



GAUTENG

SINCE 1964

*Optimizing your assets*

# INFO PACK

## TIMED ONLINE AUCTION



### ONLINE BIDDING OPENS:

Wednesday, 19 November 2025 @ 12:00

### ONLINE BIDDING CLOSES:

Thursday, 20 November 2025 @ 12:00

### AUCTION ADMINISTRATOR

Mariska Strassburg

[mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za)

086 111 8267



**± 2 130 HA IRRIGATION FARMS (FRUIT & CROPS)  
WITH WATER RIGHTS & ± 1550 HA GAME FARM !!  
ABUNDANCE OF WATER, & IMPROVEMENTS  
PIVOTS, COLD ROOMS & WASHING PLANT  
OFFERED SEPARATELY  
MOOKGOPONG (LIMPOPO HIGHLANDS RESERVE)**



**How to register:**

Bidders to register online (visit our website [www.vansauctions.co.za](http://www.vansauctions.co.za))  
or email [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za)

Registration fee of R 150,000 payable via EFT only,  
FICA documents required to be able to register.

**Please Note:**

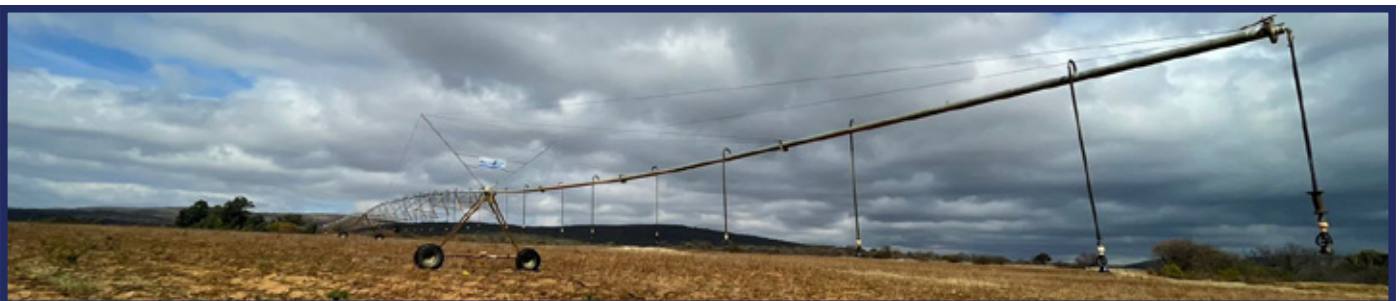
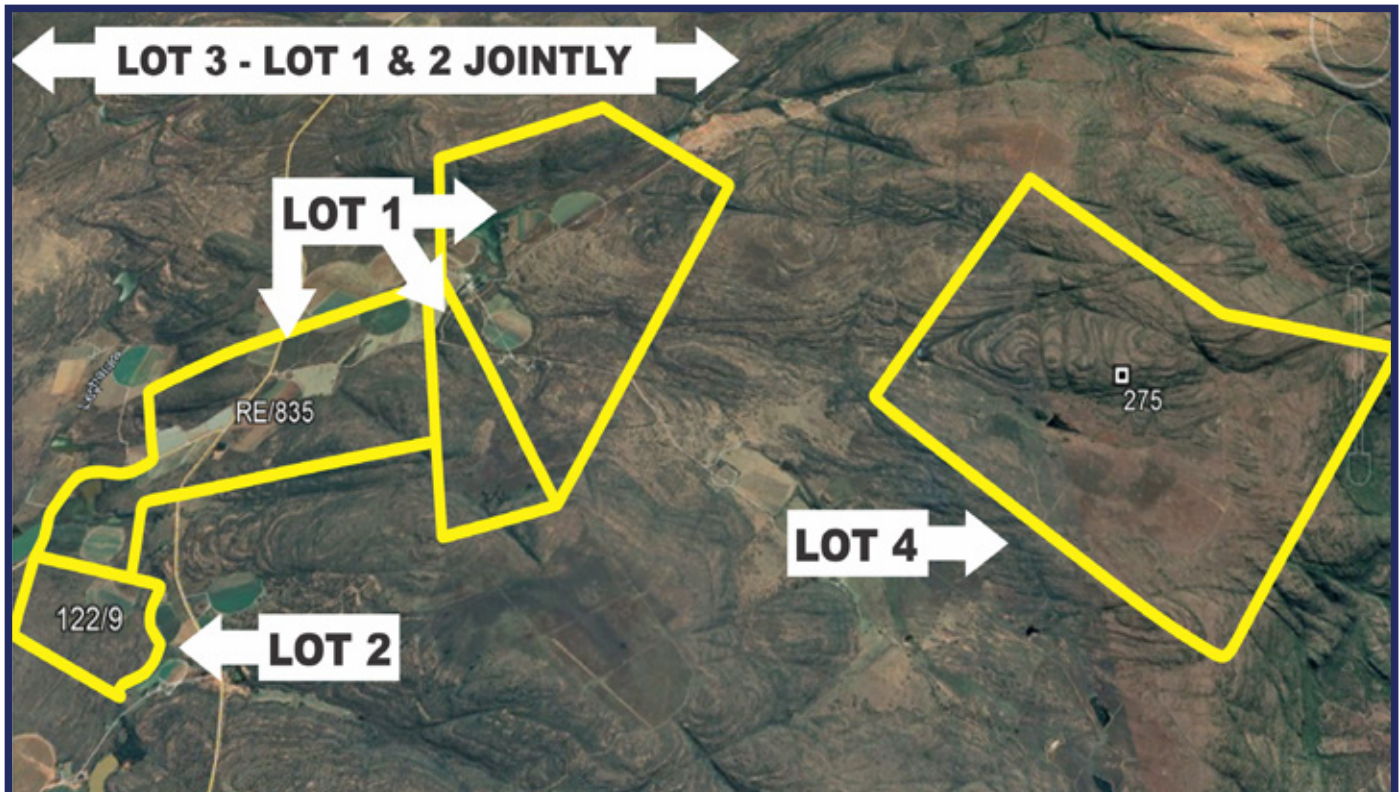
**Online Bidding Opens: 12:00 on Wednesday, 19 November 2025**  
**Online Bidding Closes: 12:00 on Thursday, 20 November 2025**

