



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



BUYERS — INFORMATION PACK

MARBLE HALL / GROBLERSDAL DISTRICT

±573 ha Established Irrigated Citrus & Table Grape Farming Enterprise

MOVABLE ASSETS EXCLUDED IN THE SALE



www.parkvillageauctions.co.za



Unit 10, Ferndale Mews North, Corner of Oak and Dover Avenue, Ferndale, Randburg, Gauteng



Office: 051 430 2300
Hettelien: 078 422 0439



bloem3@parkvillage.co.za



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± 573.1353 HA

FARM DESCRIPTION

±573.1353 HA Established Irrigated Citrus & Table Grape Farming Enterprise

Farms Included

1. Portion 10 of the Farm Goedehoop No. 749, Registration Division KS
Extent: **85.6532 ha**
2. Remainder of the Farm Ronddavel No. 1002, Registration Division JS
Extent: **154.3885 ha**
3. Remainder of Portion 3 of the Farm Ronddavel No. 22, Registration Division JS
Extent: **214.6873 ha**
4. Portion 432 of the Farm Loskop Noord No. 12, Registration Division JS
Extent: **54.9867 ha**
5. Remainder of Portion 417 of the Farm Loskop Noord No. 12, Registration Division JS
Extent: **63.4196 ha**



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FARM OVERVIEW

An established irrigated agricultural enterprise situated in the Marble Hall district, forming part of the productive Olifants River Valley farming region. The property is developed for commercial citrus and table grape production and is supported by established irrigation infrastructure, water storage facilities and registered irrigation allocations.

The farming unit further includes natural grazing, game-fenced land and a range of supporting improvements such as residential accommodation, workshops, sheds and packhouse facilities. Its established crops, water infrastructure and agricultural improvements make it well suited to continued intensive fruit production.



[Click here to
view video
of the farms](#)



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TABLE GRAPE VINEYARDS GOEDEHOOP OPERATION



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Block nr	Cultivar Name	Rootstock	Irrigation	Plant year	Replant planned	Net / No Net	Plant width	Total Ha
A1	Crimson	Ramsey	Drip	2017	No	Net	1.5	7.14
C3	Crimson	Paulsen	Drip	2008	No	Net	1.6x3	4.4
A2	Early Sweet	Paulsen	Drip	2016	No	Net	1.5	4.02
C1	Early Sweet	Paulsen	Drip	2016	No	Net	1.5	2.85
B1	Early Sweet	Ramsey	Drip	2011	No	Net	1.6x3	2.55
D2	Flame	Ramsey	Drip	2007	No	Net	1.6x3	6.32
B2	Prime	Ramsey	Drip	2025	No	Net	1.6x3	4.75
D1	Prime	Ramsey	Drip	2002	No	Net	1.6x3	7.26
H1	Prime	Ramsey	Drip	2018	No	Net	1.5x3.5	12
F1	Sable	Ramsey	Drip	2017	No	Net	1.5x3.5	10.57
B3	Starlight	Ramsey	Drip	2010	No	Net	1.6x3	3.81
G2	Sweet Globe	Ramsey	Drip	2017	No	Net	1.5x3.5	8.89
E1	Red Globe	Paulsen	Drip	2022	No	Net	1.5x3.5	5.18
E2	Early Sweet	Paulsen	Drip	2022	No	Net	1.5x3.5	4.69
C2	Tawny	Paulsen	Drip	2014	No	Net	1.6x3	3.82
Total Hectare Table Grapes planted								88.25



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CITRUS ORCHARDS GOEDEHOOP OPERATION



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Block nr	Commod.	Class	Cultivar Name	Root stock	Irrig.	Total Trees/ Vines	Trees/Vi nes per ha	Plant year	Replant planned	Net / No Net	Plant width	Total Ha
D17144	SL12	Lemons	Genoa	Carizzo	Drip	6 993	555	2013	No	No Net	6X3	12.6
D7500	SL13	Lemons	Eureka	gle, X639, Ca	Drip	11 711	555	2014	No	Net	6X3	21.1
D17144	N151	Laat Navels	Witkrans	Swingle	Drip	8 325	555	2014	No	No Net	6X3	15
D7500	N152	Laat Navels	Witkrans	Swingle	Drip	1 665	555	2014	No	No Net	6X3	3
D17144	V7	Valencias	Midnight	Carizzo	Drip	6 105	555	2018	No	No Net	6X3	11
D17143	S12	Mandarins	Orri	C35	Drip	6 105	555	2018	No	Net	6X3	11
D17143	S13.1	Mandarins	Nadorcott LS	Carizzo	Drip	4 873	555	2018	No	Net	6X3	8.78
D17143	S13.2	Mandarins	Nadorcott LS	Carizzo	Drip	2 436	555	2018	No	Net	6X3	4.39
D17143	S13.3	Mandarins	Nadorcott LS	Carizzo	Drip	4 618	555	2018	No	Net	6X3	8.32
D17143	S13.4	Mandarins	Nadorcott LS	Carizzo	Drip	4 645	555	2018	No	Net	6X3	8.37
D17143	S13.5	Mandarins	Nadorcott LS	Carizzo	Drip	1 543	555	2018	No	Net	6X3	2.78
D17146	S14	To be Grafted	To be Grafted	Carizzo	Drip	11 655	555	2018	Yes	Net	6X3	21
Total Hectare Citrus planted												127.34



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± 573.1353 HA



AGRICULTURAL PROFILE & LAND USE

The **±573.1353 HA** farming unit is developed as a diversified irrigated agricultural enterprise with a strong focus on commercial citrus and table grape production, complemented by irrigable land, natural grazing and game-fenced areas.

