

02 APRIL 2026



PARK VILLAGE AUCTIONS

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SIMULCAST AUCTION

BUYERS — INFORMATION PACK

THABAZIMBI

**298.2207 HA BUSHVELD GRAZING & GAME FARM –
THABAZIMBI, LIMPOPO**

Discover the potential of 298.2207 ha of bushveld grazing land in the Thabazimbi district, where expansive natural veld and established improvements present a compelling rural investment opportunity.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300

Juan Maree: 076 317 9955

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298.2207 HA

PROPERTY DESCRIPTION

REMAINING EXTENT OF PORTION 1 OF THE FARM ROODEDAM NO. 368, REGISTRATION DIVISION KQ THABAZIMBI DISTRICT, LIMPOPO PROVINCE

Registered Extent: **298.2207 HA** | Total Improvements: **± 1 500 m²** | Title Deed Number: **T2010/2020**

The property comprises predominantly natural bushveld grazing enclosed with game fencing, supporting livestock and game within a secure agricultural setting. Improvements include a refurbished main dwelling, a second dwelling, various outbuildings, storage facilities, a lapa, swimming pool and staff accommodation, providing practical infrastructure suited to both farming operations and rural residential use.

Water is supplied via boreholes, with one equipped and internal camps with water access support effective livestock management. While irrigation infrastructure is present, no registered water use allocation is attached, and all irrigated areas are valued as dryland. With its combination of natural veld, established improvements and secure fencing, the farm offers a versatile unit ideal for grazing, game management or bushveld lifestyle use in the Thabazimbi district of Limpopo.



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IMPROVEMENTS & FEATURES:

Residential & Farm Improvements

The property offers practical and established improvements suited to grazing, game farming and comfortable bushveld living within the Thabazimbi district.

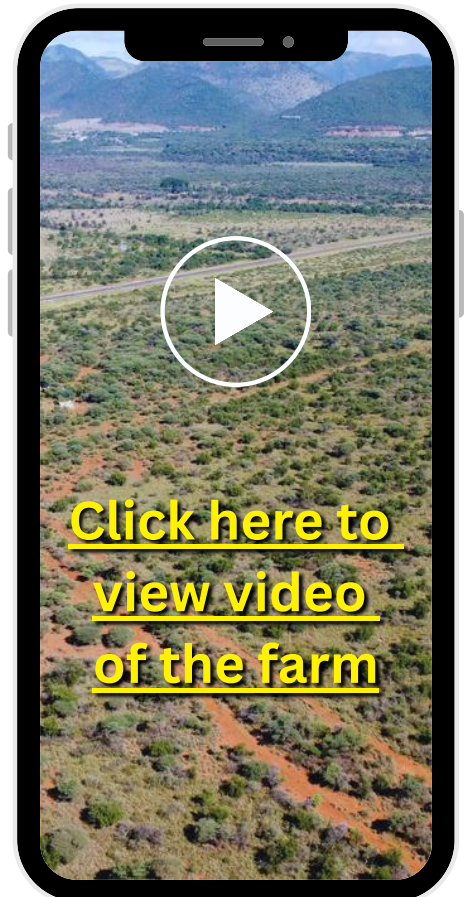
Main Dwelling

A refurbished residential home comprising:

- Three bedrooms
- Spacious living areas
- Covered patio
- Tiled and plastered finishes
- Adjacent outbuilding with laundry

Second Dwelling

- Five bedrooms
- Two bathrooms
- Attached lapa
- Minor maintenance required



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IMPROVEMENTS & FEATURES:

Additional Structures

- Double garage with storerooms
- Shade-net carport
- Multiple storage buildings and lean-to structures
- Staff accommodation
- Pumphouse and irrigation dam
- Kraal with handling facilities and animal shelter

Fencing & Camps

- 2.4 m game fencing with jackal-proof sections
- Internal stock fencing dividing grazing camps
- Camps equipped with water access

Water & Power Supply

- Two boreholes (one equipped)
- Borehole water stored in brick-and-cement dam
- Eskom power supply (50 kVA)
- Generator and inverter backup at homestead

These improvements provide a functional and adaptable foundation for livestock farming, game management or bushveld lifestyle use within a secure agricultural setting.



