



GREEN VALLEY

Portion 1 measuring 44.536 ha and the remaining extent of Portion 2 measuring 87,5201 ha of the farm Boekenhoutplaat 436 Registration division K.R. Northern Province. Totalling 132.0561 ha in extent.

A BEAUTIFUL FARM THAT OFFERS IT ALL!!

R 4.2 million

This Farm has been sought after for many years!! Water rich with 4 dams, one of which is very large stocked with Bass and Kurper and has a small island. A perennial waterfall and stream, (the beginning of the Sand River starts on this property) as well as 4 (four) eyes of springs that run the entire year. It boasts beautiful scenery and in addition has an excellent location /positioning. Two houses with Beautiful entertainment areas and a cottage. Green Valley offers lots and lots of existing infrastructure for animal husbandry and HUGE potential for further development, given its immediate neighbours. No land claims.

On Green Valleys northern border lies Waterberg Game Reserve, on its Eastern border lies Elements (PGA rated golf course and development) and its Southern border lies Mabalingwe Game Reserve, to its West lies a cattle farm. Whatever it is that you are looking for in a farm Green Valley offers it all and more If you don't know the area ... or this farms many special features ... you urgently need to view it, in this very special area of the Waterberg.

The farm is cattle fenced on three sides with its northern border being game fenced (+- 3km)

Location: Cyferfontein Road, Bela-Bela, Limpopo Province, Southern Africa.

Size: 132, 0561 Ha

Fencing: Cattle Fenced— Northern Border Game fenced (+-3km)

Roads: Internal Dirt roads.

Water:

- Boreholes — 4 - 2 fully equipped (1 x lister engine, 1 x electric pump)
- 4 Ground Dams – 1 very large – naturally fed. (Large Mouth Bass and Kurper)
- 4 Eyes of springs (run the entire year)

- Stream with Waterfall (perennial)

Electricity: 2 x Eskom three phase transformers.

Ecozone - Bushveld **Sub Ecozone** - Central Mountain Bushveld
 Altitude 1200 - 1500 m
 Rainfall 650- 900 mm per year
 Temp Extremes 6 degrees in winter to 39 degrees in summer

Infrastructure (see photo's below)

The farm has a huge amount of infrastructure and buildings as well as facilities for extensive animal husbandry.

Internal game fenced area of 5 HA. Within this enclosed area the following infrastructure exists;

First Farm House is brick and under thatch.

- * Two bedrooms with BIC
- * one bathroom
- * open plan lounge and dining area
- * kitchen
- * mezzanine level

An oblong brick structure under a corrugated roof which offers;

- * **Cottage** - 1 x Bedroom and 1 x bathroom, separate toilet and has built in cupboards
- * **Office / study**
- * **Double garage**
- * **Outhouse**

Lapa - stone walled, paved and has a built in braai.

Gardens - extensive and beautiful gardens

Swimming Pool and pool entertainment area under thatch.

Small Aviary

Outdoor Bread Oven

Concrete reservoir/dam.

Small **shed** (near water reservoir)

Large **Peach Packing sheds** and **storage rooms** – Brick - corrugated roof.

Tractor Shed – Brick – corrugated roof.

Infrastructure outside of the enclosed area;

2nd Farmhouse –

- * 3 Bedroom - with BIC
- * 1 bathroom
- * Lounge
- * Study
- * Kitchen
- * Swimming Pool – Large
- * Lapa - under thatch – and brick braai

* Double carport

Offices x 2 – Brick - under corrugated roof with central area.

A Large **Barn** – Brick - corrugated roof.

A Cattle Feed lot with a **steel kraal area**, cattle **dipping facilities** and a **loading ramp**.

Sheep Pens, Sheep Dipping facility and **Pig Sties**

Chicken - 3x Large **chicken sheds** – concrete with tin roof (capacity 15 000 chickens) – Another 3 sheds unroofed.

2 x **Workers Houses**. (Brick with corrugated roofs)

1 x Concrete **Reservoir/Dam**

2 x Small **sheds**.

Fruit Trees – Peach, Naartjie and Lemon Trees

Herb Garden

Game - Free roaming game found occurring on the farm, Kudu, Reedbuck, Eland, Nyala, Duiker, Impala, steenbuck, bush buck, warthog, jackal, caracal, porcupine etc.

Bird Life - A vast amount of bird life including many water loving birds inc. Fish Eagle, Ducks etc

Amphibious – Large Mouth Bass, Kurper, Terrapins, Crabs etc.



Entrance Road



Green Valley Sign



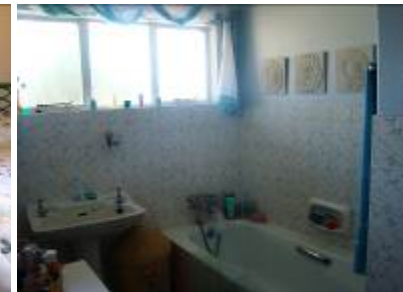
View



Thatched House



Pool and Pool Thatched entertainment area





Extensive Gardens



Naartjie Cottage, Study and Garages



Herb Garden by river



Lapa and Braai area



Peach Packing Shed and Store



Gardens from Patio



2nd house with Offices in background



Carports



2nd House

Entertainment area





Chicken Sheds



Quarry Dam



Barn



Tractor Shed



Steel Cattle Kraal



Sheep Dip

Please Contact: Pete Lourens 083 655 3617 for more detail, any questions you may have or to view.