**Disclaimer:**

The information supplied in this document has been sourced from various institutions.  
Van's Auctioneers does not guarantee the correctness thereof,  
the information is supplied in good faith and for information purposes only.  
The photographs & information herein was supplied in August 2022 and June 2023.



# GENERAL INFORMATION



## Conditions of sale:

- *Subject to confirmation by Seller.*
- *Right is reserved to add or remove lots.*
- *The Seller is a VAT registered vendor*

### Properties;

- *10% deposit payable by way of electronic transfer.*
- *Commission plus Vat on the commission payable by the Purchaser*
- *Guarantees for balance within 45 days after confirmation,*
- *Occupation on date of registration of transfer of the property.*

### Pivots & Movable Assets;

- *Full purchase price plus commission plus VAT on the commission payable by the purchaser, by way of electronic transfer.*











# LOT 1

<b>Subject Property:</b>	Remaining Extent of the Farm De Hoop 835, Registration Division KR, Limpopo Province. Portion 1 of the Farm De Hoop 269 and Farm Kwaggahoek 269, Registration Division KR, Limpopo Province
<b>Joint Extent:</b>	± 2010 ha (± 580 ha; ± 220 ha & ± 1210 ha)

## Improvements: (6792 m<sup>2</sup>)

- Dwelling
- Outbuilding
- Carports
- Office building
- Open sided shed
- Barn/workshop
- Canteen
- Packaging store & cold rooms (2 730 m<sup>2</sup>)
- Covered loading/storage areas
- Workers accommodation



## Water distribution network & water entitlements:

- Surface water and Lephalala river. 273600 m<sup>3</sup> water entitlement
- Surface water, Snyspruit. 779765 m<sup>3</sup> water entitlement
- **Spectacular catchment dam!!**

## Land use & circles with pivots: (Pivots offered separately)

### Remainder of Farm de Hoop:

75 ha Irrigation crop land

± 59 ha permanent crop land.

- 1 x 5-Tower 360 pivot (25 ha)
- 1 x 3-Tower Bosal Waterplan pivot (2 x 10 ha)
- 1 x 3-Tower Stettyn pivot (2 x 15 ha)

**Ptn 1 of Farm de Hoop 269:** 3 ha orchards and natural grazing

### Farm Kwaggahoek 268:

85 ha irrigation crop land

1 ha permanent crop land

30 ha irrigable land

- 2 x 4-Tower Valley pivots ( 20 ha each)
- 1 x 5-Tower Valley pivot (30 ha)
- 1 x 3 Tower 360 pivot (15 ha)

## Orchards: ± 43 ha apples and ± 33 ha stone fruit

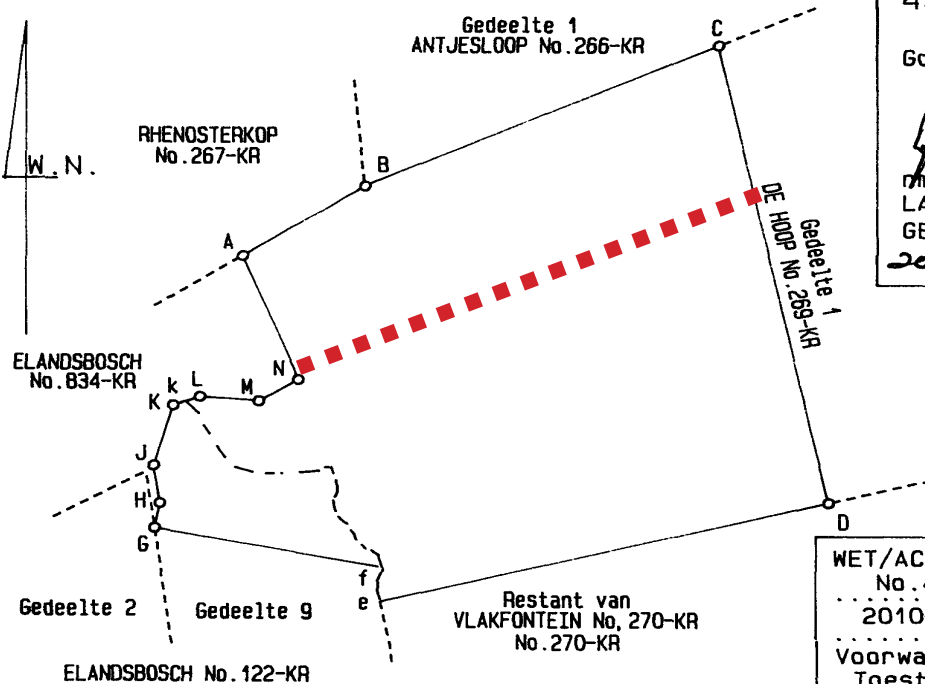
- ± 28,175 ha orchards under permanent hail nets.
- ± 46,79 ha orchards not covered by shade net:
- All permanent crops are under micro irrigation.



