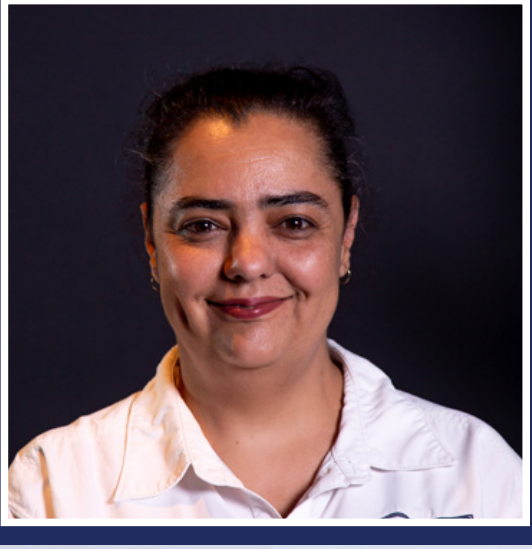


INFO PACK

2 STYLISH BUSHVELD RESIDENCES AND 6 LARGE STANDS IN THULANI ECO ESTATE, NEAR THABAZIMBI/ WATERBERG DISTRICT, LIMPOPO – ONLINE AUCTION

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:
Wednesday, 25 November 2026 @ 12:00
ONLINE BIDDING CLOSES:
Thursday, 26 November 2026 @ 12:00

ADMINISTRATOR

Mariska Strassburg
mariska@vansauctions.co.za
086 111 8267

2 STYLISH BUSHVELD RESIDENCES AND 6 LARGE STANDS IN THULANI ECO ESTATE

NEAR THABAZIMBI/ WATERBERG DISTRICT, LIMPOPO



How to register:

Bidders to register online (visit our website **www.vansauctions.co.za**)
or email **mariska@vansauctions.co.za**

Registration fee of R 50,000 only payable via EFT only,
FICA documents required to be able to register.

Please Note:

Online Bidding Opens: 12:00 on Wednesday, 25 November 2026
Online Bidding Closes: 12:00 on Thursday, 26 November 2026

General Information



Thulani Eco Estate is situated on a private 1260 ha Nature Reserve, Koedoeskop.

A beautiful bushveld nature retreat!!

Well established Eco Estate since 2006, with an abundance of wildlife, comprising 38 full title stands!!

The Eco Estate Rules and Regulations: Attached as a separate document.

Conditions of Sale:

- Subject to confirmation by the Seller.
- R50,000 refundable registration fee to bid online.
- 5% deposit by way of electronic transfer.
- Commission plus VAT is payable by the purchaser.
- Guarantees for balance within 45 days after confirmation.
- Occupation on date of registration of transfer of the property.

