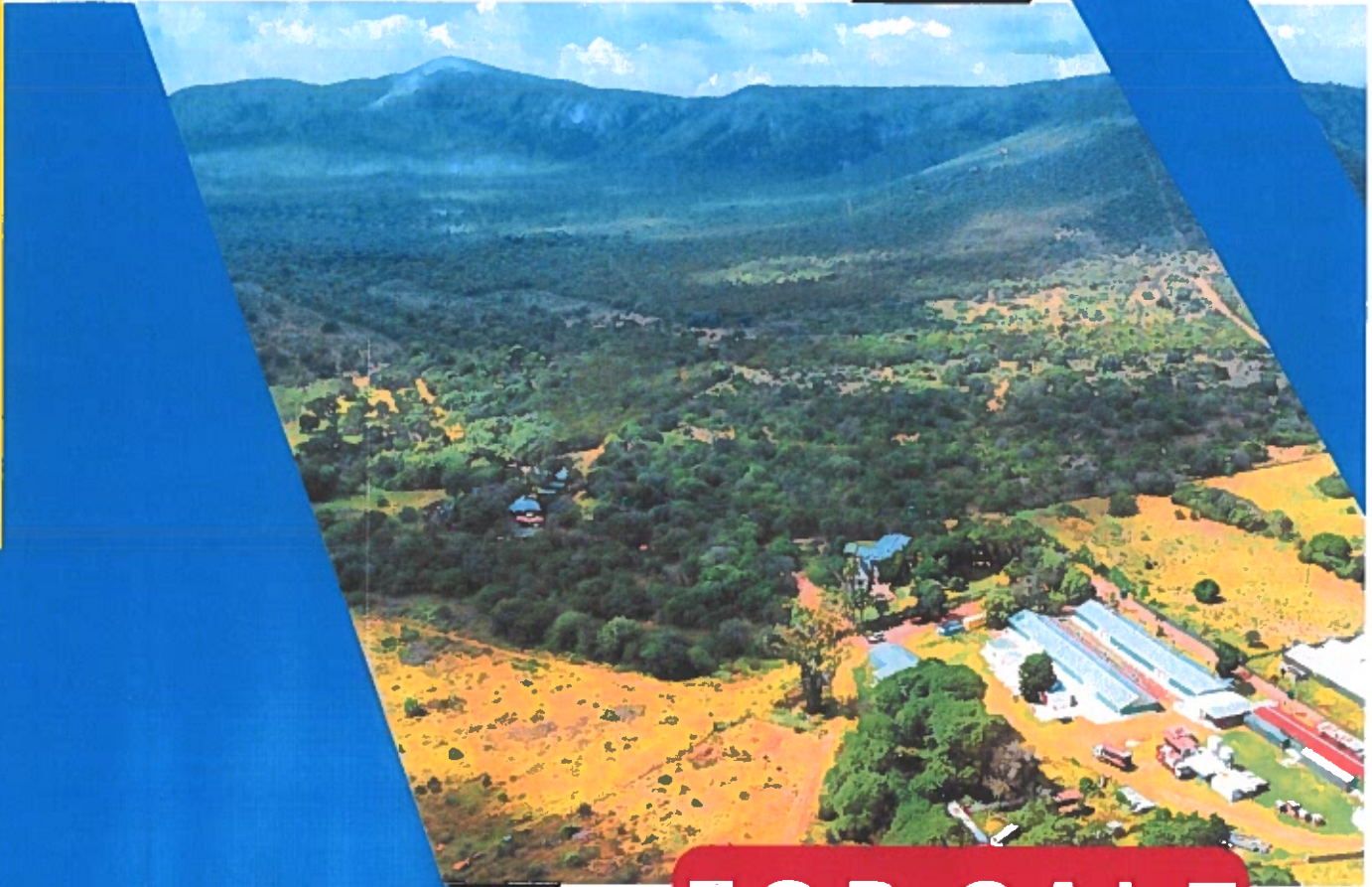


WEB# 2175



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



FOR SALE

BUYERS — INFORMATION PACK

POTGIETERSRUS

**241 HA INCOME-GENERATING BUSHVELD LODGE &
GAME FARM – MOKOPANE, LIMPOPO**

Discover 241Ha of bushveld farmland in the Mokopane district, offering established lodge, livestock, poultry and game infrastructure with strong multi-income potential.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300

