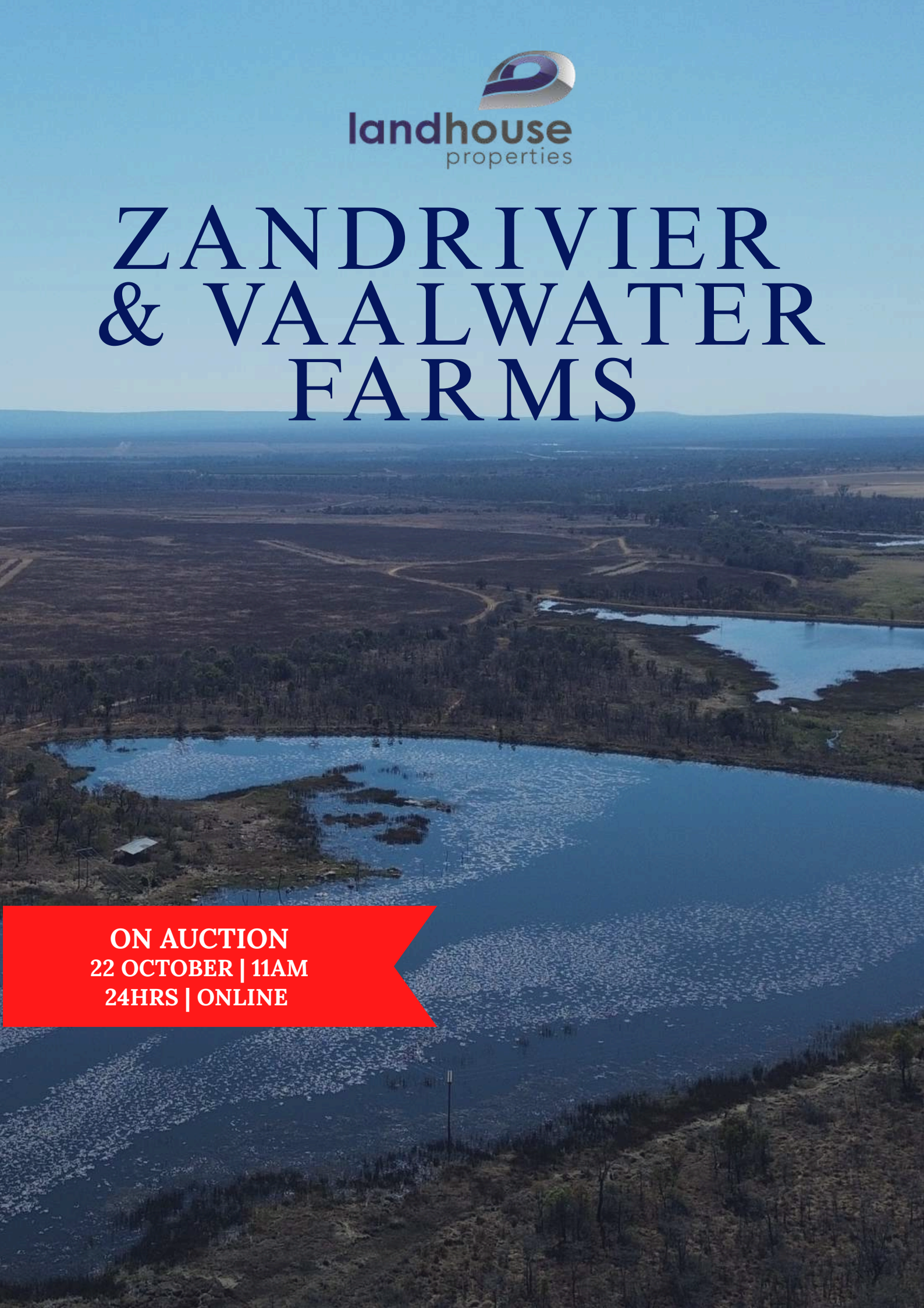
landhouse properties

ZANDRIVIER & VAALWATER FARMS



ON AUCTION
22 OCTOBER | 11AM
24HRS | ONLINE

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SALE DISCLAIMER

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GENERAL

Our Mission

Our bespoke marketing is tailored for any client's needs, ensuring maximum exposure and a successful
relationship with our clients.