# SG DIAGRAM - FARM DE HOOP 835

## KANTOOR KOPIE

### DIAGRAM VIR GEKONSOLIDEERDE TITEL



L.G. No.  
430/2011

Goedgekeur

*[Signature]*  
ms.  
LANDMETER-  
GENERAAL  
2011-07-04

WET/ACT 70/1970  
No. 45676  
2010-11-22  
Voorwaarde van  
Toestemming

#### Komponente:

1. Die figuur ABCD e middel van Rivier k LMNA stel voor die Restant van die plaas DE HOOP NO. 269-KR.  
Sien diagram L.G.No. A 5465/1906. Transportakte No. DB 299f.44
2. Die figuur Kk middel van Rivier fGHJK stel voor Gedeelte 10 van die plaas ELANDBOSCH No. 122-KR. Sien diagram L.G.No. 428/2011.  
Transportakte No.

Skaal 1: 40 000

Die figuur A B C D e middel van Rivier f G H J K L M N A

stel voor 867,0133 hektaar grond, synde

die plaas DE HOOP No. 835-KR

en bestaan uit komponente 1) en 2) hierbo genoem.

Limpopo Provinsie

Saamgestel in Maart 2011 deur my

*[Signature]*

P.D. Bekker PLS 0041  
Professionele Landmeter

Hierdie diagram is geheg aan No.	Die oorspronklike kaart is	Leer KR 835
ged.	L.G. No.	M.S.
t.g.v.	Transport	A.P.
Registrateur van Aktes Pretoria	Grondbrief	Komp. KR - 2C KR - 4A

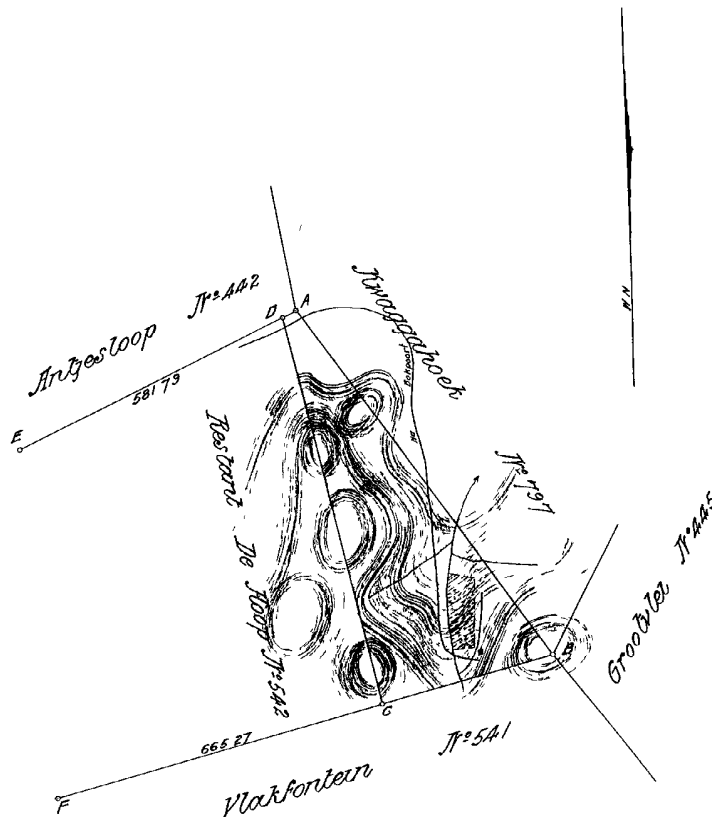
# SG DIAGRAM - FARM DE HOOP 269

Model B2 voor onderverdeling van plaats of Gedeelte van plaats  
Ksaam No. 4462-1926

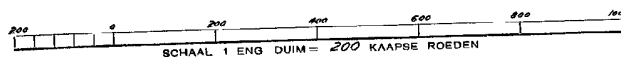
A. No. 4322

26

ZYDEN	HOEKEN	(v) CO ORDINAATEN (x)
AB 869 68	A 98° 1' 20"	A + 7344 82 + 17020 35
BC 348 92	B 71 30 40	B + 6615 63 + 16546 40
CD 821 12	C 86 46 20	C + 6528 07 + 16884 15
DA 27 35	D 103 41 40	D + 7333 26 + 17045 14
	E	E + 7087 37 + 17572 42
	F	F + 6361 14 + 17528 14



