

Large Game Farm in the Waterberg Valley

FARM:	Game Farm
Size:	Total Size 1635 hectares. 3 Title Deeds. <ol style="list-style-type: none">1. 352,07042. 637,73663. 637,2598
Location:	40Km west of Mookgapong / Naboomspruit in the Waterberg Valley
Drive time:	From Johannesburg – 2 to 2 and a half hours.
Flying time:	From Johannesburg – 50 minutes by helicopter
Fences:	Entire farm is game fenced +/- 25 Km, 24 Km of which is electrified. 3 Camps fully electrified. Balance of perimeter electrified. 1 portion is predator proofed (Nyala).
Game Boma 1:	Big game sorting and loading boma. 4 Enclosures, 4 sliding steel gates
Game Boma 2:	Properly roofed with IBR. 2 Enclosures under roof, feed storage area under roof, Each enclosure opens to outside roaming enclosures.
Water:	Piped to Game Bomas Three streams Five earth dams Six boreholes One permanent spring
Treehouse:	Highly romantic “honeymoon” treehouse. Bedroom, bathroom, Kitchenette, deck. 12 meters off the ground.
Treehouse Plunge Pool	Built into the wall of an earth dam. Take a swim 3m from the Hippo
Lodge 1:	2 Chalets with bathrooms en suite. Pool and beautiful viewing deck. Large entertainment area under thatch. Additional appointed ablutions.
Lodge 2:	Partially constructed 3 suite facility
Farm Buildings:	550m ² Warehouse 84m ² Workshop / Toolshed Separate vehicle bays for 5 vehicles Vehicle work pit
Labourer Accom:	1 x 3 Bedroom house with bathroom 2 Separate showers, 2 Toilets, Kitchen, Lounge and dining room
Additional Labour Accommodation:	6 Rooms. Shared kitchen,

Supervisors Cottage: 1 Bedroom. 1 Bathroom. Open plan lounge kitchen.

Managers House: 3 Bedroom house, 2 Bathrooms, open plan lounge / dining room, kitchen, pantry

House 2: 2 Bedroom house, 2 Bathrooms, open plan lounge / dining room, kitchen.
3 separate thatched rooms.

Pastures and Grazing: Enhanced pasture, 210 hectares with a mix of Couch grass, Rhodes grass, Love grass and Bread grass. Overseeded and established.

Pivot: 1 x 2 and a half span pivot. 2 Pivot points.





GAME COUNT AND VALUE:

GAME	TOTAL	VALUE PER ANIMAL	TOTAL VALUE
Eland	23	5,500.00	126,500.00
Kudu	21	2,800.00	58,800.00
Red hartebeest	13	5,500.00	71,500.00
Bushbuck	15	3,600.00	54,000.00
Blesbuck	35	900.00	31,500.00
Impala	72	1,000.00	72,000.00
Impala Male (Trophy)	8	1,500.00	12,000.00
Giraffe	6	17,000.00	102,000.00
Wildebeest	44	2,400.00	105,600.00
Wildebeest Male (Trophy)	6	4,000.00	24,000.00
Zebra	9	4,900.00	44,100.00
Waterbuck	13	4,000.00	52,000.00
Hippo	3	35,000.00	105,000.00
Gemsbok	4	5,500.00	22,000.00
Nyala	18	6,500.00	117,000.00
Rietbuck	6	600.00	3,600.00
TOTAL			1,001,600.00

Also Occurring:

- Steenbok
- Duiker
- Oribi
- Warthog
- Bushpig
- Honeybadger
- Aartvark
- Caracul
- Cape Fox
- Black backed Jackal
- Serval
- Civit
- Banded Mongoose
- Brown Hyena
- Cheetah
- Leopard

Not included in purchase price – to be negotiated.

Vehicles & Farm

Equipment:

- 440 Massey Ferguson Tractor with hydraulic front end scoop
- 135 Massey Ferguson Tractor
- Landrover Bakkie
- Toyota Cruiser Game Viewing vehicle
- 2 wheel trailer for tractor
- 4 wheel trailer for large tractor
- Fire Fighting Unit (mounts on Bakkie or trailer)
- Fire Fighting Unit permanently mounted on trailer
- 1 x 1.5m slasher
- 1 x silage cutter (used for chopping up lucern)
- Disc
- Plough