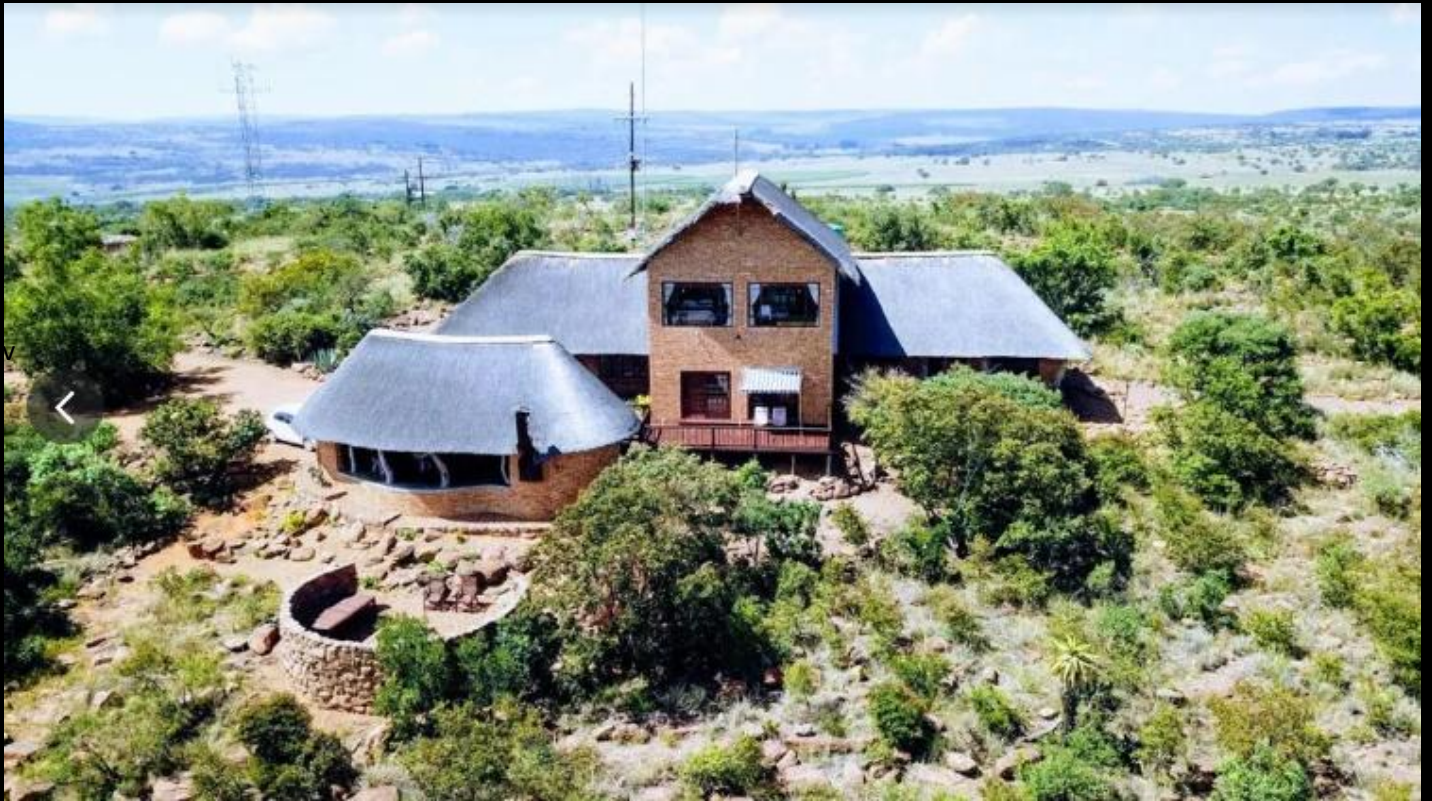




**VENDITOR**  
AUCTIONEERS



**LIQUIDATION | URGENT SALE**

**FARM 117 ZAAGKUIL  
REGISTRATION DIVISION KR  
NABOOMSPRUIT | LIMPOPO**

*“Shared entrance with a neighbouring farm called  
Rietbokvallei / Nua Ranch”*



# VENDITOR

## AUCTIONEERS

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#### **Disclaimer:**

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.



The background is a solid dark gray. It features several abstract geometric shapes: a large, light gray 'V' shape in the upper left; a red parallelogram in the upper right; and a large, light gray 'W' shape in the lower half. The text 'LIGHTSTONE REPORT' is centered horizontally in the middle of the image.

# LIGHTSTONE REPORT



# V VENDOR AUCTIONEERS

## LIGHTSTONE

P

Property Details

FARM

Kr, Limpopo

Suburb: Modimolle/Mookgophong Non Urban

LAND SIZE (REGISTERED)

1985.4297 ha

LAND SIZE (CADASTRAL)

1991.5468 ha

LEGAL

Farm 117 "ZAAGKUIL" Portion 0

Reg Div: "KR"

Province: "LIMPOPO"

Coordinates: [-24.196062,28.447707](#)

[Google maps](#) | [Street View](#)

LAST SALES PRICE

R1 500 000

LAST SALES DATE

1999/10/31

Behoudeniskloof

Elandsbosch

### Property Information

- **Zoning:** Agricultural
- **Closest Town:** Mookgopong (+/- 57.2 km away)
- **Road Access:**
  - **Tar Road:** +/- 33.7 km
  - **Dirt Road:** +/- 23.5 km
  - +/- 109 km from Polokwane

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# V VENDOR

## A U C T I O N E E R S

### Servitude Road

A servitude road approximately 2.8 km in length runs across the farm. This road is the **sole access route** for a community of **50 households**, making it a critical piece of infrastructure.