De Bovenstaande Figuur  
No. 269  
REGISTRASIE AFDELING  
REGISTRATION DIVISION



De Bovenstaande Figuur — ABCDA —  
258 Morgen 00 Vierkante Roeden, zynde — gedeelte 1 A —  
van de plaats — De Hoop No 542 —  
blykens Kaart genmerkt A No 5465/06 betreffende Akte van Transport No. 4184, gedateerd 22 Mei 1920 uitgemakt ten faveure van  
C J Erasmus c s' son Gelegen in het Distrikt — Potgietersrus —  
Wyk — Magalaksen — Provincie Transvaal Begrens so als hierboven aangetoond  
De Bakens zyn opgerioht volgens Wet

Gemeten in Oktober 1926

door my *[Signature]*  
Landmeter

Goedgekeurd

*[Signature]*  
Landmeter-Generaal

8 NOV 1926

Deze Kaart behoort tot Akte van Tr/3409/26  
op heden uitgemakt ten faveure van

Registrateur van Akten



# SG DIAGRAM - FARM KWAGGAHOEK 268

15

S.G. OFFICE COPY.

SG. NO. A. 6200/05

FORM A

SIDES	ANGLES	(v) CO ORDINATES (x)
AB 495 79	A 154° 11' 40"	A +7344 82 +17020 35
BC 482 23	B 99° 31' 30"	B +7836 68 +17082 68
CD 694 76	C 143° 18' 20"	C +7975 58 +16620 83
DE 1263 20	D 82° 41' 20"	D +7738 50 +15967 77
EA 869 68	E 60° 17' 10"	E +6615 63 +16546 40

The above Diagram lettered **A B C D E** represents **The Farm Kwaggahock 268**

in extent **1413 Morgen 472 Square Roods of Land**, situate in the District of **Wassersburg** Ward **Zwagershoek** Transvaal Colony, and bounded as indicated above

The whole Farm was originally granted to **Stephanus A de Beer** by Deed of Grant No 4569 dated the **2<sup>nd</sup>** day of **February 1870**

The Beacons were pointed out by **F S Watermeyer** and have been properly erected according to Law

Due notice of this Survey has been given to all adjoining land owners

Surveyed on behalf of **S H de Beer** in **May 1905** by me **J. W. Watermeyer** Government Land Surveyor

No 4200 Examined The numerical data of this Diagram are sufficiently consistent **J. Maxwell Edwards** Examiner of Diagrams

No protest, confirmed **J. W. Watermeyer** Surveyor-General

Surveyor-General's Office, Pretoria **21 NOV 1905**

Published in "Government Gazette" No **342** dated **18 Nov 1905**

General Survey

W E Barnard & Co



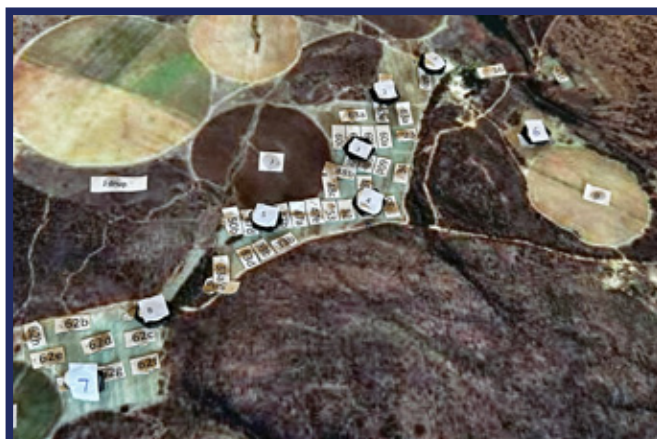
# ORCHARDS

ORCHARDS UNDER SHADE NET - MICRO IRRIGATION

Orchard code	Fruit type	Year	Trees	Ha	Age
22	Plum	2001	3000	2.6	21
60a	Apple	2011	290	0.31	11
60b	Apple	2011	600	0.61	11
60c	Apple	2011	479	0.481	11
60d	Apple	2011	368	0.361	11
60e	Apple	2011	357	0.351	11
60f	Apple	2011	350	0.351	11
61a 1	Apple	2012	900	0.91	10
61a 2	Apple	2012	900	0.91	10
61a 3	Apple	2012	800	0.81	10
61b	Apple	2012	2200	2.21	10
61c	Apple	2012	800	2.12	10
63a	Apple	2014	4000	4.11	8
63e	Apple	2015	500	0.511	7
63c	Apple	2014	1500	1.51	8
63d	Apple	2014	6000	6.11	8
64a	Apple	2015	3900	3.91	7
			<b>TOTAL</b>	<b>28.175</b>	

