkable development potential.

FACILITIES

Key Features:

- Massive main farmhouse with 2 large storage buildings and buffalo bomas
- 2 Landing strips suitable for light aircraft
- Lodge with 5 chalets
- Fully solar-powered – no Eskom connection
- Permanent earth dam
- Scenic rocky outcrops and koppies
- Strong, clean underground water – located in a catchment zone
- Excellent natural grazing fields
- 2 Solar-powered boreholes servicing:
 - Gemsbok
 - Additional infrastructure (unnamed)
- High density of Baobab (Kremetart) trees – a natural indicator of good water retention
- Estimated number of river inlets (exact figure to be confirmed)



RYSWYK

240 MS (1493.2508 ha)



Expansive and Diverse Property with Water Infrastructure & Scenic Terrain
Spanning over 1,493 hectares, this portion of land offers significant potential for agriculture, eco-tourism, or game farming, with water infrastructure, varied topography, and access to the renowned Mmamolomo ridges.

FACILITIES

Key Features:

- 1 x Registered dam license with a large, permanent earth dam
- 1 x Non-perennial earth dam – excellent potential for development
- Rock ridges and part of the Mmamolomo range included on the property
- 3 Solar-powered boreholes supplying water to:
 - Bosvark
 - Bush Camp (Boskamp)
 - Cement site
- Estimated number of seasonal river inlets (exact number to be confirmed)



















PHOTOGRAPHY





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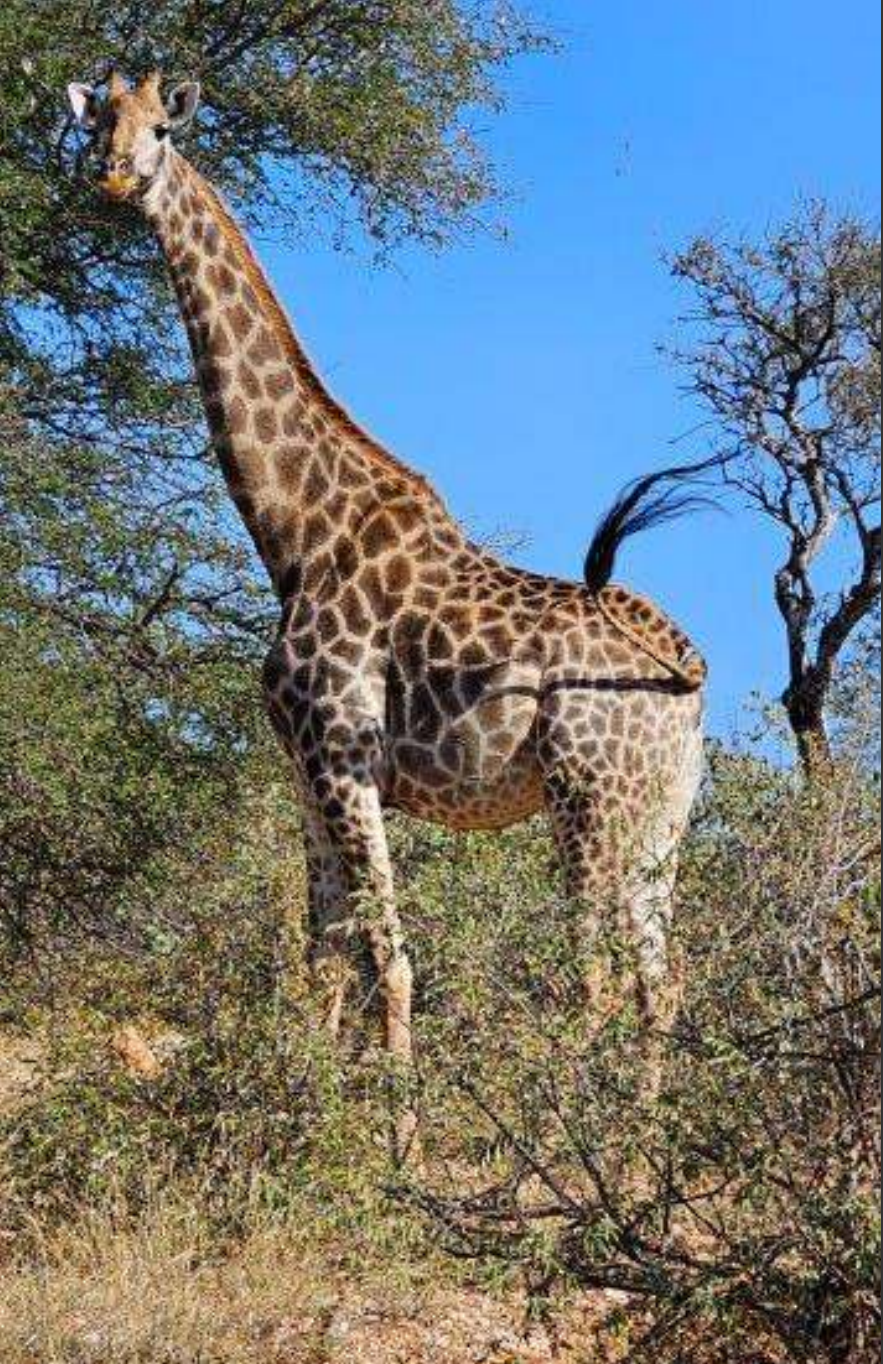


PHOTOGRAPHY













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