IMAGE GALLERY



















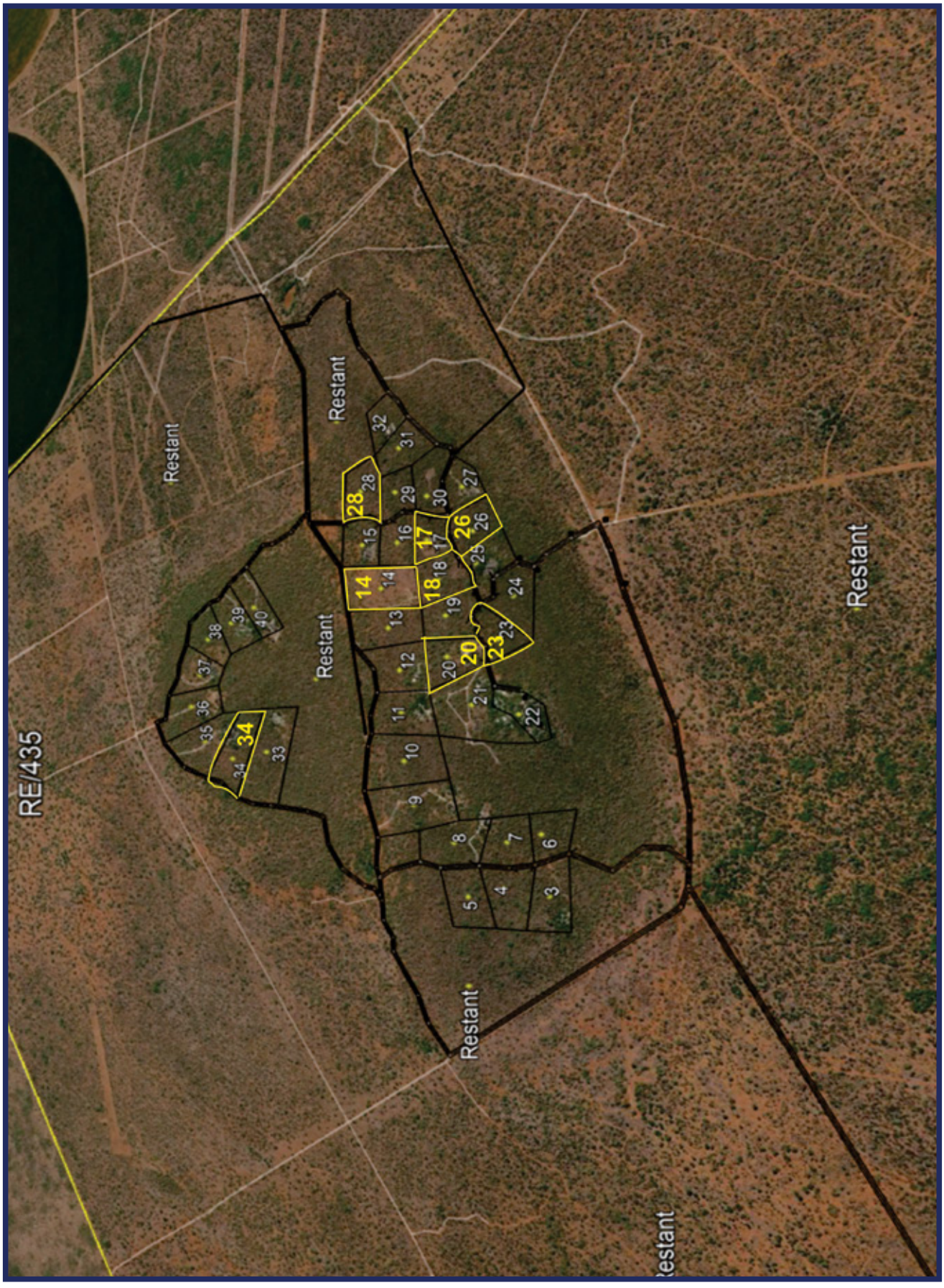




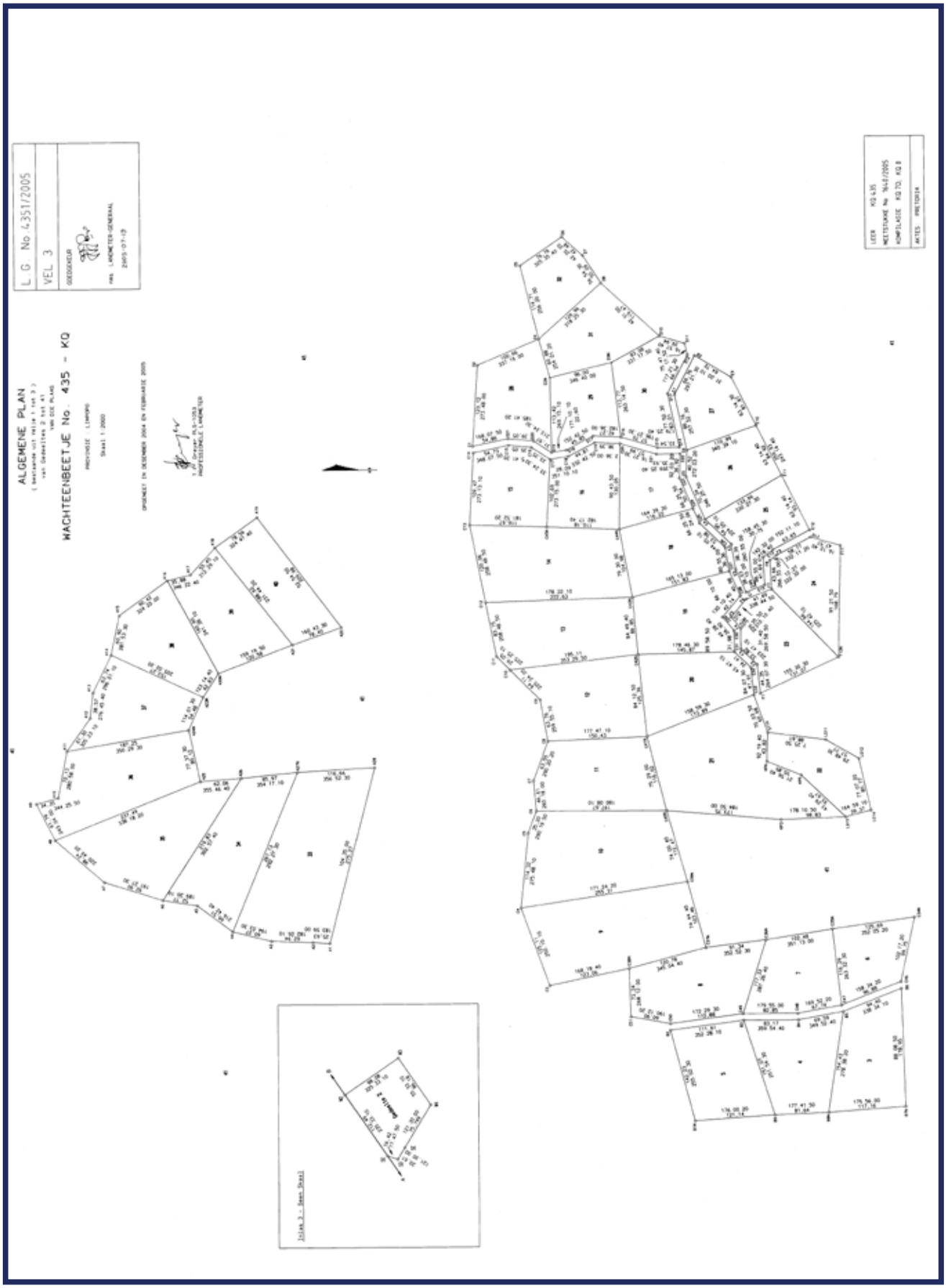


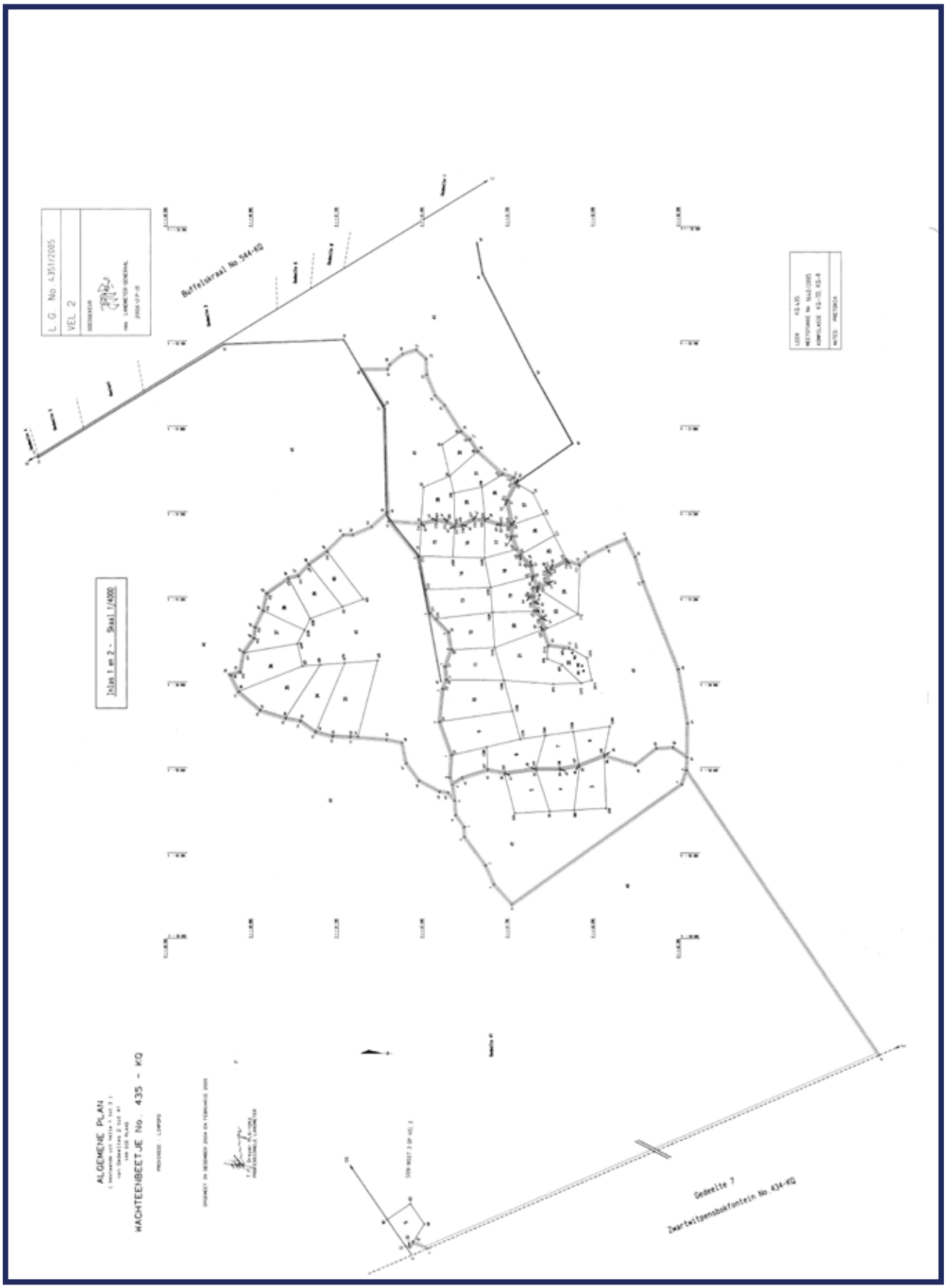



All Properties

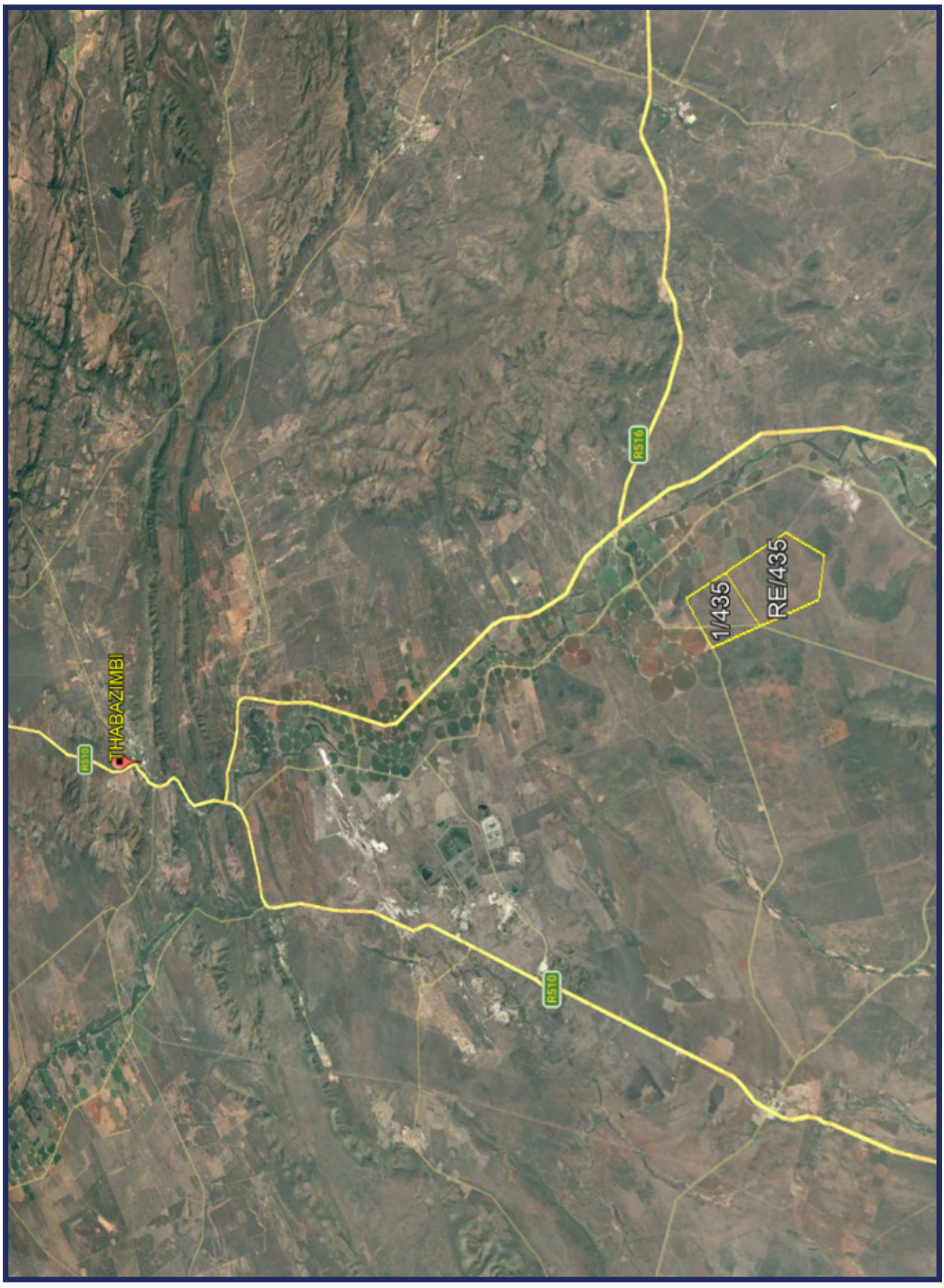


SG Diagram


L.G. No. 4351/2005
VEL 3
ALGEMENE PLAN
WACHTEENBEETJE No. 435 - KQ
Skaal 1:2000
LEER KQ 435
KOMPILASIE KQ 731 KQ 8
AKTES PRETORIA


L. G. No. 4351/2005
VEL. 2
Buffelsdraai No 544-KQ
Jaar 1 en 2 - Skaal 1/4000
ALGEMENE PLAN
WACHTEENBEETJE No 435 - KQ
Gedeelte 7
Zwartwitpensbokfontein No 434-KQ

Locality Map



LOT 1 - PTN 17 OF FARM WACHTEENBEETJE 435

Subject Property:	Portion 17 of the Farm Wachteenbeetje 435, Registration Division KQ, Limpopo Province situated in Thulani Eco Estate, Thabazimbi / Waterberg District, Limpopo.
Extent:	1,0210 ha
Rates & Taxes:	± R 307.50 p.m
Levies:	± R 4 140.00 p.m.