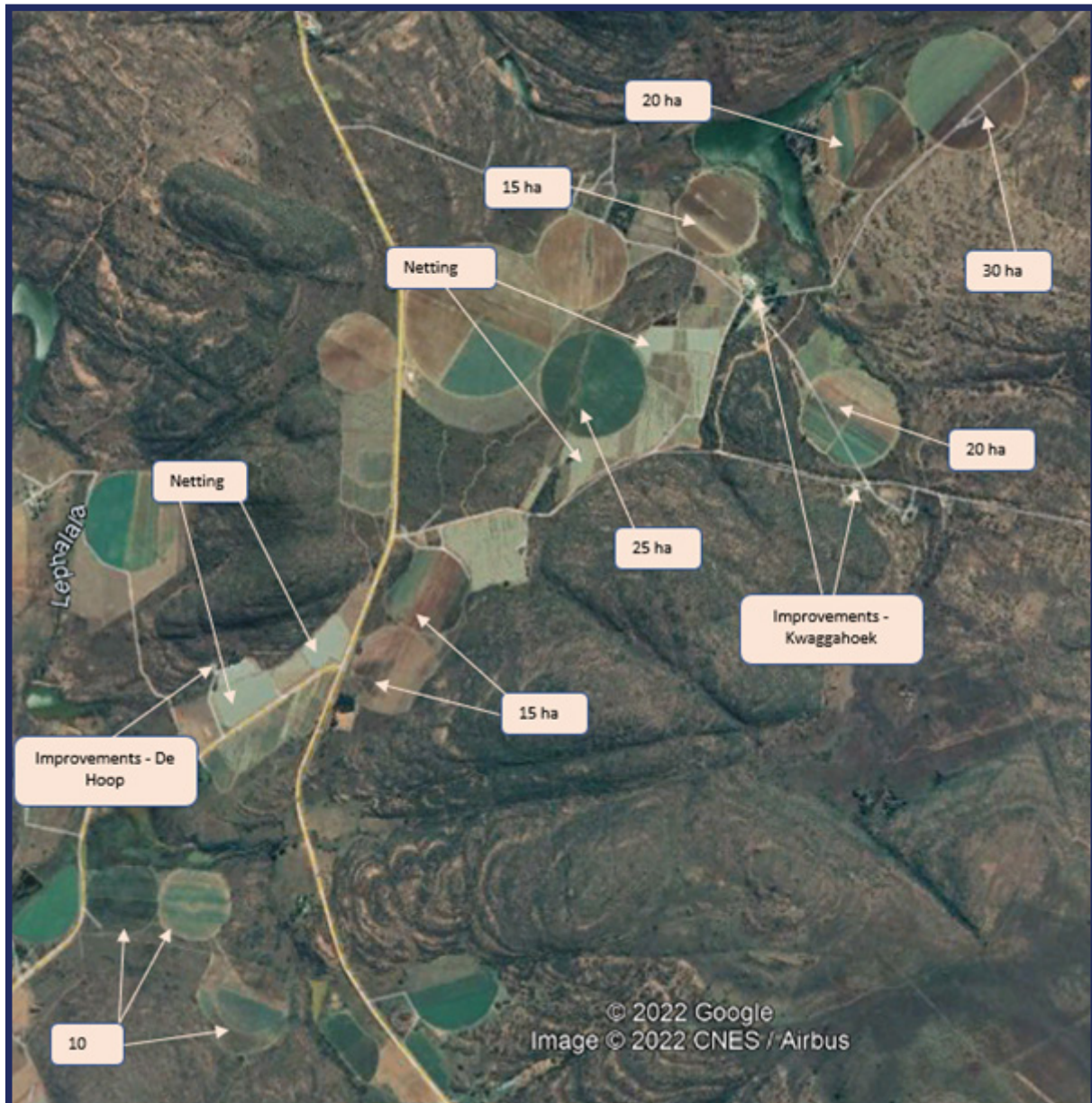
ORCHARDS NOT COVERED BY SHADE NET - MICRO IRRIGATION

Orchard code	Fruit type	Year	Trees	Ha	Age
9	Plum	2016	2500	2.5	6
16	Apricot	2001	500	0.5	21
18	Apricot	2001	2500	2.5	21
23	Nectarine	2002	1000	1.6	20
27	Nectarine	2002	1000	1.25	20
33a	Apricot	2016	600	0.8	6
33b	Apricot	2011	1000	1	11
33c	Nectarine	2011	500	0.5	11
33d	Nectarine	2011	700	0.7	11
34	Nectarine	2003	800	1.25	19
36a	Peach	2016	800	0.8	6
36b	Nectarine	2016	500	0.5	6
36c	Peach	2016	1000	1	6
36d	Peach	2016	1000	1	6
37a	Apricot	2017	2000	2	5
37b	Apple	2017	1500	1.5	5
45	Nectarine	2005	1200	1.2	17
47a	Nectarine	2008	650	1	14
47b	Yellow Peach	2008	350	0.5	14
47c	Yellow Peach	2008	350	0.5	14
47d	Yellow Peach	2008	150	0.3	14
47e	Yellow Peach	2008	150	0.3	14
48a	Peach	2009	1000	1	13
48b	Plum	2009	2000	2	13
50a	Nectarine	2010	400	0.6	12
50b	Peach	2010	500	0.8	12
51	Nectarine	2012	1000	1	10
52	Nectarine	2012	1000	1	10
53	Plum	2012	500	0.5	10
62a	Apple	2013	2100	2	9
62b	Apple	2013	1800	2.1	9
62c	Apple	2013	1840	2	9
62d	Apple	2013	2350	2	9
62e	Apple	2013	267	0.51	9
62f	Apple	2013	2500	2.51	9
62g	Apple	2013	1000	0.51	9
62h 1	Apple	2013	500	0.51	9
62h 2	Apple	2013	400	0.31	9
62h 3	Apple	2013	396	0.31	9
2h 4	Apple	2013	76	0.31	9
63b	Apple	2015	890	0.89	7
64b	Apple	2015	1500	1.51	7
64c	Apple	2015	2000	2.11	7
			<b>TOTAL</b>	<b>46.79</b>	