Our Vision

To be the leading auction and sales platform in the agricultural sector.

Terms and Conditions

- Deposit - 10% Payable on the day of the auction.
- Commission - 4% (plusVAT) payable by the purchaser on the day of the auction over and above bid price.
- Guarantees - 21 (Twenty One) days from date of acceptance.
- Confirmation - 7 (seven) days
- VAT / Transfer Duty - VAT
- Bidding Registration Fee - R50 000.00 (Refundable if unsuccessful)

A SUBSTANTIAL AGRICULTURAL OPPORTUNITY ALONG THE MOKOLO RIVER

Ideally positioned directly west of Vaalwater along the Mogol River, this substantial 1,388.6893-hectare agricultural property offers a compelling combination of scale, water resources and established infrastructure.

The property incorporates extensive irrigation infrastructure, including multiple Mogol River extraction points, boreholes, four usable earth dams and nine equipped centre pivots covering approximately 302.5 hectares, creating a strong foundation for agricultural production.

A range of residential, staff, workshop, storage and utility improvements across Vaalwater and Zandrivier further enhance the property's functionality, making this an exceptional opportunity for buyers seeking a sizeable and well-infrastructured agricultural holding in the Vaalwater area.

LOCALITY:

PROPERTY ADDRES: Farm Vaalwater 137 KR and Farm Zandrivier 138 KR

SUBURB AND CITY: Vaalwater, Modimolle/Mookgophong Municipality

On a macro level, the subject farm is situated in the Limpopo Province within the boundaries Mogalakwena Local Municipality. Limpopo is the northernmost province of South Africa. It is named after the Limpopo River, which forms the province's western and northern borders. The name "Limpopo" has its etymological origin in the Northern Sotho language word diphororo tša meetse, meaning "strong gushing waterfalls". The capital is Polokwane, formerly called Pietersburg. The subject farm is located directly west of Vaalwater, along the Mogol River.



TITLE DEED INFORMATION

SITE AREA: 1388.6893 ha

232.8035 ha

REGISTERED DESCRIPTION: Remaining Extent of Farm Vaalwater 137 KR

1061.6278 ha

REGISTERED DESCRIPTION: Remaining Extent of Farm Zandrivier 138 KR

94.258 ha

REGISTERED DESCRIPTION: Remaining Extent Portion 1 of Farm Zandrivier 138 KR

DESCRIPTION AND IMPROVEMENTS

WATER

Zandrivier

- 3 boreholes
- 3 extraction points from the Mogol River
- 4 earth dams for irrigation purposes

Vaalwater

- 3 Boreholes
- 1 extraction point from the Mogol River

Water Usage:
Total Abstraction Volume: 2 727 432 m^3
Total Storage Volume: 631 324 m^3

EQUIPPED CENTRE PIVOTS

- CP1: 41 Ha
- CP2: 52 Ha
- CP3: 7.5 Ha
- CP4: 34 Ha
- CP5: 34 Ha
- CP6: 34 Ha
- CP7: 34 Ha
- CP8: 34 Ha
- CP9: 32 Ha

TOTAL: 302.5 Ha

TRANSFORMERS

Zandrivier:

- 4 x 100 KvA

Vaalwater:

- 1 x 100 KvA
- 1 x 50 KvA

DESCRIPTION AND IMPROVEMENTS

Zandrivier
Main Farm house
3 bedrooms
Bathroom
Large farm kitchen
Lounge
Patio
Office

Face brick cottage
2 bedrooms
Open lounge and kitchen

Thatch Rondavel
Single room studio with shower

Vaalwater
Main house
4 bedrooms
Bathroom
Large lounge
dining room
kitchen
garage
Pool

Second house
3 bedrooms
Bathroom
Lounge
Kitchen

Chapel buildings

2 x Dam facing studios with kitchenette and showers
Chapel – fitted with Kitchen

DESCRIPTION AND IMPROVEMENTS

IMPROVEMENTS – VAALWATER

Staff & Utility Buildings

- Staff accommodation: Brick building with flat IBR roof
- Shed: Plastered and painted brick building with pitched IBR roof