Improvements:

- 2 bedrooms (en suite)
- Open plan kitchen, lounge & dining area
- Deck
- Pool
- Enclosed lapa
- Separate deck with Jacuzzi and glass panels
- Built-in braai
- Outside braai and shower
- Fully furnished with game viewer



LOT 1.1 - OPTION TO PURCHASE EXCLUDING FURNITURE & GAME VIEWER





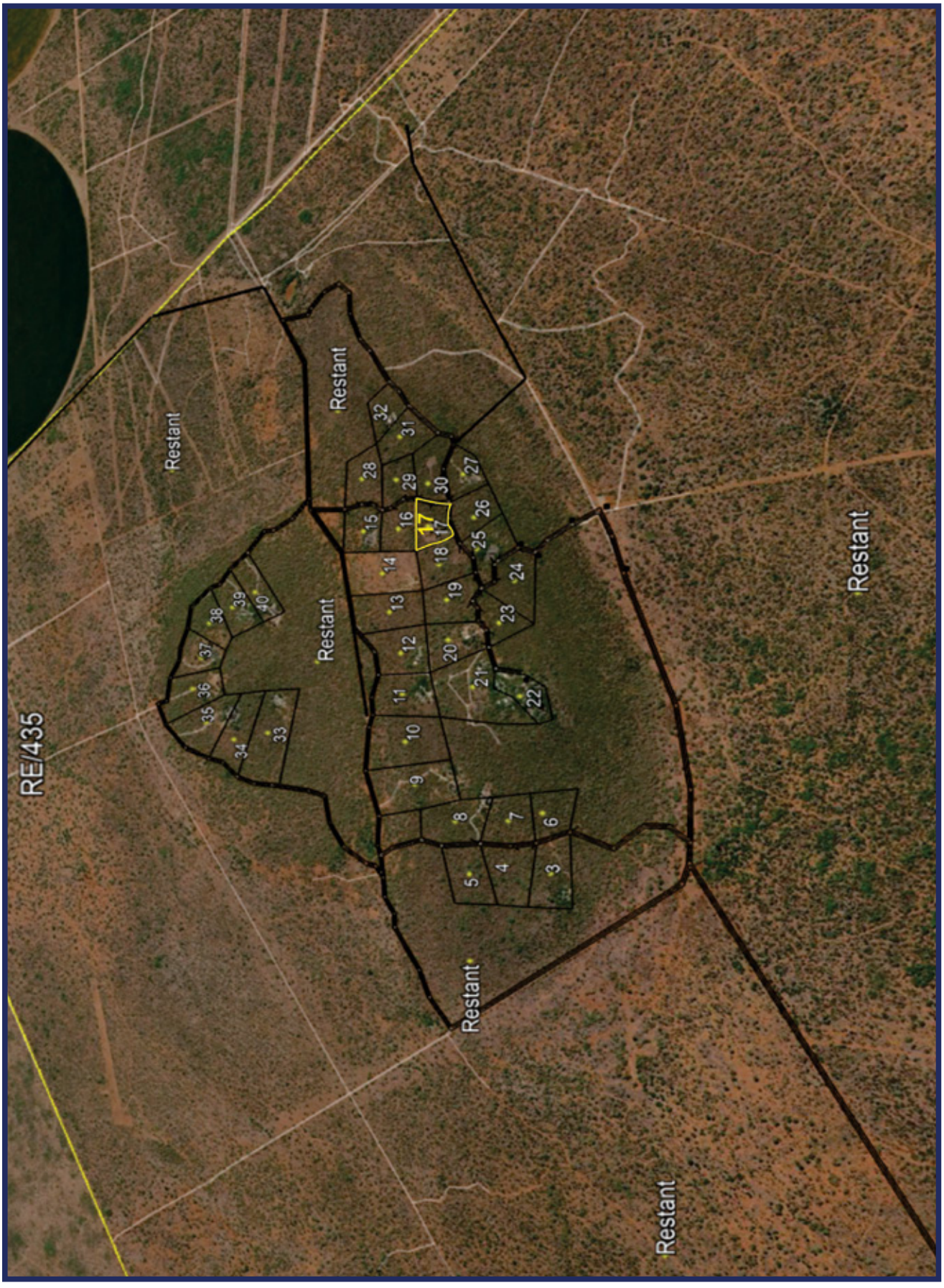








Portion 17 Map



LOT 2 - PTN 20 OF FARM WACHTEENBEETJE 435

Subject Property:	Portion 20 of the Farm Wachteenbeetje 435, Registration Division KQ, Limpopo Province situated in Thulani Eco Estate, Thabazimbi / Waterberg District, Limpopo.
Extent:	1,5805 ha
Rates & Taxes:	± R 350.27 p.m.
Levies:	± R 4 140.00 p.m.

Improvements:

- Master bedroom, en suite with roof fan and air-conditioning
- Mini bedroom with roof fan
- Mid bedroom
- Guest bedroom, with roof fan and air-conditioning
- Guest bathroom
- Kitchen, lounge and dining area
- Office area
- Pool and boma
- Open air garages















Selected Household Content Included

(If items are not listed, it is specifically excluded)

LOT 2: PORTION 20 - SELECTED HOUSEHOLD CONTENT INCLUDED AS PER ATTACHED LIST.