# IRRIGATION AND SHADE NET AREAS





# WATER CERTIFICATE - FARM DE HOOP 269

## DEPARTMENT OF WATER AFFAIRS AND FORESTRY

27020349

### REGISTRATION CERTIFICATE

ISSUED IN TERMS OF THE NATIONAL WATER ACT, 1998 (ACT NO. 36 OF 1998)

**This Registration Certificate is issued to :-**

HENQUE 3198 CC  
2000/031273/23  
POSBUS 746  
NABOOMSPRUIT  
0560

**To use water on the following property :-**

DE HOOP KR 269 GED 0 (1)

T127038/2000

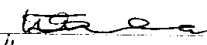
**Water Management Area :-**

LIMPOPO

**For the water use(s) of :-**

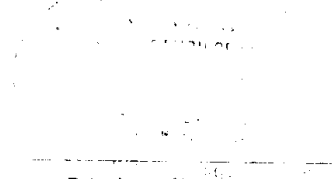
Taking water from a water resource in terms of Section 21(a) of the National Water Act  
Storing water in terms of Section 21(b) of the National Water Act

(See attached Annexure)

  
Regional Director

Date 24/10/02

Limpopo Region

  
Date stamp of issuing office

**DISCLAIMER :**

This certificate is :-

1. not an acknowledgement of an entitlement to the registered water use;
2. issued without alterations or erasures and is invalid if it contains alterations not in conformity with the Department's official copy; and
3. in substitution of any registration certificate that may have been previously issued by the Department and the information is valid as at the date of issue.





DEPARTMENT OF WATER AFFAIRS AND FORESTRY



27023471

## REGISTRATION CERTIFICATE

ISSUED IN TERMS OF THE NATIONAL WATER ACT, 1998(ACT NO. 36 OF 1998)

**This Registration Certificate is issued to :-**

GIDEON ROOS GESINSTRUST  
T238/86  
P. O. BOX 746  
NABOOMSPRUIT  
0560

**To use water on the following property :-**

KWAGGAHOEK KR 268 PTN 0  
T73242/1993

**For the water use(s) of :-**

Section 21(a) Taking water from a water resource.

(See attached Annexure)

  
Regional Director

Date           /          /            
Northern Province Region



**DISCLAIMER:**

This certificate is :-

1. not an acknowledgement of an entitlement to the registered water use;
2. issued without alterations or erasures and is invalid if it contains alterations not in conformity with the Department's official copy; and
3. in substitution of any registration certificate that may have been previously issued by the Department.



# LOT 2

<b>Subject Property:</b>	Portion 9 (a Portion of Portion 3) of the Farm Elandsbosch 122, Registration Division KR, Limpopo Province
<b>Extent:</b>	± 120 HA

