

PROPERTY INFORMATION PACK

INVESTOR'S DREAM OPPORTUNITY 3 GAME FARMS WITH LUXURY IMPROVEMENTS

 : GERARD HARDING
 : 064 758 2738
 : gerard@tirhani.co.za

Tirhani Auctioneers Gauteng CC; Reg.: 2008/016935/23

Physical Address: 1 Centex Close/Corner Katherine Street | Eastgate Ext 4 | SANDTON | 2090

Postal Address: Box 2591 | RIVONIA | 2128 | Telephone: +27 (0) 11 608 2280 Facsimile: +27 (0) 86 605 0350

Website: www.tirhani.co.za | Email Address: property@tirhani.co.za



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NOTICE TO BUYERS & DISCLAIMER

IMMOVABLE PROPERTY

NOTICE TO BUYERS

Confirmation Period	:	14 days confirmation period by the seller
Deposit on Purchase Price	:	10% payable by electronic transfer (EFT)
Guarantees on Balance	:	30 days from date of acceptance
Buyer's Commission	:	6% plus VAT over & above purchase price
Outstanding Rates and Taxes, & Levies	:	SELLER is liable for all outstanding rates and taxes, & levies

Bidders must adhere to FICA requirements on registration. No cash will be accepted at the auction. No exceptions.

DISCLAIMER

The details provided in this document have been gathered from various sources and are supplied in good faith. Therefore, Tirhani Auctioneers does not guarantee the correctness of the information as it is for reference purposes only.



GENERAL INFORMATION

3 Exclusive game farms adjacent to the Dinokeng Big 5 Game Reserve with a total land area of 1627ha.

The topography of the area is mainly flat with some small rocky hills and parts of open savannah. The habitat is a mix between sweet and sour veld. There are various species of tree life including Acacia species, Sickle Bush, Wild Raisin, with Boekenhout being the predominant species.

You will find an abundance of bird life including the annual migration of Blue Crane and Secretary Birds.

Game species on the property include Buffalo, Golden Wildebeest, Blue Wildebeest, Black Impala, Black Springbuck, Sable, Giraffe, Gemsbok, Eland, Waterbuck, Zebra, Impala, Blesbok, and Nyala.

Income generators for the game farm include:

- Lucerne and maize fields under pivot irrigation (pumping rights from Elands River)
- Palm Tree nursery (approximately 1200 trees)
- Colour variation game breeding
- Local/International trophy and biltong hunting

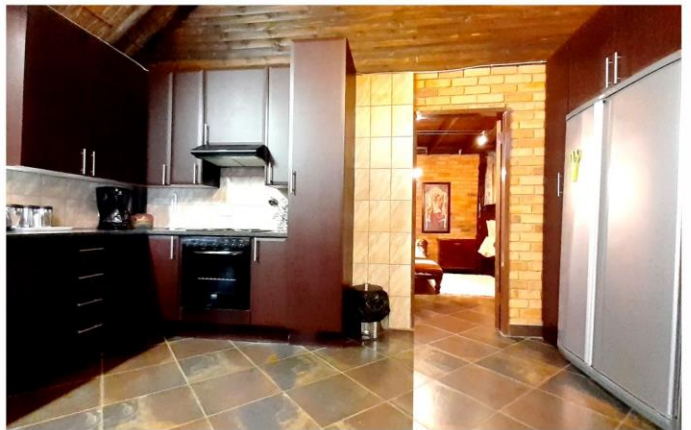
There is a total of 9 earth dams and 8 boreholes (4 equipped).

All properties are Eskom powered with automated backup generator power supply for all lodges.

There are no land claims against any of the properties.



RE of Farm 241 Varkfontein



Property Details

REGISTERED ADDRESS : RE of Farm 241 Varkfontein Reg Div: JR GAUTENG

ERF / STAND NUMBER : Erf 241

ERF / STAND SIZE : 399.4877 ha

TITLE DEED NUMBER : T101751/2013

GPS COORDINATES : -25.4664, 28.5616

Property Description

A tranquil bush setting with an abundance of game and bird life for a romantic escape to the bush or for an ideal game hunting experience.

A luxurious, secluded self-catering Honeymoon Suite cottage with all the mod cons that one could want yet still experiencing a true romantic escape into the bush. With a direct view to the only watering hole on the property, you are guaranteed a close-up viewing experience with the various game and wildlife gathering to drink early in the morning and during the late afternoon.

Honeymoon Suite (the property is fenced in and has an alarm system installed)

- Large covered patio / entertainment area
- Built-in braai
- Private heated swimming pool
- Private lapa
- Large open plan lounge with seating for up to 6 people
- Fully equipped open plan kitchen
- Queen/King sized bedroom with four poster bed
- Built in vanity area and cupboards
- Full bathroom with a private outdoor shower
- Airconditioned throughout



Portion 1 of Farm 241 Varkfontein



Property Details

REGISTERED ADDRESS : Portion 1 of Farm 241 Varkfontein Reg Div: JR GAUTENG

ERF / STAND NUMBER : Erf 241

ERF / STAND SIZE : 875.3983 ha

TITLE DEED NUMBER : T101751/2013

GPS COORDINATES : -25.4746, 28.5500

Property Description

Offering a Conference / Function Venue and accommodation of 7 chalets of various sizes, with beautifully laid out gardens with palm trees and magnificent Koi ponds. This venue is ideal for team building, large family functions or group getaways.

The conference venue offers a fully functional catering kitchen, large boma and braai area, children's play area.

For game hunts, there is an onsite fully equipped butchery with walk in cold storage available.

The Elands River forms part of the farm, with water rights. Pivot irrigation feeds water to the Lucerne and maize fields. This property also features a Palm tree nursery.