(If items are not listed, it is specifically excluded)

Lounge

- Couches x 2
- Display cupboards
- TV + TV cupboard
- Scatter pillows
- Coffee table

Dining room Area

- 8 Dining Room Chairs
- Snow master Ice machine
- Nespresso coffee machine & kettle

Kitchen Area

- 1 x fridge freezer & 1 x fridge
- 1 x under counter fridge freezer
- Microwave
- Additional server table & 4 x bar counter stools
- Various pots / pans / baking / cutlery / catering items / chopping board
- Selected glassware
- Selected plates
- Casserole x 1
- Braai Utensils
- Coffee and tea mugs / spoons

Office Area

- 1 x L shaped table & 1 x Water cooler (oasis)
- Standing fan x 1

Master Bedroom

- 2 x bedside tables / lamps
- 1 King size extra length 4 poster bed & mattress
- 4 pillows; bathroom rug & mirror
- 1 set Duvet and cover + pillowcases (white)

Mini bedroom

- 2 x single beds and mattresses
- 4 x pillows
- Lamp stand & lamp

Mid bedroom

- **2 x 3/4 beds and** mattresses
- 4 x pillows
- Bed stand
- 2 x duvets & duvets covers (white)

Guest Bedroom

- 1 x double beds and mattress
- 4 x pillows
- 2 x Bed stand
- 1 x duvet & duvet covers (white)
- Vanity table / lamp and chair
- Mirror

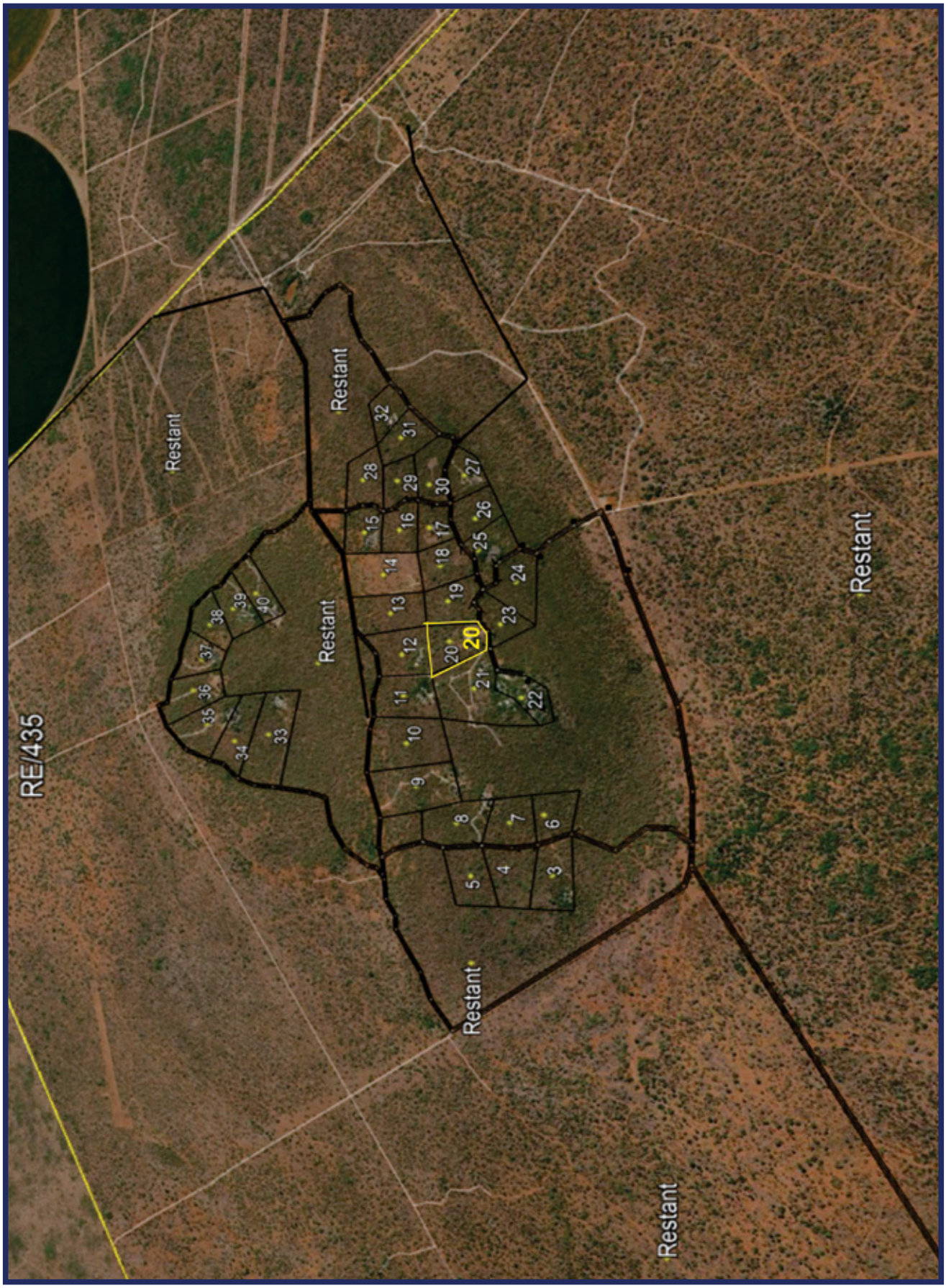
Guest bathroom

- Shower / wash up
- Twin tub washing machine

Outside entertainment areas (Braai area/ Boma)