The available land-use information reflects approximately:

- **±127.34 ha citrus orchards, including mandarins, lemons and navels, with portions established under protective netting.**
- **±88.25 ha table grape vineyards, with the vineyards recorded under netting.**
- **±15.00 ha additional irrigable land offering further agricultural potential.**
- **±300.00 ha game-fenced natural grazing.**
- **±42 ha balance of land, comprising roads, infrastructure, yards and other supporting areas.**

The citrus schedule lists Nadorcott LS, Orri, Midnight, Eureka, Genoa and Witkrans. The table grape schedule lists Crimson, Early Sweet, Flame, Prime, Sable, Starlight, Sweet Globe, Red Globe and Tawny.

Together, the established fruit blocks, additional irrigable land and grazing provide a diversified farming unit suited to continued commercial production.



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**CITRUS
ORCHARDS**

**NATURAL
GRAZING**

**TABLE GRAPE
VINEYARDS**



Scan or click to access Land Utilisation



PARK VILLAGE AUCTIONS

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± 573.1353 HA



AGRICULTURAL PROFILE & LAND USE

The ±573.1353 ha Goedehoop farming unit is developed as an irrigated agricultural enterprise focused on commercial citrus and table grape production. The supplied block schedules record 127.34 ha of citrus and 88.25 ha of table grapes.

The citrus blocks include Genoa and Eureka lemons, Witkrans navels, Midnight Valencias, Orri mandarins and Nadorcott LS mandarins. A 21.00 ha citrus block is recorded as “to be grafted.” Selected citrus blocks are recorded under netting.

The table grape vineyards are recorded under netting and include Crimson, Early Sweet, Flame, Prime, Sable, Starlight, Sweet Globe, Red Globe and Tawny. Together, the scheduled citrus and table grape blocks account for 215.59 ha of the farming unit.

The combination of established permanent crops, available irrigable land, natural grazing and game-fenced areas provides a diversified agricultural profile, while the existing farming infrastructure supports continued intensive fruit production and further agricultural development.



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WATER & IRRIGATION

The farming enterprise is supported by an established irrigation network drawing from a combination of the Olifants River, irrigation canals, storage dams and boreholes, with registered irrigation allocations linked to the various farm portions. The available information records a combined irrigation allocation of approximately 1,945,020 m³ across the broader operation.

For the Goedehoop grouping specifically, recorded water allocations include:

- Olifants River allocation – **Portion 10 Goedehoop 749: ±211,750 m³**
- Loskop irrigation allocation – **Portion 432 Loskop Noord 12: ±197,890 m³**
- Loskop irrigation allocation – **Farm Ronddavel 1002: ±197,890 m³**
- Loskop irrigation allocation – **Portion 417 Loskop Noord 12: ±197,890 m³**
- Olifants River allocation – **Portion 417 Loskop Noord 12: ±46,200 m³**

The irrigation system supports the established citrus orchards and table grape vineyards through permanent irrigation infrastructure, with water storage dams forming an integral part of the farming operation. The available information further notes that the pumps and mother lines were recorded as being in acceptable working condition at the time of inspection.

The combination of river water, irrigation scheme allocations, storage capacity and established distribution infrastructure provides a strong water platform for the continued operation of the permanent crops and the broader agricultural enterprise.



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OLIFANTSRIVIER BESPROEIINGSRAAD

Posbus 3
Marble Hall
0450
Tel : 013 2626600
Faks : 013 2626602
jaco@moosrivier.co.za

23 April 2014

Aan wie dit mag aangaan

IS : Inlysting vir Ged 10 van Ged 1 van die Plaas Goedehoop 749 KS

Hiermee word bevestig dat bogenoemde eiendom die volgende inlysting het onder die Olifantsrivier Besproeiingsraad:

1.	Gedeelte 10 van Ged 1 van Goedehoop 749 KS	27.5ha
	Totaal	27.5ha

2.

Burgor
Onder Voorsitter
Olifantsrivier besproeiingsraad



Loskop BESPROEINGSRAAD IRRIGATION BOARD

Privaatsak / Private Bag 8684
GROBLERSDAL 0470
Tel. 087 750 3820
Fax. Admin. 086 696 4130
Water 086 516 2768

INLYSTINGSERTIFIKAAT

Verwysing : LOSKOP BESPROEINGSRAAD
Navrae : ANNEMARIE BEZUIDENHOUT
Perseel : G12, G13 EN G23
Eienaar : HEAVEN ON EARTH COMM FARMING (PTY) LTD
POSBUS 514
VAAL MARINA
1945

Hiermee word gesertifiseer dat;