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LIVESTOCK INCLUDED

Livestock Inventory

The farm currently supports a mixed livestock and limited game component aligned to its natural bushveld grazing capacity.

Cattle

+88 Simmental cattle

- +- 5 Bulls
- +- 83 Cows with calves

Goats

- Approximately 33 Boerbokke

Sheep

- 19 Mixed Sheep

Game

- +- 1 Nyala
- +- 1 Sable
- +- 1 Waterbuck
- Impala – Quantity unknown
- Kudu – Quantity unknown

Grazing Context

The farm comprises 298.2207 hectares of natural bushveld grazing with an estimated carrying capacity of $\pm 6-9$ ha per LSU, subdivided into four camps and secured by 2.4 m game fencing with jackal-proof sections.



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REMAINING EXTENT OF PORTION 1 OF THE FARM ROODEDAM NO. 368



Department of Rural development
and land reform
Chief Surveyor General Property Search
(November 2024 Version)
March 5, 2026

Legend

- Provinces
- Holding
- Allotment Township
- Farm Portion
- Parent Farm
- Provinces



Sources: Esri, HERE, Garmin,
USGS, OpenStreetMap
contributors and
the GIS User Community



0 487,5 975 1 950 km

Scale: 1:36 112



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ABOUT THABAZIMBI DISTRICT

The Thabazimbi district forms part of Limpopo's well-known Waterberg region and is characterised by expansive bushveld landscapes, gently undulating terrain and a semi-arid climate. The area experiences warm to hot summers and mild, dry winters, with average annual rainfall of approximately 500–550 mm, predominantly occurring during the summer months from October to March. This seasonal rainfall pattern supports natural grazing and bushveld vegetation typical of the region.

The vegetation falls within the Tropical Bush and Savanna (Bushveld) biome, comprising hardy indigenous grasses, thornveld species and mixed browse. Common tree species include Acacia (Vachellia) species, Marula, Tamboti, Leadwood and Mopane, creating a diverse habitat suitable for both livestock and wildlife. The natural veld supports an estimated carrying capacity of approximately 6–9 hectares per Large Stock Unit, depending on seasonal conditions and veld management practices.

The broader district is well suited to mixed grazing and game farming operations. Typical wildlife found in the area includes Impala, Kudu, Nyala, Waterbuck and Sable, among other bushveld species. Livestock farming — particularly cattle and goat farming — remains a dominant agricultural activity, supported by established fencing infrastructure and borehole water systems.

With its balance of natural veld, reliable summer rainfall, established agricultural infrastructure and proximity to regional routes such as the R510, the Thabazimbi district remains a stable and well-recognised agricultural node within Limpopo Province.



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Investment Highlights



Established Grazing & Game Infrastructure –

Enclosed with 2.4 m game fencing (including jackal-proof sections) and divided into multiple grazing camps with water access, supporting structured livestock and wildlife management.



Substantial Bushveld Extent –

Approximately 298.2207 hectares of predominantly natural Tropical Bush and Savanna veld, offering sustainable carrying capacity and long-term agricultural usability.



Improved Farmstead & Ancillary Structures –

Two residential dwellings, outbuildings, storage facilities, handling areas and supporting infrastructure provide a functional operational base.



Strategic Waterberg Location –

Situated within the established Thabazimbi district along the R510 corridor, offering accessibility while retaining strong rural and agricultural positioning.



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End — **THANK YOU**

Thank you for your interest in this 298.2207 ha bushveld grazing and game farm situated in the Thabazimbi district of Limpopo Province.

We trust this information pack has provided a clear overview of the farm's natural veld composition, improvements, infrastructure and operational potential. Should you require additional documentation, inspection arrangements, or assistance with registration for the webcast auction, our team remains available to assist.

We look forward to your participation on auction day.

For further inquiries and to schedule a property viewing, please contact us.



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