- 4 x pool lounger chairs and pillows
- 1 x 6-seater outdoors table, 6 chairs (weatherproof) & grass platform

Portion 20 Map



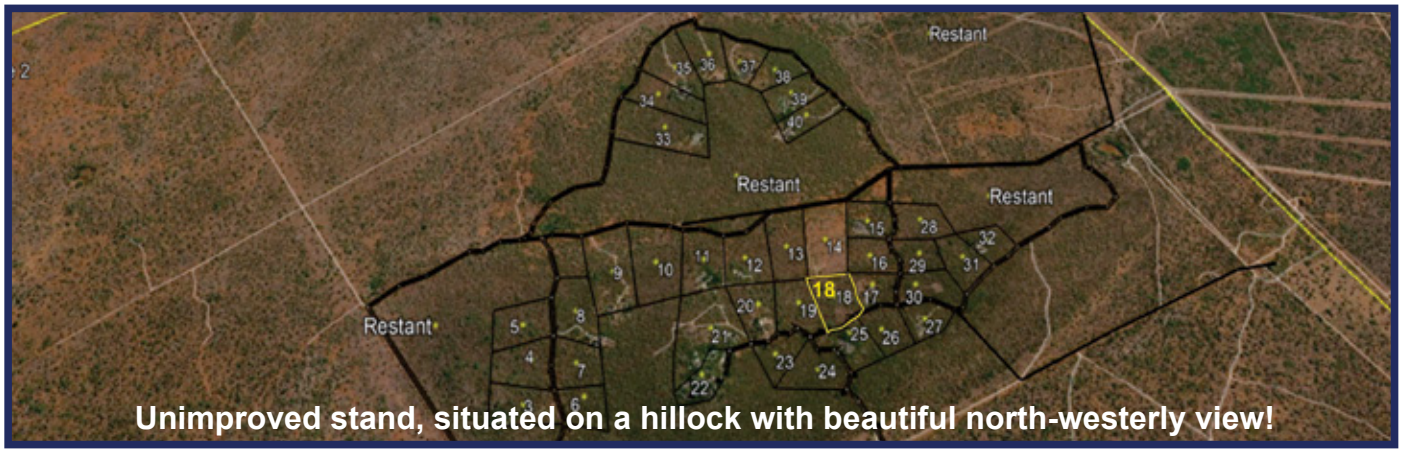
LOT 3 - PTN 14 OF FARM WACHTEENBEETJE 435

Subject Property:	Portion 14 of the Farm Wachteenbeetje 435, Registration Division KQ, Limpopo Province situated in Thulani Eco Estate, Thabazimbi / Waterberg District, Limpopo.
Extent:	2,4847 ha - Unimproved Stand
Rates & Taxes:	± R 546.67 p.m.
Levies:	± R 4 140.00 p.m.



LOT 4 - PTN 18 OF FARM WACHTEENBEETJE 435

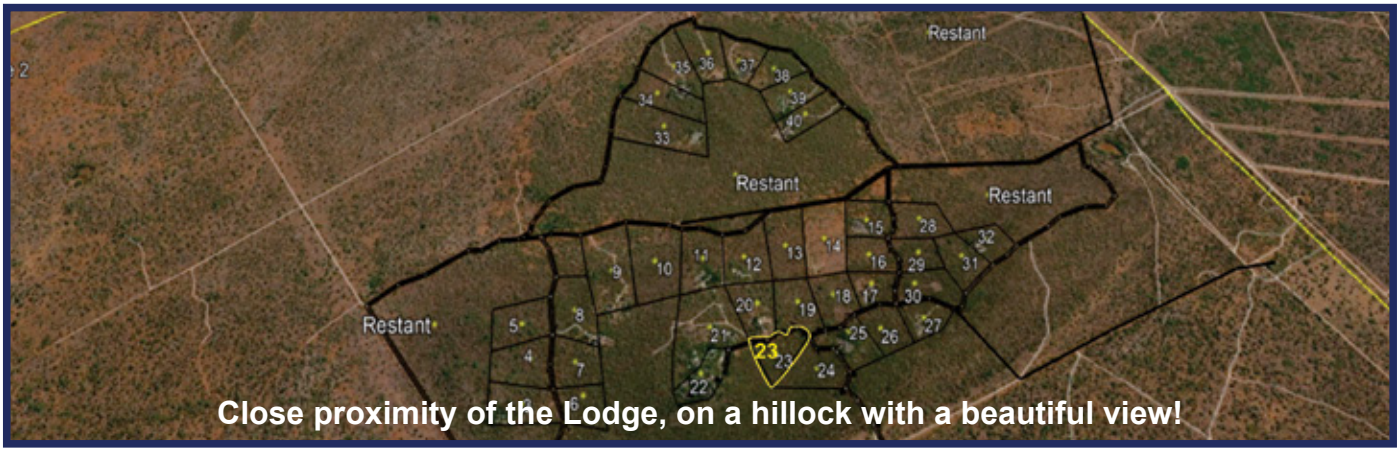
Subject Property:	Portion 18 of the Farm Wachteenbeetje 435, Registration Division KQ, Limpopo Province situated in Thulani Eco Estate, Thabazimbi / Waterberg District, Limpopo.
Extent:	1,4550 ha - Unimproved Stand
Rates & Taxes:	± R 350.27 p.m.
Levies:	± R 4 140.00 p.m.