- Restant van die ged van gedeelte 0416 van die plaas LOSKOP NOORD, Registrasie Afdeling 12 JS, ingelys is vir **197 890m²** (G12)
- Gedeelte 417 van die plaas LOSKOP NOORD, Registrasie Afdeling 12 JS, ingelys is vir **197 890m²** (G13)
- Gedeelte 432 van die plaas LOSKOP NOORD, Registrasie Afdeling 12 JS, ingelys is vir **197 890m²** (G23)

593670

*G12. — 410 000 m² inlyping ??
Boergat — Vormeulen
2x Carin.*

N. UJDUR
WATERBEHEERBESTUURDER

07/03/2016

*8 325 Eureka/G.S.
3 615 Linsb/Sw.
1 110 Gooos Carin.*



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BUILDINGS & IMPROVEMENTS

The Goedehoop farming unit includes a range of established agricultural and residential improvements supporting the day-to-day operation of the enterprise.

Recorded improvements include residential dwellings, staff accommodation, a lodge building, workshops, implement and pesticide sheds, utility structures and a substantial packhouse complex. The improvements are distributed across the operational farm portions and are supported by associated hardstanding and service areas.

The main operational improvements include:

- Multiple residential dwellings and ancillary accommodation
- Staff housing
- Lodge building
- Implement and pesticide sheds
- Workshops, including a newer workshop facility
- Utility and storage structures
- Packhouse and associated processing facilities
- Supporting hardstanding and operational yard areas

The improvements form an important part of the broader commercial farming operation and provide the necessary accommodation, storage, maintenance and processing infrastructure required for an established citrus and table grape enterprise.



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IMPROVEMENTS SUMMARY

Building description: GOEDEHOOP - Remainder of the farm RONDDAVEL no. 1002 JS	Area in m ²
Lodge Building	522
Staff Housing	1633
Implement & pesticides sheds	285
Workshops	87
Workshop - New	2285
Packhouse Complex - new	5945

Building description - GOEDEHOOP - Portion 417 of the farm LOSKOP NOORD no. 12 JS	Area in m ²
Dwelling 1	313
Dwelling 2	89
Dwelling 3	158
Flatlet	17



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PACKHOUSE & PROCESSING FACILITIES

The Goedehoop operation includes a substantial packhouse and processing component supporting the handling and preparation of table grape production.

The main packhouse complex is recorded at approximately 5,945 m², forming a significant operational facility within the farming enterprise. Supporting infrastructure includes a new workshop of approximately 2,280 m², an implement and pesticide shed of approximately 285 m², and a workshop of approximately 85 m².

Additional supporting facilities recorded within the broader operational area include pre-cooling capacity, off-loading areas, hardstanding platforms, utility sheds, secondary sheds and storage areas, all contributing to the efficient movement, handling and preparation of agricultural produce.

The packhouse infrastructure forms an important part of the commercial farming operation and supports the post-harvest handling requirements associated with established table grape production. Schoonbee landgoed is currently attending to the packaging of all citrus productions.



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CLIMATE, SOILS & TOPOGRAPHY

The farm portions are situated in the Loskop / Marble Hall agricultural area of Limpopo, an established summer-rainfall region characterised by hot summers, dry winters and relatively infrequent frost. The available information records average annual rainfall in the broader area at approximately 500–700 mm.

The terrain is generally almost level to gently undulating, with some portions moderately sloped and steeper areas occurring near the larger water-storage dams and river sections. The topography is considered well suited to cultivation, permanent fruit production and associated agricultural activities.

The soils in the broader farming area include well-drained, deep Hutton and Clovelly soil forms, with shallower Glenrosa soils occurring in places. These soil conditions, together with the local climate and established irrigation infrastructure, contribute to the area's suitability for intensive citrus and table grape production.



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KEY FARMING HIGHLIGHTS

±573.1353 ha Established Irrigated Farming Enterprise

A substantial commercial agricultural unit comprising five farm portions in the Marble Hall district.

Established Citrus & Table Grape Production

Approximately 127.34 ha citrus orchards and 88.25 ha table grape vineyards, with portions under protective netting.

Strong Water & Irrigation Infrastructure

Supported by the Olifants River, irrigation canals, storage dams and boreholes, with registered irrigation allocations linked to the farm portions.

Substantial Packhouse & Operational Infrastructure

Main packhouse complex of approximately 5,945 m², supported by workshops, sheds and associated handling facilities.

Diversified Land Use & Expansion Potential

Includes approximately 15 ha additional irrigable land and 300 ha game-fenced natural grazing, adding flexibility to the farming operation.



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ABOUT MARBLE HALL DISTRICT

The farming enterprise is situated in the Marble Hall district of Limpopo, within the productive Loskop / Olifants River Valley agricultural region. The area is well known for intensive irrigated farming and permanent fruit production, with commercial agriculture forming a major part of the surrounding landscape.

The region experiences a summer-rainfall climate, with average annual rainfall of approximately 500–700 mm. Summers are generally hot, winters are dry, and frost is relatively infrequent. These conditions, together with established irrigation infrastructure, are favourable for the production of citrus and table grapes.

The broader area includes predominantly well-drained Hutton and Clovelly soils, with generally level to gently undulating terrain. These soil and topographical characteristics support cultivation, orchards, vineyards and other intensive agricultural activities.