Juan Maree: 076 317 9955

Hettelien: 078 422 0439

bloem3@parkvillage.co.za



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241.3388 HA

PROPERTY DESCRIPTION

REMAINING EXTENT OF THE FARM AMATAVA 41 KS AND PORTION 25 OF THE FARM AMATAVA 41 KS MOKOPANE DISTRICT, LIMPOPO PROVINCE

Registered Extent: **241.3388Ha** | Total Improvements: **± 1 500m²**

The property comprises 241.3388Ha of well-positioned bushveld farmland, fully game fenced and divided into internal grazing camps supporting livestock and game management. Established infrastructure enables multiple uses, including cattle, game, poultry, lodging and eco-tourism.

Improvements include a spacious main residence, granny flat, guest lodge accommodation, entertainment areas, swimming pools, poultry facilities, slaughter facility with cold room, workshop, storage, vegetable tunnels, livestock handling facilities and workers' accommodation.

With strong water infrastructure, natural bushveld, game, grazing camps and close proximity to Mokopane and surrounding mining activity, the farm offers a versatile rural investment opportunity in the Mokopane district of Limpopo.



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IMPROVEMENTS & FEATURES:

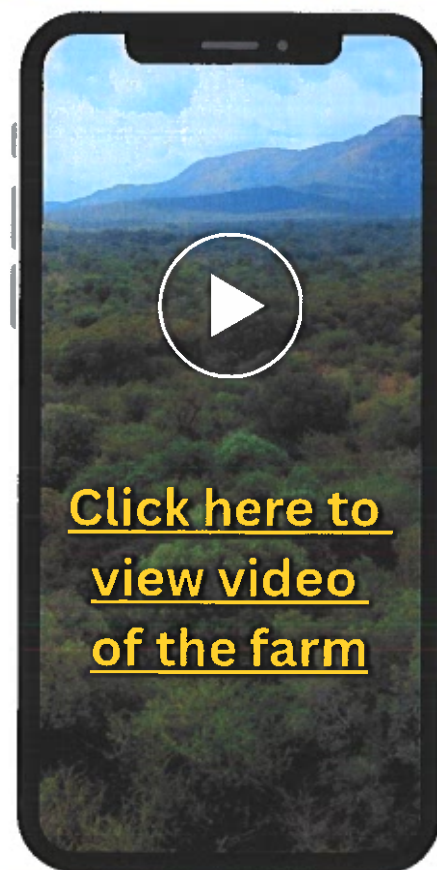
Residential & Farm Improvements

The property offers extensive and established improvements suited to lodge operations, livestock, poultry, game farming and comfortable bushveld living within the Mokopane district.

Main Dwelling

A spacious, air-conditioned residential home comprising:

- Lounge
- Dining room
- Kitchen
- Three bedrooms
- Three bathrooms, including main en-suite
- Study / office
- Laundry
- Three garages
- Shaded carport for three vehicles
- Fenced homestead with dog kennels



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IMPROVEMENTS & FEATURES:

Entertainment Area

A well-appointed entertainment lapa comprising:

- Bar area
- Dining area
- Lounge area
- Jacuzzi
- Guest toilet
- Swimming pool nearby

Granny Flat

A separate flatlet comprising:

- Open-plan lounge / dining / bedroom area
- Small kitchen
- Bathroom

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IMPROVEMENTS & FEATURES:

Guest Lodge Accommodation

Established lodge accommodation with a strong income-generating component, comprising:

- One family unit with open-plan lounge, kitchen, dining room and bar
- Two bedrooms and one bathroom in the family unit
- Covered patio
- Two one-bedroom chalets with en-suite bathrooms
- Four one-bedroom rondavels with en-suite bathrooms
- Two one-bedroom log cabins with en-suite bathrooms
- Swimming pool
- Braai lapa
- Kiddies' playground

Agricultural & Farm Infrastructure

The farm includes practical infrastructure supporting poultry, livestock and general farming operations, including:

- Chicken coops
- Egg packaging room
- Slaughter facility with cold room
- Workshop
- Enclosed storeroom
- Undercover parking
- Vegetable tunnel area with irrigation infrastructure
- Sheep holding pens
- Cattle handling facility
- Workers' accommodation

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IMPROVEMENTS & FEATURES:

Water & Services

The property is supported by strong farm services, including:

- Equipped boreholes
- Additional unequipped boreholes
- Water storage dams
- JoJo tanks servicing key areas
- Seasonal earth dams
- 3-phase Eskom electricity

Game, Fencing & Grazing

The farm is fully game fenced and divided into internal grazing / holding camps with water points, supporting both livestock and game management. Game included consists of impala, kudu and nyala, with Boran cattle available by separate negotiation.