Unimproved stand, situated on a hillock with beautiful north-westerly view!

LOT 5 - PTN 23 OF FARM WACHTEENBEETJE 435

Subject Property:	Portion 23 of the Farm Wachteenbeetje 435, Registration Division KQ, Limpopo Province situated in Thulani Eco Estate, Thabazimbi / Waterberg District, Limpopo.
Extent:	1,4880 ha - Unimproved Stand
Rates & Taxes:	± R 256.25 p.m.
Levies:	± R 4 140.00 p.m.



Close proximity of the Lodge, on a hillock with a beautiful view!

LOT 6 - PTN 26 OF FARM WACHTEENBEETJE 435

Subject Property:	Portion 26 of the Farm Wachteenbeetje 435, Registration Division KQ, Limpopo Province situated in Thulani Eco Estate, Thabazimbi / Waterberg District, Limpopo.
Extent:	1,2270 ha - Unimproved Stand
Rates & Taxes:	± R 290.42 p.m.
Levies:	± R 4 140.00 p.m.



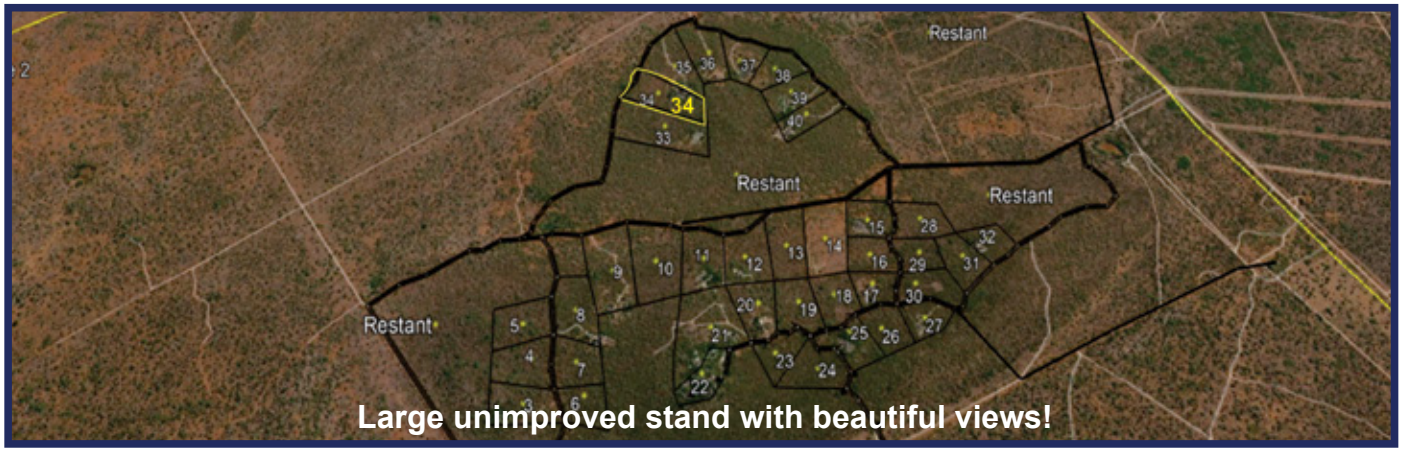
LOT 7 - PTN 28 OF FARM WACHTEENBEETJE 435

Subject Property:	Portion 28 of the Farm Wachteenbeetje 435, Registration Division KQ, Limpopo Province situated in Thulani Eco Estate, Thabazimbi / Waterberg District, Limpopo.
Extent:	1,5372 ha - Unimproved Stand
Rates & Taxes:	± R 324.58 p.m.
Levies:	± R 4 140.00 p.m.



LOT 8 - PTN 34 OF FARM WACHTEENBEETJE 435

Subject Property:	Portion 34 of the Farm Wachteenbeetje 435, Registration Division KQ, Limpopo Province situated in Thulani Eco Estate, Thabazimbi / Waterberg District, Limpopo.
Extent:	2,1696 ha - Unimproved Stand
Rates & Taxes:	± R 487.33 p.m.
Levies:	± R 4 140.00 p.m.



Large unimproved stand with beautiful views!

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