Agricultural production in the wider Olifants River Valley includes citrus, table grapes, maize, lucerne, wheat, vegetables, sunflower and groundnuts, supported by established irrigation schemes and access to reliable water sources.



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Investment Highlights

±573.1353 ha Established Irrigated Citrus & Table Grape Farming Enterprise

A substantial commercial farming unit comprising five farm portions, developed for intensive citrus and table grape production and supported by established irrigation and operational infrastructure.

Situated in a Prime Irrigated Agricultural Region

Located in the Marble Hall district within the productive Loskop / Olifants River Valley, an area well known for commercial citrus, table grape and irrigated crop production.

Established Permanent Crops & Irrigation Infrastructure

The farming unit includes approximately 127.34 ha citrus orchards and 88.25 ha table grape vineyards, supported by irrigation water from the Olifants River, irrigation canals, storage dams and boreholes.

Diversified Agricultural Land Use

The property further incorporates approximately 15.00 ha additional irrigable land, 300.00 ha game-fenced natural grazing and approximately 42.04 ha balance land comprising roads, yards, infrastructure and supporting areas.



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Property Report — 5 properties

Combined extent 569,93 ha · Generated 09 Sept 2026



PROPERTIES

5

COMBINED EXTENT

569,93 ha

PROVINCES

1

REPORT DATE

09 Sept 2026

OPEN & DIRECTIONS

[View selection on map](#)

[Get directions](#)

Coordinates **-24.968657, 29.367535**

Live map app.propmap.co.za/p/T0JS00000000074900010~portion



Scan to open
the live map

Properties

PROPERTY	SG CODE (LPI)	EXTENT	AREA / FARM	PROVINCE
1 Ptn 10 of the Farm Mapochsgronde 749 JS	T0JS00000000074900010	94,1 ha	Mapochsgronde 749 Js	Limpopo
2 The Farm Farm 1002	T0JS00000000100200000	154,05 ha	Farm 1002	Limpopo
3 Rem. of Ptn 3 of the Farm Ronddavel 22 JS	T0JS00000000002200003	207,04 ha	Ronddavel 22 Js	Limpopo
4 Ptn 432 of the Farm Loskop Noord 12 JS	T0JS00000000001200432	55,09 ha	Loskop Noord 12 Js	Limpopo
5 Rem. of Ptn 417 of the Farm Loskop Noord 12 JS	T0JS00000000001200417	59,64 ha	Loskop Noord 12 Js	Limpopo

Total: 5 properties · 569,93 ha

Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north



View from the south

KLAGSBRUN EDELSTEIN BOSMAN DE
VRIES INC
220 Lange Street
Nieuw Muckleneuk
Pretoria
0001

Prepared by me

194

SEELREG STAMP DUTY	
FOOT FEES	R 4 400.00


CONVEYANCER
GORDON ALEXANDER LEITH

DEED OF TRANSFER

T 000015397 / 2017

BE IT HEREBY MADE KNOWN THAT

PRAVEESHNEE MORGAN

GORDON ALEXANDER LEITH ✓

appeared before me, REGISTRAR OF DEEDS at PRETORIA, she the said
Appearer being duly authorised thereto by a Power of Attorney signed at
PRETORIA on 3 NOVEMBER 2016 and granted to him by

HEAVEN ON EARTH COMMERCIAL FARMING PROPRIETARY LIMITED, (IN
BUSINESS RESCUE) Registration Number 2011/132408/07

FOR FURTHER ENDORSMENT SEE PAGE

And the Appearer declared that her said principal had truly and legally sold on **22 September 2016** and that she, the said Appearer, in her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

SLG EMPOWERMENT PROPRIETARY LIMITED.
Registration Number 2015/173599/07

its Successors in Title or assigns, in full and free property

1. **PORTION 10 (A PORTION OF PORTION 1) OF THE FARM
GOEDEHOOP 749, REGISTRATION DIVISION K.S., LIMPOPO
PROVINCE**

**MEASURING 85,6532 (EIGHTY FIVE COMMA SIX FIVE THREE TWO)
Hectares**

**FIRST TRANSFERRED by Deed of Partition Transfer T7650/1960 with
diagram attached thereto and held by Deed of Transfer Number
T97860/2012.**

SUBJECT to the following conditions:

A. GEREKTIG tot 'n serwituut van Reg van Oorpad, 9,45 meter wyd oor Resterende Gedeelte 1 van voormelde plaas, groot as sodanige 275,4721 hektaar gehou kragtens Aktes van Transport T25561/1945, T7026/1947 en T28721/1951 soos nader sal blyk uit figuur c C E e op Kaart A5757/1952 geheg aan Akte van Transport T7650/1960 gedateer 23 Maart 1960.

B. Kragtens Notariële Akte van Serwituut gedateer 15/04/2005, K2172/2005S is die binnegemelde eiendom onderhewig aan 'n ewigdurende serwituut van elektriese kraggeleiding oor die eiendom verleen wesenlik langs die roete waarop ooreengekom is, onderworpe aan enige bestaande serwituut of ander saaklike reg om elektrisiteit oor die eiendom te gelei deur middel van 'n enkele bogrondse kraglyn bestaande uit geleiers op pale of strukture met sodanige struktuur ondersteunings meganisme as wat nodig of gerieflik mag wees (hierinlater tesame met die beperkings gebied verwys na in 3.1, verwys

na as die "Serwituut Area") soos meer volledig sal blyk uit Notariële akte van Serwituut."