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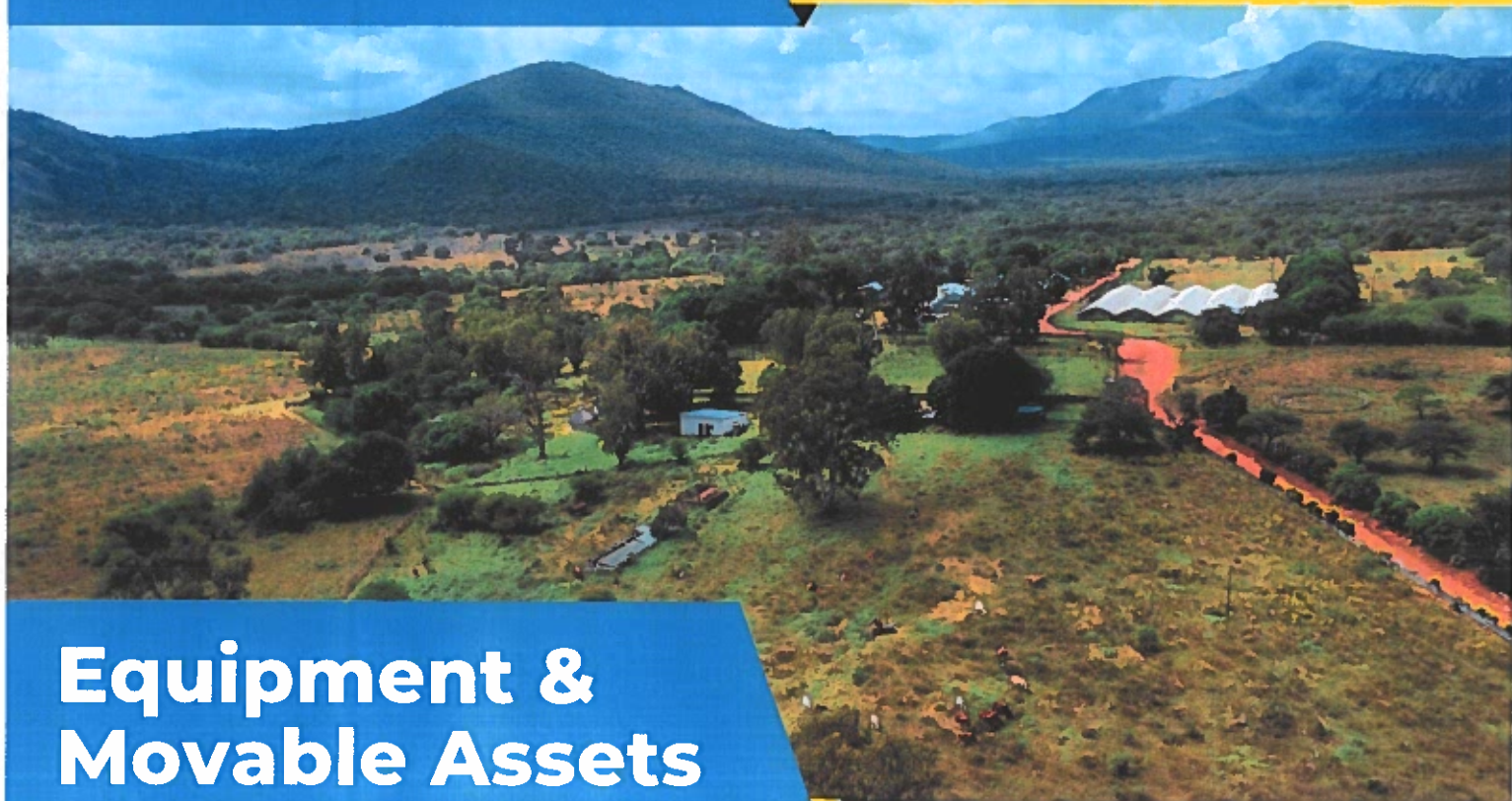
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Equipment & Movable Assets

Water Storage & Pumps

Included water infrastructure and pump equipment comprises:

- 70 000L sink storage dam with liner and cover
- 90 000L sink dam with liner and cover
- 120 000L cement dam with cover
- High-pressure 3-phase irrigation pump
- Electric borehole pumps
- Water tanks servicing workers' quarters and farm operations
- Diesel pump with mono pipes connected to main water line

Boreholes

The farm is supported by equipped boreholes, together with additional sealed boreholes available for future use.