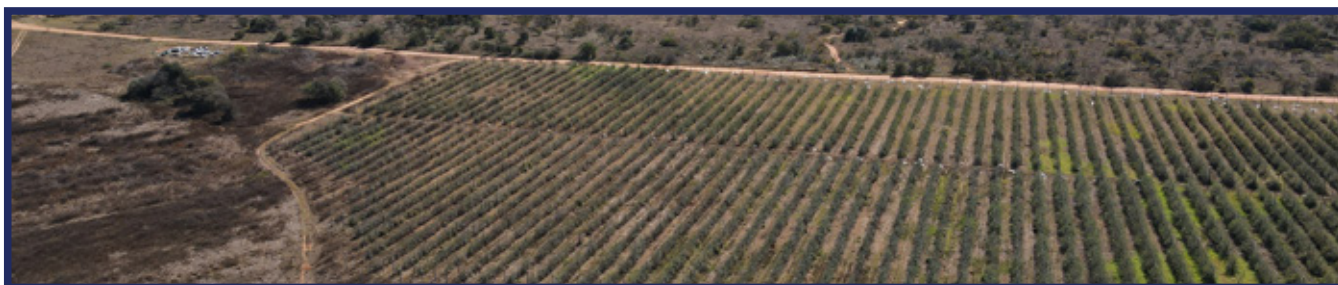
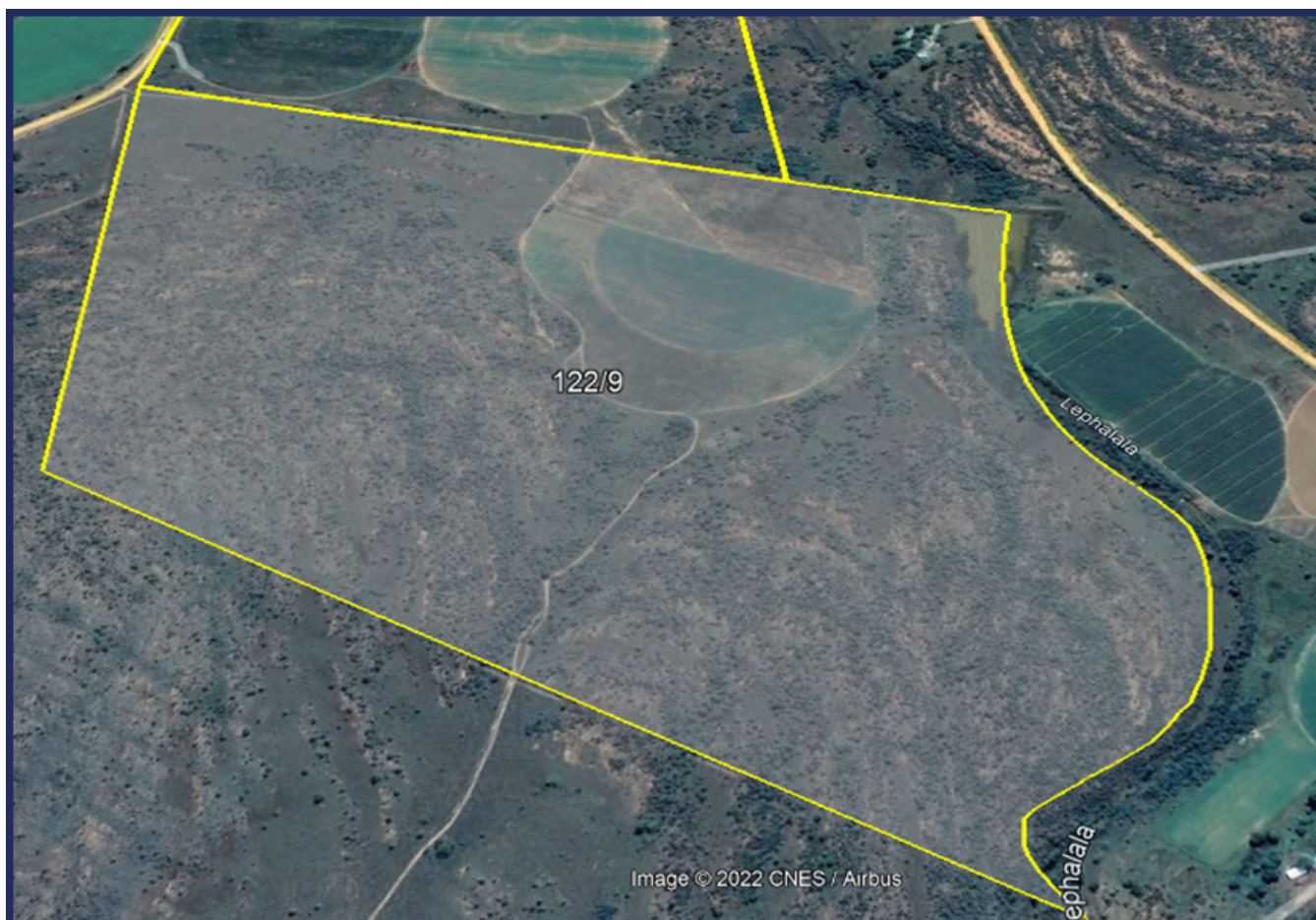
## **Water distribution network & water entitlements:**

Irrigation dam & Lephalala river

120 000 m<sup>3</sup> water entitlement (lawfulness still to be verified)

## **Land use & circles with pivots:** (Pivots offered separately)

- 24 ha Irrigation crop land.
- 1 x 3-Tower Bosal Waterplan 10 ha pivot.





# SG DIAGRAM - FARM ELANDBOSCH 122



6938/58

L.G. No. A

Goedgekeur

*[Handwritten signature]*

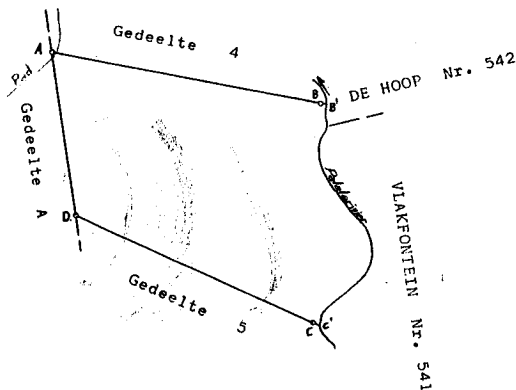
Landmeter-Generaal

1959

## BESKRYWING VAN BAKENS.

A B C D : Ysterpaal en klipstapel.

SYE Kaapse Voet	RIGTINGS- HOEKE.	KO-ORDINATE Stelsel Lo 29°
AB 4062.5	Konstante 281.30.40	A +130000.0 +850000.0
BC 3285.3	3.06.10	B + 30796.1 + 23402.3
CD 3877.6	115.19.10	C + 26815.3 + 24213.0
DA 2451.0	173.01.00	D + 26993.1 + 27493.4
BB'	Aanduidingsdata.	
CC'	281.30.40	
	295.19.10	



Tans geregistreer onder :  
Now registered under :  
No. 122  
REGISTRASIE AFDELING  
REGISTRATION DIVISION KR

Skaal 1: 20000

Die figuur A B' mid Palalarivier C'D A

137.0000 Morge grond, synde Gedeelte 9 ( n Gedeelte van Gedeelte 3 )  
E L A N D S B O S C H Nr. 1056,

stel voor  
van die plaas

geleë in die DISTRIK POTGIETERSRUST.

PROVINSIE TRANSVAAL

Gemeet in Oktober 1958, deur my

*[Handwritten signature]*  
Landmeter.

Hierdie kaart is geheg aan Akte van

No. gedateer  
ten gunste van  
*[Handwritten signature]*  
Registrateur van Aktes

Die oorspronklike kaart is No. A 4277/27

geheg aan Grondbrief

No. 160/1928 gedateer

ten gunste van

L.G. Lëer No. 6131/15368/88

Meetstukke No. 2217/58

Kompilatie No. KR - q.