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

**2. PORTION 432 OF FARM LOSKOP NOORD 12
REGISTRATION DIVISION J.S., LIMPOPO PROVINCE**

**MEASURING 54,9867 (FIFTY FOUR COMMA NINE EIGHT SIX SEVEN)
Hectares**

**FIRST registered by Deed of Grant Number T506/1964 with diagram
annexed thereto and held by Deed of Transfer T97860/2012.**

SUBJECT to the following conditions:

- (a) "Die regte van die Staatspresident soos in artikel twee-en-vyftig van die Nedersettingswet 1956, soos gewysig, bepaal wat betrekking het op die oprigting van sekere werke.
- (b) Die voorwaarde dat die hierby getransporteerde grond onderworpe is aan ewigdurende serwitute van waterleiding en/of dreinerings, soos omskryf in artikel 139, met insluiting van die regte bepaal in artikels 141(3) en 142 (1)(a), (b) en (c) van die Waterwet Nr 54 van 1956, soos gewysig, ten aansien van enige bestaande kanale en afvoerslote gebou onder die Loskop Staatswaterskema, ten gunste van die Republiek van Suid-Afrika en is verder onderpe aan die reg van die Minister of ander bevoegde gesag om enige verandering of vervanging te maak in die konstruksie of roete van die gesegde kanale en afvoerslote en om addisionale kanale en/of afvoerslote te bou. Die Staat sal onder geen omstandighede aanspreeklik wees vir enige skade of verlies wat deur die eienaars gely mag word oor of op die gedeeltes wat aan die gesegde serwitute onderworpe is nie.
- (c) (i) Die voorwaarde dat die Minister van Landbou of ander bevoegde gesag by wie die verpligting vir die onderhoud van die verdelingsvore en afleivore hierna mag berus het die reg om damme, reservoirs, geleidings, watervore, geute, pypleidings en afleivore op die hierby getransporteerde grond aan te lê vir die toevoer van water na, of die afvoer van water van ander hoewes, of Staats- of privaatgronde, of vir publieke of ander doeleindes en om die nodige paaie langs sulke vore of afleivore te maak. Die behoorlik

gemagtigde amptenare van die Staat of ander gemagtigde persone het te alle tye langs die genoemde paaie vrye deurgang oor die hierby getransporteerde grond vir die doel om sluise te reël en om, ingeval van belemmering van stroom die vore of afleivore te ondersoek, skoon te maak en te herstel.

- (ii) Die voorwaarde dat die Minister van Landbou of ander bevoegde gesag altyd die reg om sugslote en dreineringsvore oor die hierby getransporteerde grond aan te lê, en om materiaal daarvan te neem, benodig vir herstel of onderhoud van die sugslote en dreineringsvore. Die skoonmaak, instandhou en herstel van die gesegde sugslote en dreineringsvore moet deur die eienaar gesamentlik en afsonderlik met ander eienaars en/of huurders van hoewes binne die Loskop-nedersetting onderneem word.
- (d) Die voorwaarde dat die Staat, Waterraad of ander bevoegde liggaam geen aanspreeklikheid aanvaar vir enige verlies wat die eienaar van die hierby getransporteerde grond mag ly as gevolg van waterskaarste en enige beperking van water of enige misoeste as 'n gevolg daarvan, of enige skade wat deur oorstroming, deursyfering of enige oorloop van water veroorsaak is nie, en die eienaar het geen eis teen die Staat, Waterraad of ander bevoegde liggaam vir enige vergoeding te aansien daarvan nie.
- (e) Die voorwaarde dat 'n reg van weg ten gunste van die huurders en/of eienaars van aangrensende of naburige hoewes op die Loskopnedersetting in 'n geskikte rigting na die naaste publieke pad moet te alle tye oor die hierby getransporteerde grond toegestaan moet word, mits sodanige reg- van-weg volgens die mening van die Minister van Landbou nodig is. Die hierby getransporteerde grond is geregtig op 'n derglike reg-van-weg oor die ander hoewes op die nedersetting. Ingeval van 'n geskil aangaande die rigting van sodanige reg-van-weg, sal die beslissing van die Minister finaal en bindend op alle patye wees.
- (f) Die voorwaarde dat die eienaar van die hierby getransporteerde grond sodanige aantal en soort lewende hawe, wat bona fide eiendom is, soos die Minister van Landbou of ander bevoegde gesag mag voorskryf, mag laat wei op sodanige stukke Staatsgrond op die Loskopnedersetting, as wat die Minister van Landbou of ander bevoegde gesag na goeddunke en behoudens sodanige voorwaardes as wat hy mag bepaal, as 'n gemeenskaplike weiveld van tyd tot tyd mag uithou, en die eienaar sal nie geregtig wees om te eis dat enige weiveld vir die weiding van sy vee beskikbaar gestel word nie, ingeval

genoemde gemeenskaplike weiveld of enige gedeelte daarvan te enige tyd deur die Minister van Landbou teruggetrek word.