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Equipment & Movable Assets

Poultry Area

The poultry infrastructure includes equipment for established chicken and egg operations, comprising:

- Water storage tanks
- Chicken cages / coops with water and feeding systems
- Drinking lines and nipples
- Feed troughs
- Nest boxes
- Footbaths
- Medicine tanks
- Pressure pumps
- Slaughter room with cold room
- Office equipment
- Two feed silos
- Egg room fitted with air conditioning



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Equipment & Movable Assets

Vegetable Tunnels

The vegetable tunnel area includes irrigation lines, pump and water storage support.

Farm & Livestock Equipment

Farm and livestock equipment includes:

- Drinking cribs
- Cattle feeders
- Cattle dip system
- Cattle weigh station
- Iron kraal and neck clamp
- Water reservoir

Lodge Equipment

The lodge is sold inclusive of furniture and operational contents, including:

- Furniture
- Bedding
- Fridges
- Cutlery
- Televisions
- OpenView decoders
- Satellite installations
- Blinds
- Gas plates
- Water tank and pressure pump
- Swimming pool filtration and pump
- Alarms
- Solar lights
- Irrigation system



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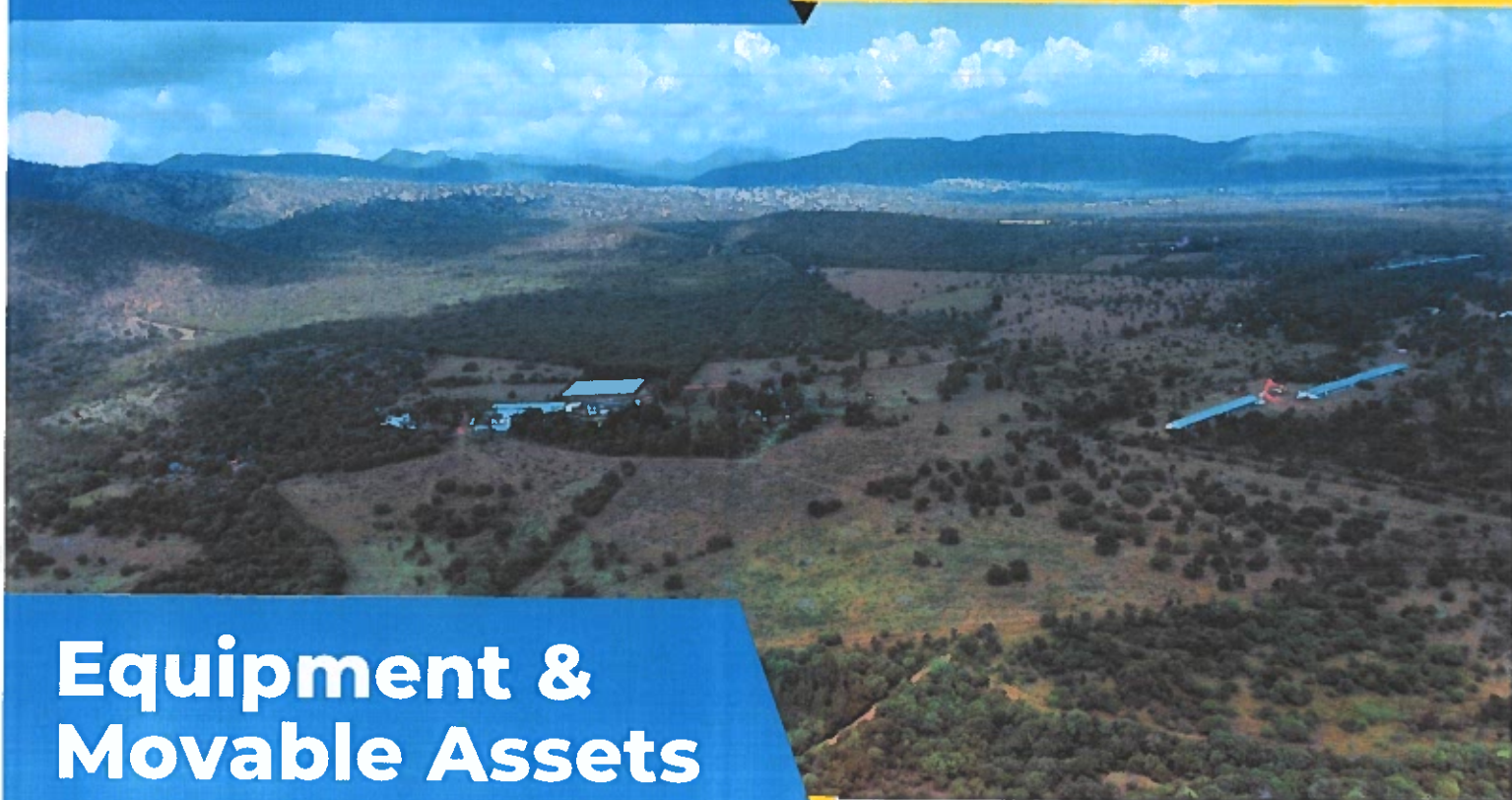
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Equipment & Movable Assets