Suiderbreedte Oosterlengte



# WATER CERTIFICATE - FARM ELANDBOSCH

National Register of Water Use Registration Record 27080729			
Taking water from a water resource in terms of Section 21(a) of the National Water Act			
<b>Water Use Identification</b>			
Register Number:	27080729		
Water Use Number:	1		
Water Use Start Date:	1991/01/01		
Water Use Status Date:	2004/07/01		
Water Use Status:	REGISTERED		
<b>Lawfulness Authentication</b>			
Finding:	LAWFULNESS STILL TO BE DETERMINED		
Finding Date:	2006/03/31		
Finding Reason:			
Finding Confirmed:	YES		
<b>Water Use Details</b>			
Water Use Sector(s)(i.e. Purpose(s) of Water Use):	AGRICULTURE: IRRIGATION		
Source Type:	DAM		
Water Resource Name:	DAM		
Point of Abstraction:	Latitude	Longitude	
	24.26281° south	28.50868° east	
Datum Type:	WGS-84		
Quaternary Drainage Region:	A50A		
<b>Registered Volumes</b>			
Start Date	End Date	Registered Volume (m³)	Time Interval
1991/01/01		120000	PER YEAR
<b>Property Where Water Use Occurs</b>			
Property Name:	ELANDBOSCH KR 122 PTN 9(A50A)		
Property Number:	122		
Portion of Property:	9		
SG Cadastral Code:	TOKR00000000012200009		
Deeds Office:	PRETORIA		
Registration Division:	KR		
Registration Division Province:	LIMPOPO		
Surveyor General Office:	PRETORIA		
<b>WUN/Property Relationship Details</b>			
Relationship Start Date		Relationship End Date	
1991/01/01			

LOT 3 - LOT 1 & 2 OFFERED AS ONE LOT



# LOT 4 - GAME FARM

<b>Subject Property:</b>	The Farm Geelhoutkloof 275, Registration Division KR, Limpopo Province
<b>Extent:</b>	± 1 550 HA

## Water distribution network:

- 2 earth dams
- Borehole (household) & water tanks

## Improvements:

- 3 asbestos chalets
- Communal area
- Carport
- Game fencing
- No inner camps or fences





# SG DIAGRAM - FARM GEELHOUTKLOOF 275

SG. No. A 3227 / 05 **1E**  
FORM A

SIDES	ANGLES	(v) CO ORDINATES (x)
AB 8 53 19	A 172° 2' 10"	A - 4203 78 + 3097 43
BC 10 08 58	B 100 21 50	B - 3596 72 + 3696 95
CD 7 14 44	C 75 4 20	C - 2770 40 + 3118 50
DE 4 70 56	D 214 46 50	D - 3317 07 + 2658 52
EF 11 50 56	E 64 54 40	E - 3440 00 + 2204 20
FA 1 88 85	F 92 50 10	F - 4318 47 + 2947 29

The above Diagram lettered *A B C D E F* represents the Farm

## Geelhoutkloof 275

in extent 1806 Morgen 502 Square Roods of Land, situate in the District of *Waterberg*  
 Ward *Zwagershoek* Transvaal Colony, and bounded as indicated above

The whole Farm was originally granted to the Government ZAR by Deed of Grant No. 1299 / 1872  
 dated the 16<sup>th</sup> day of June 1871

The Beacons were pointed out by *F.S. Watermeyer* and have been properly erected according to Law

Due notice of this Survey has been given to all adjoining land owners

Surveyed on behalf of the Northern Transvaal Lands Colony in May 1905 by me *L.V. Watermeyer*  
 Government Land Surveyor

No. 4197 Examined The numerical data of this Diagram are sufficiently consistent

*H. Hazewell Edwards*  
Examiner of Diagrams

Surveyor-General's Office  
Pretoria 29 JUN 1907

No protest, confirmed

*W. Schock*  
Assistant Surveyor-General

Surveyor-General's Office,  
Pretoria 4 APR 1907 3 JUN 1907

Published in "Government Gazette" No. 441, dated 31 MAY 1907

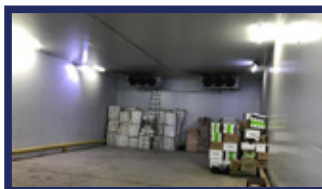
W. E. Stormeester & Co.

# PIVOTS & ASSETS

IRRIGATION - PIVOTS				
Amount of circles:	10			
Amount of Centre Pivots:	8	(2 pivots move between circles)		
Individual areas (Ha)	Pivot Towers			
30	5			
25	5			
20	4			
20	4			
15	3			
15	(shared pivot)			
15	3			
10	3			
10	(shared pivot)			
10	3			
<b>TOTAL AREA: 160 Hectare</b>	<b>(only 8 pivots)</b>			



- 2017 Cold room with cooling units
- 3 section cold room
- Outside wash plant







*Optimizing Your Assets*

36 Gemsbok Street, Koedoespoort Industrial, Pretoria  
PO Box 12374, Hatfield, 0028  
086 111 8267 • [bells@vansauctions.co.za](mailto:bells@vansauctions.co.za) • [vansauctions.co.za](http://vansauctions.co.za)

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