- (g) Die voorwaarde dat die eienaar van die hierby getransporteerde grond tesame met ander huurders of eienaars verantwoordelik is vir die instandhouding en onderhoud van alle grens- en ander heinings op die gemelde weiveld, en vir die uitroeiing van skadelike onkruid, skadelike diere, asook van miere daarop, en moet sodanige stappe doen soos deur die Minister van Landbou of ander bevoegde gesag nodig geag mag word in verband daarmee en in verband met die gebruik van die gemeenskaplike weiveld en enige ander sake van algemene belang.
- (h) Die voorwaarde dat die eienaar van die hierby getransporteerde grond tesame met ander eienaars en/of huurders van hoewes op die Loskop-nedersetting, sodanige stappe moet doen as wat nodig mag wees vir die instelling van 'n Beheerkomitee ooreenkomstig die bepalings van Artikel 78(1)(d) van die Nedersettingswet, 1956, soos gewysig, en hom moet onderwerp aan sodanige reëls as wat met die toestemming van die Minister van Landbou deur genoemde Komitee van tyd tot tyd uitgevaardig mag word."

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

3. REMAINING EXTENT OF PORTION 3 (A PORTION OF PORTION 1) OF THE FARM RONDDAVEL 22 , REGISTRATION DIVISION J.S., LIMPOPO PROVINCE

MEASURING 214,6873 (TWO HUNDRED AND FOURTEEN COMMA SIX EIGHT SEVEN THREE) Hectares

FIRST TRANSFERRED by Deed of Partition Transfer Number T3836/1983 with Diagram annexed thereto and held by Deed of Transfer Number T97860/2012

SUBJECT to the following conditions:

- A. "Die eiendom hierby getransporteer is onderhewig aan ewigdurende Serwituut van Waterleiding ten gunste van die Regering van die Republiek

van Suid Afrika soos meer ten volle sal blyk uit Notariële Akte Nommer 261/1942S."

B. By virtue of Notarial Deed of Servitude dated 27/08/2004, K2171/2005S the within mentioned property is subject to:

(i) A perpetual servitude of electric power transmission across the property substantially within the servitude area subject to any existing servitude of other real right, to convey electricity across the property by means of overhead power line/s consisting of conductors mounted on poles or structures with such structures supporting mechanisms as may be necessary or convenient and;

(ii) A Perpetual servitude for telecommunication and other related purposes over the property substantially within the servitude area referred to in (i) above, by means of conductors, cables and/or appliances mounted on the poles and/or structures with such structure supporting mechanisms as may be necessary or convenient.

AS will more fully appear from the said Notarial Deed of Servitude.

C. "Die eiendom hiermee getranspoteer is onderhewig aan 'n ewigdurende serwituut van reg van weg en waterleiding, 10(tien) meter wyd ten gunste van die Resterende Gedeelte van Gedeelte 7 ('n Gedeelte van Gedeelte 3) van die plaas Ronddavel 22, Registrasie Afdeling J.S., Limpopo Provinsie, groot 113,1044 (Eenhonderd en Dertien komma Een Nul Vier Vier) hektaar, die middellyn van welke serwituut aangedui word deur die lyn A B C d op Kaart LG Nommer 488/2009 hierby aangeheg."

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

4. **THE FARM RONDDAVEL 1002
REGISTRATION DIVISION J.S., LIMPOPO PROVINCE**

**MEASURING 154,3885 (ONE HUNDRED AND FIFTY FOUR COMMA
THREE EIGHT EIGHT FIVE) Hectares**

FIRST REGISTERED by Certificate of Consolidated Title Number

**T97859/2012 with Diagram SG Number 487/2009 annexed and held by
Deed of Transfer Number T97860/2012**

SUBJECT to the following conditions:

A. "Die voormalige Gedeelte 3 ('n Gedeelte van Gedeelte 1) van die plaas RONDDAVEL 22, Registrasie Afdeling J.S., Limpopo Provinsie, (waarvan daardie gedeelte aangedui deur die figuur A B C D E F G U A op kaart LG Nommer 487/2009 aangeheg by Sertifikaat van Verenigde Titel T97859/2012 'n gedeelte vorm), is onderhewig aan die volgende voorwaardes:

1. Die eiendom hierby getranspoteer is onderhewig aan ewigdurende Serwituut van Waterleiding ten gunste van die Regering van die Republiek van Suid-Afrika soos meer ten volle sal blyk uit Notariële Akte Nr. 261/1942S.

2. "By virtue of Notarial Deed of Servitude dated 27/08/2004, K.2171/2005 S the within mentioned property is subject to;

(i) A perpetual servitude of electric power transmission across the property substantially within the servitude area subject to any existing servitude or other real right, to convey electricity across the property by means of overhead power line/s consisting of conductors mounted on poles or structures with such structure supporting mechanisms as may be necessary or convenient and;

(ii) A perpetual servitude for telecommunication and other related purposes over the property substantially within the servitude area referred to in (i) above, by means of conductors, cables and/or appliances mounted on the poles and/or structures with such structure supporting mechanisms as may be necessary or convenient.