Main House & Granny Flat Equipment

Included residential equipment comprises:

- Water tanks
- High-pressure and low-pressure pumps
- Air conditioners
- Swimming pool filtration and pump
- Blinds
- Alarm system
- Irrigation system
- Jacuzzi

Additional Items Available Separately

The following items are excluded from the sale price, but are available by separate negotiation:

- 100kVA generator
- 6m cattle trailer



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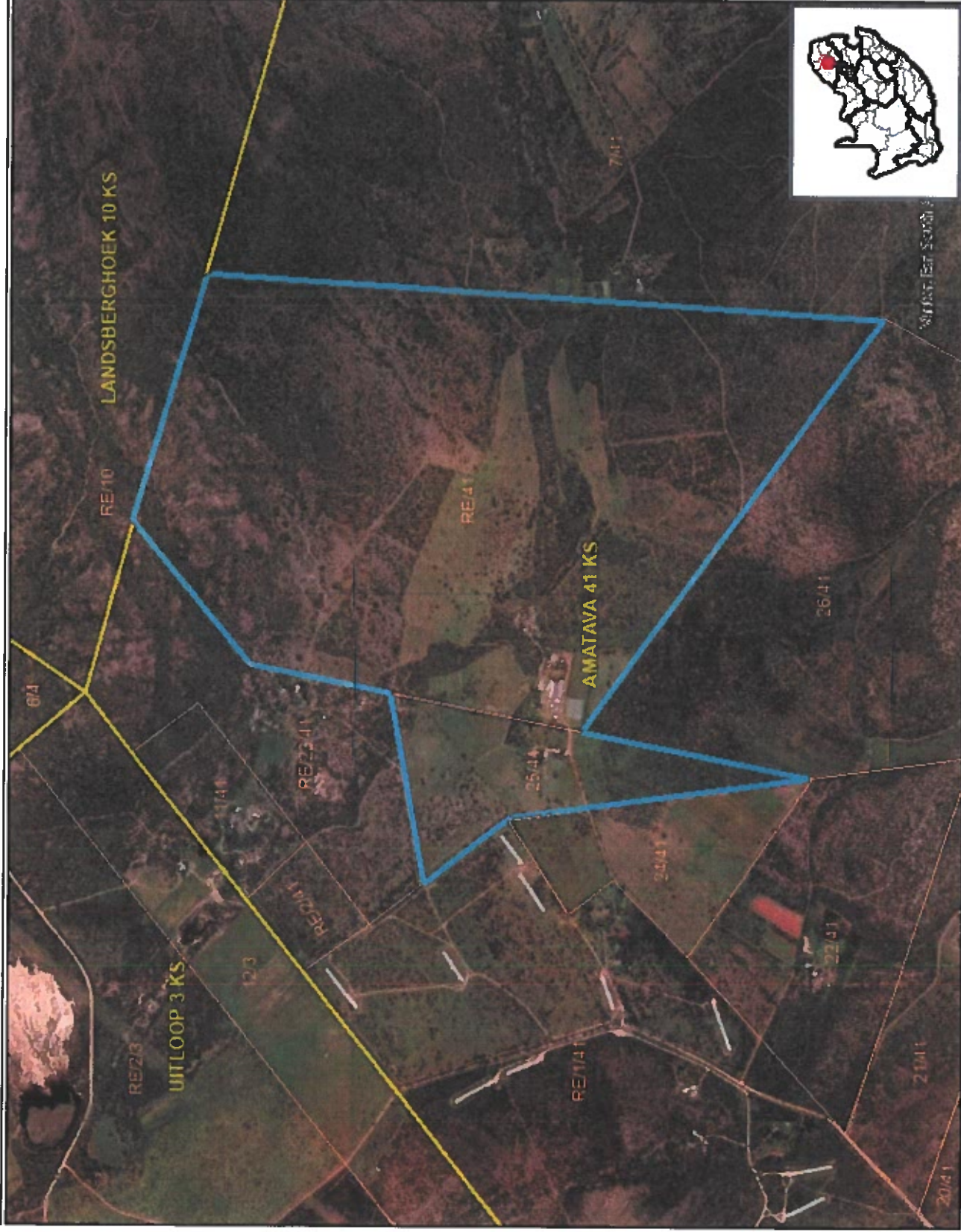
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REMAINING EXTENT OF THE FARM AMATAVA 41 KS & PORTION 25 OF THE FARM AMATAVA 41 KS