There are 14 different game species on the farm, which includes a buffalo breeding project. The farm would be ideal to continue game farming and breeding. Although being powered via Eskom power, the property has back-up generators installed.

Main Camp / Conference Centre

- Communal fully equipped catering kitchen
- Function area which can be set up as required
- Large lounge
- Boma with braai facilities
- Swimming Pool
- Children's outdoor entertainment area
- Koi Ponds
- Landscaped gardens with indigenous trees and palm trees

Accommodation / Chalets

- *7 Chalets with accommodation for up to 35 people*
- 1x 1-bedroom chalet en-suite & airconditioned
- 5x 2-bedroom chalets en-suite & airconditioned
- 1x 3-bedroom chalet en-suite & airconditioned

Additional Property Features

- Avery
- Fully equipped and functional butchery with walk-in cold-room
- Workshops
- Storerooms



Portion 2 of Farm 241 Varkfontein



Property Details

REGISTERED ADDRESS	:	Portion 2 of Farm 241 Varkfontein Reg Div: JR GAUTENG
ERF / STAND NUMBER	:	Erf 241
ERF / STAND SIZE	:	352.4116 ha
TITLE DEED NUMBER	:	T101751/2013
GPS COORDINATES	:	-25.4674, 28.5317

Property Description

A truly one of a kind main lodge or private residence, in addition to 3 private chalets, is situated on the property. The house was renovated in 2015 with the eye on maintenance free living.

Surrounded by palm trees and Koi ponds, the Main Lodge exudes pure luxurious 1950's retro Hollywood style. Boasting a breath taking custom designed open-plan kitchen with top of the line equipment, a 12-seater bar, entertainment lounges, a cinema, heated swimming pool with an automated deck pool cover, this is an investment opportunity not to be missed. No expense has been spared to make this a true one of a kind Hollywood style luxury escape.

The kitchen in the main lodge has been custom designed and features top of the line SMEG appliances, Caesarstone counter tops, and custom-made light fixtures.

The 3 chalets on the main lodge property are all self-catering and have braai areas and lapas to relax at and enjoy the outdoors. Access to the main lodge is a short walk through manicured gardens surrounded by palm trees.

The secluded rustic stone constructed rondavel bush camp surrounded by palm trees, with a large braai area and lapa where you can relax and enjoy the gorgeous sunsets after a successful day of hunting or game viewing on the property.



MAIN LODGE / PRIVATE RESIDENCE

The building has a central climate control air-conditioning system
 The pool deck has been constructed from composite decking
 All windows and external foldable doors are aluminium

Ground Floor

Large entrance hall with waterfall feature windows

Designer Open Plan Kitchen

- Smeg Victoria Traditional Range (TR4110PI) with 7 burner gas hobs with main, secondary & third oven
- Smeg Extractors over oven
- Built in Steam Oven
- Built in Microwave Oven
- 2x Smeg 60cm Retro Fridge/Freezer
- Caesarstone countertops
- Built in dishwasher

Downstairs Rooms

- 2 large entertainment lounges
- Dining area with 16 seat table
- 12 seats Built in Bar with Pool Table
- Additional office / entertainment room off second lounge
- Guest Toilet
- Double wooden stairway leading to second floor

Second Floor

Opens onto retro 1960's soda fountain bar area which leads into the 8-seat cinema.
 3 Luxurious and private bedrooms lead off from the retro soda fountain bar area.

Retro Soda Fountain Bar Area

- 5 seat 1960's style soda fountain bar
- Antique 1960's Coca Cola branded drinks fridge (fully operational)
- Genuine Mustang front grill wall feature with working headlights

8 Seat Cinema

- 8 Luxury leather cinema seats (can accommodate 12 seats)
- Cinema projector
- Cinema screen
- Professional surround sound cinema speakers on walls
- Soundproof room



Outdoor Area and Gardens

- Heated swimming pool surrounded by composite decking with automated deck cover
- Lapa with bar and seating for large parties
- Landscaped garden with palm trees
- Children's entertainment area with in-ground trampoline
- Koi ponds

Other property features

- 4 Car garage (2x Double lock up garages)
- Paved driveway
- 4 Car carport
- Storerooms
- Butchery with walk-in cold-room
- Eskom Powered
- Generator
- 2x Boreholes

Gym

- Airconditioned
- Wall to Wall Mirrors
- Cardio/Weight Training equipment
- Sauna
- Shower and Toilet

Separate Outdoor Entertainment Area (Man Cave)

- Complete with build in cupboards and braai pit
- Lockable

Chalets

3 luxury chalets are on the same fenced in property as the main lodge / private residence

3 Bedroom Chalet (Stone Built)

This chalet was one of the original buildings on the property and is built from locally sourced stone from the property

- Open plan kitchen
- Lounge area
- Full bathroom
- 2 downstairs bedrooms
- 1 Loft bedroom
- Shared Lapa and braai area with the other 2 Chalets



2 Bedroom Chalets (x2)

Each Chalet has the following

- Open plan kitchen
- Lounge area
- Full bathroom
- 2 Bedrooms

Bush Camp Chalet (the property is fenced in and has an alarm system installed)

This chalet was one of the original buildings on the property and is built from locally sourced stone from the property.

- Airconditioned throughout
- 2 Bedrooms (sleeps 4-6 people)
- Cosy lounge area
- Open Plan kitchen
- Full Bathroom
- Lapa with braai area



MAPS

Aerial View: RE of Farm 241 Varkfontein



Aerial View: Ptn 1 of Farm 241 Varkfontein



Aerial View: Ptn 2 of Farm 241 Varkfontein