As will more fully appear from the said Notarial Deed of Servitude.

B. Die voormalige Resterende Gedeelte van Gedeelte 416 van die plaas LOSKOP NOORD 12, Registrasie Afdeling J.S. Limpopo Provinsie, waarvan daardie gedeelte aangedui deur die figuur T H J K L M N P Q R S T op Kaart LG Nommer 487/2009 aangeheg by Sertifikaat van Verenigde Titel T97859/2012 'n gedeelte vorm, is onderhewig aan die volgende voorwaardes:

(a) Die regte van die Staatspresident soos in artikel twee en vyftig van 1956, soos gewysig, bepaal betreffende sekere werke op die gronde

(b) Die voorwaarde dat die hierby getransporteerde grond onderworpe is aan ewigdurende serwitute van waterleiding en/of dreineringsvore, soos omskryf in artikel 139 met insluiting van die regte bepaal in artikels 139 met insluiting van die regte bepaal in artikels 141(3) en 141(a), (b) en (c) van die Waterwet No. 54 van 1956, soos gewysig, ten aansien van enige bestaande kanale en afvoerslote gehou onder die Staatswaterskema, ten gunste van die Republiek van Suid-Afrika en is verder onderworpe aan die reg van die Minister of ander bevoegde gesag om enige verandering of vervanging te maak in die konstruksie of roete van die gesegde kanale en afvoerslote en om addisionele kanale en/of afvoerslote te bou. Die Staat sal onder geen omstandighede aanspreeklik wees vir enige skade of verlies wat deur die eienaars gelyk mag word oor of op die gedeeltes wat aan die gesegde serwitute onderworpe is nie.

(c) (i) Die voorwaarde dat die Minister van Landbou of ander bevoegde gesag by wie die verpligting vir die onderhoud van die verdelingsvoren en afleivore hierna mag berus, die reg hê om damme, reservoirs, geleidings, watervore, geute, pypleidings en afleivore op die hiermee getransporteerde grond aan te lê vir die toevoer van water na, of die afvoer van water van ander hoewes, of Staats- of privaatgrond, of vir publieke of ander doeleindes en om die nodige paaie langs sulke vore of afleivore te maak. Die behoorlik gemagtigde amptenare van die Staat of ander gemagtigde persone het te alle tye langs genoemde paaie vrye deurgang oor die hierby getransporteerde grond vir die doel om sluise te reël en om, ingeval van belemmering van stroom, die vore of afleivore te ondersoek, skoon te maak en te herstel.

(ii) Die voorwaarde dat die Minister van Landbou of ander bevoegde gesag altyd die reg het om sugslote en dreineringsvore oor die hierby getransporteerde grond aan te lê en om material daarvan te neem, benodig vir herstel of onderhoud van die sugslote en dreineringsvore. Die skoonmaak, instandhou en herstel van die gesegde sugslote en dreineringsvore moet deur die eienaar gesamentlik of afsonderlik met ander eienaars en/of huurders van hoewes binne die Loskopnederstelling onderneem word.

(d) Die voorwaarde dat die Staat, Waterraad en ander bevoegde liggaam geen aanspreeklikheid aanvaar vir enige verlies wat die eienaar van die hierby getransporteerde grond mag ly as gevolg van waterskaarse of enige beperking van water of enige misoeste as gevolg daarvan, of enige skade wat deur oorstroming, deursyfering of enige oorloop van water veroorsaak is.

nie en die eienaar het geen eis teen die Staat, Waterraad of ander bevoegde liggaam vir enige vergoeding ten aansien daarvan.

- (e) Die voorwaarde dat 'n reg van weg ten gunste van die huurders en/of eienaars van aangrensende of naburige hoewes op die Loskop nedersetting in 'n geskikte rigting na die naaste publieke pad te alle tye oor die hierby getransporeerde grond toegestaan moet word; mits sodanige reg van weg volgens die mening van die Minister van Landbou nodig is. Die hierby getransporeerde grond is geregtig op 'n dergelike reg van weg oor ander hoewes op die nedersetting. Ingeval van 'n geskil aangaande die reigting van sodanige reg van weg, sal die beslissing van die Minister finaal en bindend op alle partye wees.
- (f) Die voorwaarde dat die eienaar van die hierby getransporeerde grond sodanige aantal en soort lewende hawe wat sy bona fide eiendom is, soos die Minister van Landbou of ander bevoegde gesag mag voorskryf, mag laat wei op sodanige stukke Staatsgrond op die Loskop nedersetting, as wat die Minister van Landbou of ander bevoegde gesag na goeddunke en behoudens sodanige voorwaardes as wat hy mag bepaal as 'n gemeenskaplike weiveld van tyd tot tyd mag uithou, en die eienaar sal nie geregtig wees om te eis dat enige weiveld vir die weiding van sy vee beskikbaar gestel word nie, ingeval genoemde gemeenskaplike weiveld of enige gedeelte daarvan te enige tyd deur die Minister van Landbou, teruggetrek word.
- (g) Die voorwaarde dat die eienaar van die hierby getransporeerde grond, tesame met ander huurders of eienaars verantwoordelik is vir die instandhouding en onderhoud van elke grens- en ander heinings op die gemelde weiveld, en vir die uitroeiing van skadelike onkruid, skadelike diere, asook miere daarop en moet sodanige stappe doen soos deur die Minister van Landbou of ander bevoegde gesag nodig geag word in verband daarmee en in verband met die gebruik van die gemeenskaplike weiveld van enige ander sake van algemene belang.
- (h) Die voorwaarde dat die eienaar van die hierby getransporeerde grond, tesame met ander eienaars en/of huurders van hoewes op die Loskopnedersetting sodanige stappe moet doen as wat nodig mag wees vir instelling van 'n Beheer Komitee ooreenkomstig die bepalinge van Artikel 78(1)(d) van die Nedersettingswet 1956, soos gewysig, en hom moet