Scale: 1:18 056

0 487,5 975 1950 km



Department of Rural development
and land reform
Chief Surveyor General Property Search
(November 2024 Version)
April 30, 2026

Legend

- Provinces
- Erven
- Public Place
- Holding
- Allotment Township
- Farm Portion
- Parent Farm
- Provinces



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



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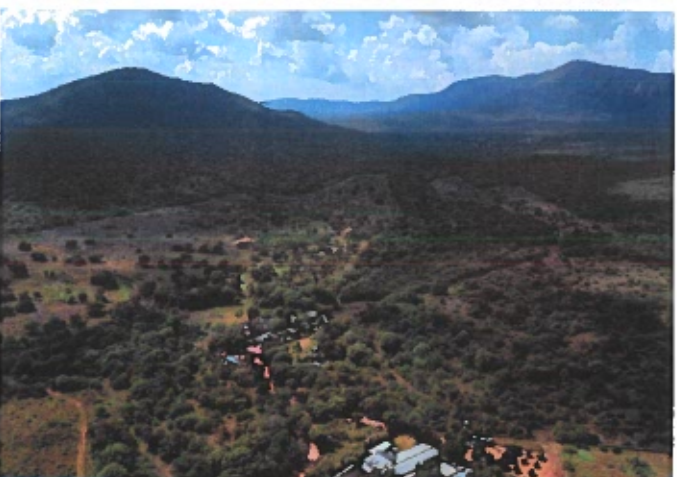