## PROPERTY DETAILS



## FARM DESCRIPTION

### Dwellings & Accommodation

#### Main House (+/- 395m<sup>2</sup>)

- Lapa
- Swimming pool
- Enclosed patio
- Flatlet

#### Staff Accommodation (+/- 73m<sup>2</sup>)

#### House 2 (+/- 215m<sup>2</sup>)

- Patio
- Single garage

#### House 3 (+/- 218m<sup>2</sup>)

#### Thatched Lodge House (*Double & Single Storey Sections*) (+/- 291m<sup>2</sup>)

- Lapa
- Wooden-structure patio
- Carport
- Storage room
- Cold room

#### Cottages 1–5 (+/- 350m<sup>2</sup>)

- Open patios

### Storage Facilities

### Nursery Area



# V VENDOR AUCTIONEERS

## Fences

- No internal camp fences exist
- Game Fencing

## Water

- 5 Dams
- 3 Fitted boreholes

***"Game on the farm was not counted"***

**Click on link:** [DRONE VIDEO](#)



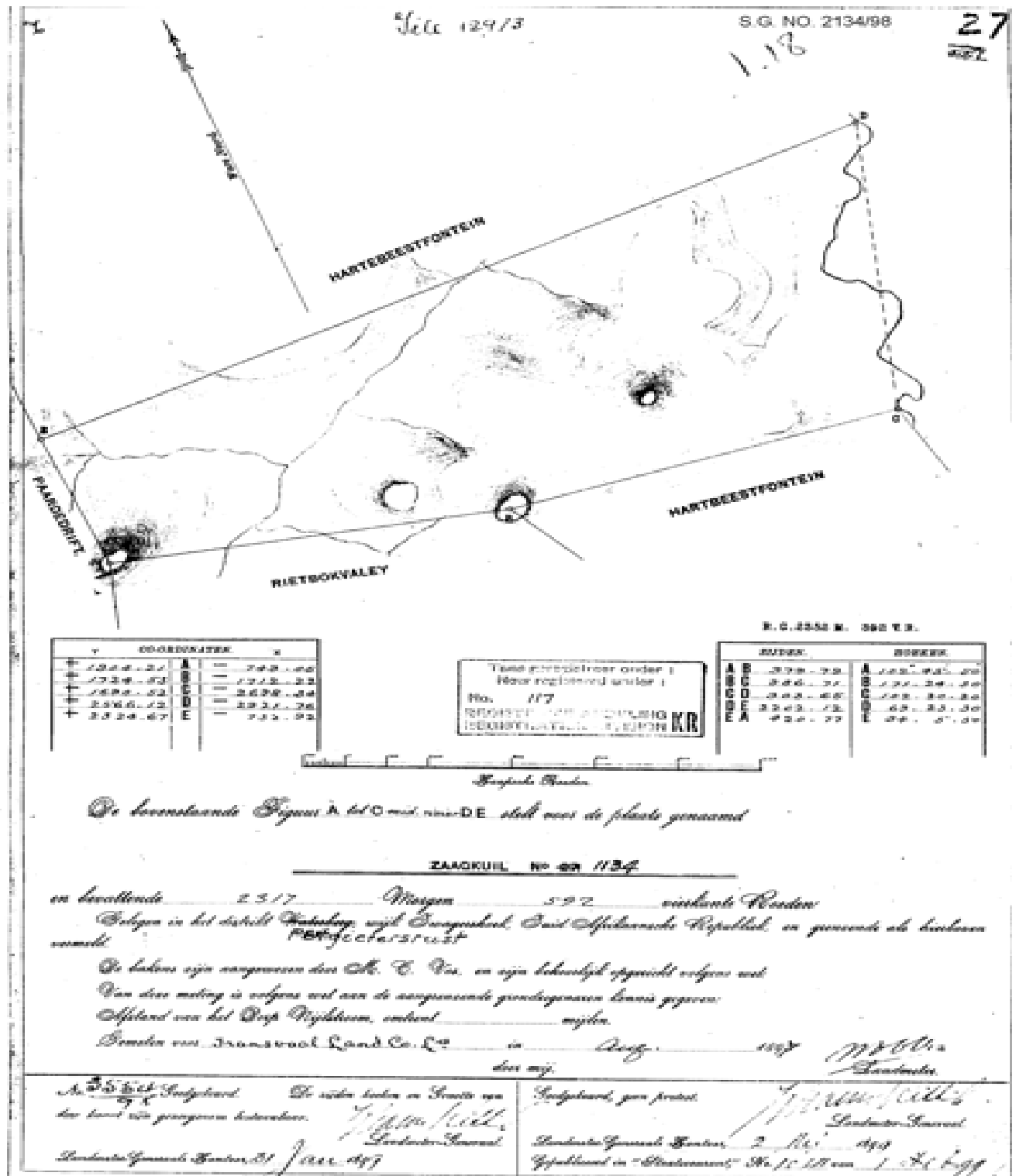
**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.**

**Any offers received will be submitted to the sellers for possible consideration**



# VA VENDOR AUCTIONEERS

## SG DIAGRAM







# **TERMS AND CONDITIONS**



# V VENDOR

## A U C T I O N E E R S

- 10% Deposit is payable upon signing of the agreement
- The Seller is **registered** VAT registered.
- The Offer is subject to the acceptance of the seller.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots, "as is".
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

### KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15976LJ

Proof of payment: [leoniej@venditor.co.za](mailto:leoniej@venditor.co.za)







# VENDITOR

## AUCTIONEERS



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Queenswood, Pretoria



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