IMPROVEMENTS – ZANDRIVIER

Workshop & Storage

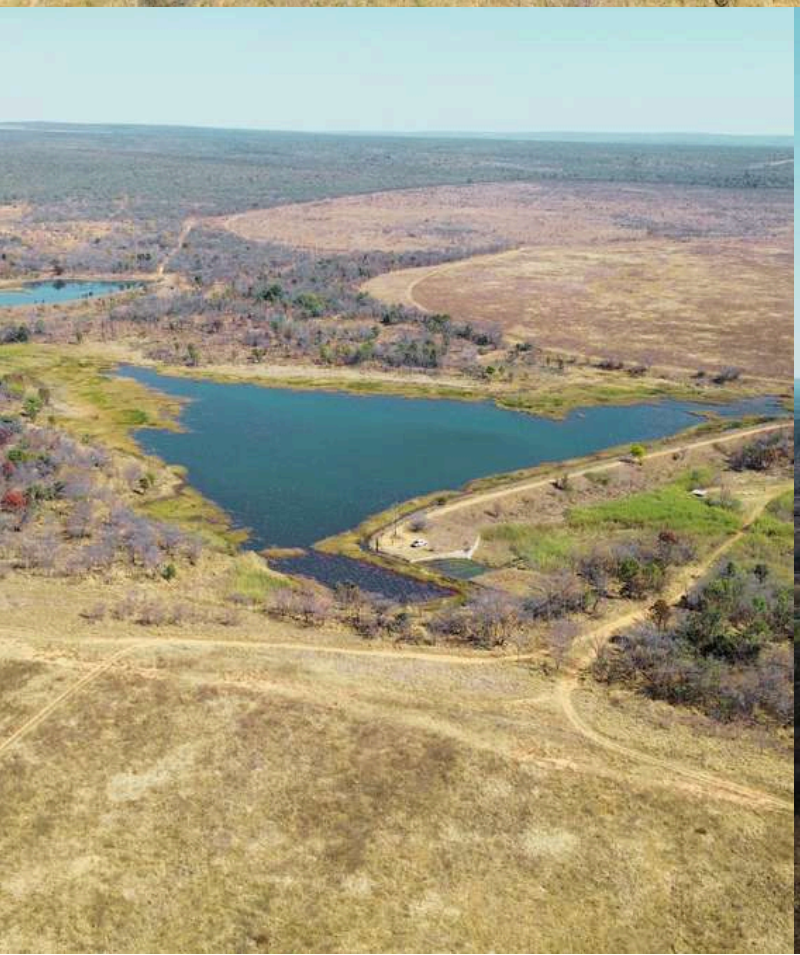
- Steel workshop with pitched iron roof, concrete floor and electricity
- Double-volume steel workshop with IBR roof
- Large open-sided implement store with IBR roof, paved floor and electricity
- Face brick store with pitched IBR roof
- Brick storeroom with concrete floor and attached lean-to
- Poison store with flat IBR roof
- Storeroom incorporating a slaughtering facility and storage area
- Separate ablution

Proven Agricultural Production Potential

With a long-standing history of excellent crop yields, this farm presents a compelling opportunity for investors seeking scalable agricultural land with proven potential. The property has successfully produced a diverse range of crops, including peanuts, sugar beans, seed maize, potatoes, white maize, wheat, oat grass and yellow maize, demonstrating the versatility of its agricultural soils. The highly suitable soil types provide a strong foundation for continued crop production, offering the opportunity to maintain and potentially expand a diversified cropping operation. With its established production history and broad range of suitable crops, the farm represents a valuable agricultural investment with strong long-term production potential.


9/2023
PAR Zeederberg
34 Ha
32 Ha
34 Ha
34 Ha
34 Ha
34 Ha
7.5 Ha
41 Ha
52 Ha
OBARO Vaalwater
Image © 2023 Airbus
Image © 2023 Maxar Technologies
Imagery Date: 7/16/2023 24°18'07.83" S 28°05'30.37" E elev 0 m



































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