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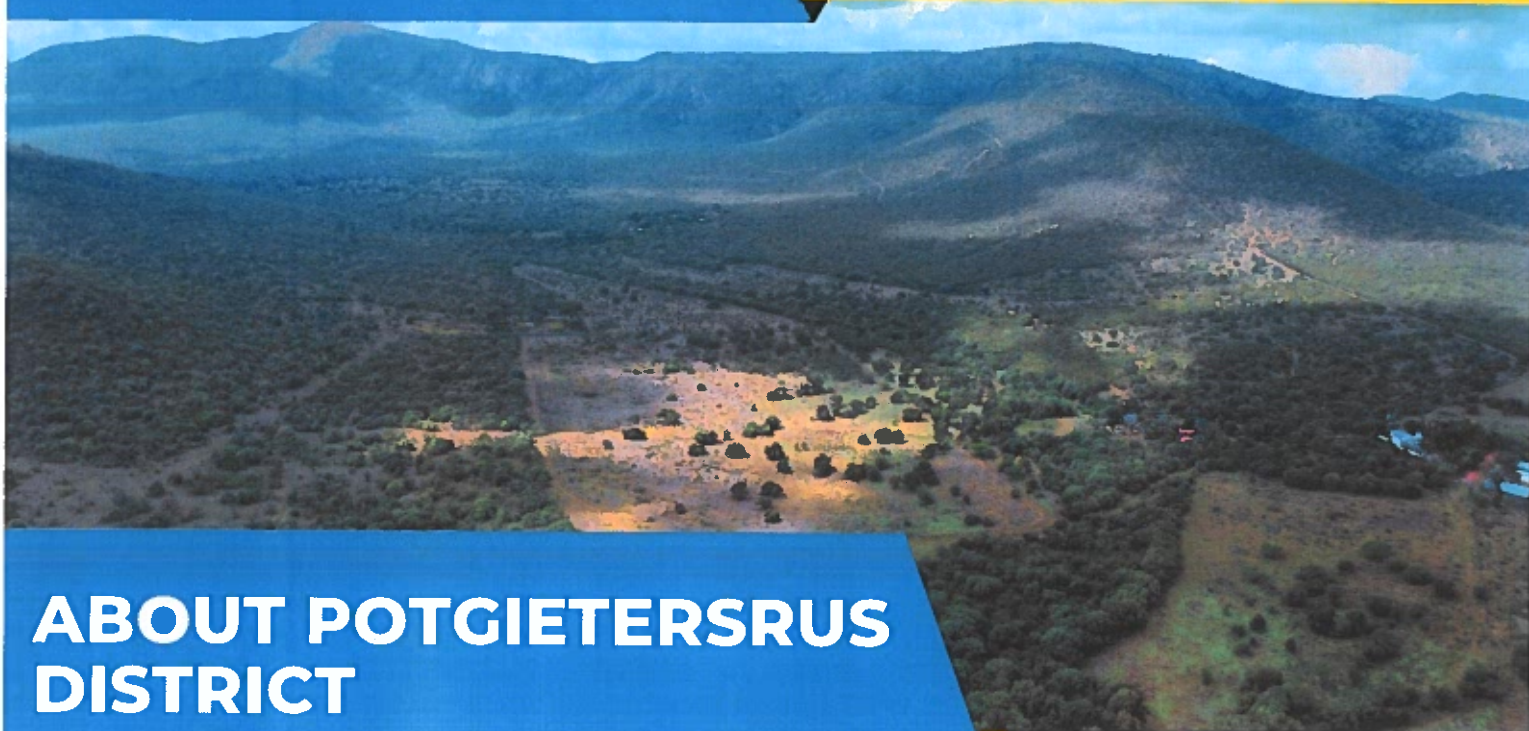
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ABOUT POTGIETERSRUS DISTRICT

Mokopane is a well-established town in Limpopo, situated within the Mogalakwena Local Municipality and forming part of the wider Waterberg District. The area is known for its blend of agriculture, mining, bushveld landscapes and rural tourism appeal.

The property is positioned within close reach of Mokopane, with access to key routes including the R101, N1 and nearby regional centres such as Polokwane. This supports convenient movement for farming operations, lodge guests, suppliers and staff.

The district benefits from strong economic activity, with agriculture, tourism and mining forming important pillars of the local economy. The nearby Mogalakwena platinum mining area and continued mining-related growth add to the demand for accommodation and services in the region.

Mokopane and the surrounding Waterberg region also offer natural bushveld scenery, mountain views, game farms, lodges and outdoor tourism appeal, making the area well suited to lifestyle, eco-tourism and hospitality-focused rural properties.



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Investment Highlights



Multi-Income Potential

Established infrastructure supports several income streams, including lodge accommodation, poultry, livestock, game and eco-tourism opportunities.



Strategic Mokopane Location

Positioned close to Mokopane and surrounding mining activity, offering strong appeal for accommodation demand, agricultural operations and rural investment.



Extensive Established Infrastructure

The property includes a main residence, granny flat, guest lodge, poultry facilities, slaughter facility, workshop, storage, tunnels and livestock handling infrastructure.



Strong Water & Farm Utility

Equipped boreholes, water storage, internal camps and game fencing support practical farm management across livestock, game and mixed agricultural use.



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End — **THANK YOU**

Thank you for taking the time to review this exclusive 241.3388Ha bushveld lodge, livestock, poultry and game farm in the Mokopane district of Limpopo.

With its established infrastructure, strong water resources, income-generating lodge component and versatile agricultural potential, the property presents a compelling opportunity for buyers seeking a functional rural investment close to Mokopane and surrounding mining activity.

For further information, viewing arrangements or supporting documents, please contact the appointed agent.

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

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