onderwerp aan sodanige reëls met die toestemming van die Minister van Landbou deur genoemde Komitee van tyd tot tyd uitgevaardig mag word.

C. ONDERHEWIG aan die volgende voorwaardes opgelê deur die Transportgewer:

- (a) Die eiendom hiermee getranspoteer is onderhewig aan 'n ewigdurende sertiwuut van reg van weg 10(tien) meter wyd ten gunste van Resterende Gedeelte van Gedeelte 7 ('n Gedeelte van Gedeelte 3) van die plaas Ronddavel 22, Registrasie Afdeling J.S., Limpopo Provinsie, groot 113,1044 (Eenhonderd en Dertien komma Een Nul Vier Vier) hektaar, die Suidelike grens van welke sertiwuut voorgestel word deur die lyn T V W X Y G op Kaart LG Nommer 487/2009 aangeheg by Sertifikaat van Verenigde Titel T97859/2012.
- (b) Die eiendom hiermee getranspoteer is onderhewig aan 'n ewigdurende sertiwuut van waterleiding 3(drie) meter wyd ten gunste van Resterende Gedeelte van Gedeelte 7 ('n Gedeelte van Gedeelte 3) van die plaas Ronddavel 22, Registrasie Afdeling J.S., Limpopo Provinsie, groot 113,1044 (Eenhonderd en Dertien komma Een Nul Vier Vier) hektaar, die middellyne van welke sertiwuut voorgestel word deur diellyne A B C D E F H H J K en L M N P Q R S op Kaart LG Nommer 522/2011 hierbyh aangeheg; en
- (c) Die eiendom hiermee getranspoteer is onderhewig aan 'n ewigdurende sertiwuut van waterleiding, groot 11,3570 (Elf komma Drie Vyf Sewe Nul) hektaar ten gunste van Resterende Gedeelte van Gedeelte 7 ('n Gedeelte van Gedeelte 3) van die plaas Ronddavel 22, Registrasie Afdeling J.S., Limpopo Provinsie, groot 113,1044 (Eenhonderd en Dertien komma Een Nul Vier Vier) hektaar, welke sertiwuutgebied voorgestel word deur die figuur T U V W X Y T op Kaart LG Nommer 522/2011 hierby aangeheg.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

**5. THE REMAINING EXTENT OF PORTION 417 OF FARM
LOSKOP NOORD 12, REGISTRATION DIVISION J.S., LIMPOPO
PROVINCE**

**MEASURING 63,4196 (SIXTY THREE COMMA FOUR ONE NINE
SIX) Hectares**

**FIRST registered by Deed of Grant Number T 13/1971 with
Diagram annexed thereto and held by Deed of Transfer
Number T54215/2014**

SUBJECT to the following conditions:

1. (a) "Die regte van die Staatspresident soos in artikel twee-en-vyftig van die Nedersettingswet, 1956 saamgelees met artikel 51(1) van die Wet op Landboukrediet 1966 bepaal, betreffende sekere werke op die eiendom;
- (b) Die voorwaarde dat die hierby getransporteerde grond onderworpe is aan ewigdurende serwituut van waterleiding en/of dreinerings, soos omskryf in artikel 139, met insluiting van die regte bepaal in artikele 141(3) en 142(1)(a), (b) en (c) van die Waterwet, 1956, soos gewysig, ten aansien van enige bestaande kanale en afvoerslote gebou onder hierdie Staatswaterskema ten gunste van die Republiek van Suid-Afrika en is verder onderworpe aan die reg van die Minister of ander bevoegde gesag om enige verandering of vervanging te maak in die konstruksie of roete van die gesegde kanale en afvoerslote en om addisionele kanale en/of afvoerslote te bou. Die Staat sal onder geen omstandighede aanspreeklik wees vir enige skade of verlies wat deur die eienaars gelyk mag word oor of op gedeeltes wat aan die gesegde serwitute onderworpe is nie;
- (c)(i) die voorwaarde dat die Minister van Landbou of ander bevoegde gesag by wie die verpligting vir die onderhoud van die verdelingsvore en afleivore hienat mag berus die reg het om damme, reservoirs, geleidings, watervore, geute, pypleidings en afleivore op die hierby getransporteerde grond aan te las vir die toevoer van water na, of die afvoer van water van ander hoewes, of afleivore te maak. Die behoorlik gemagtigde amptenare van die Staat of ander gemagtigde persone het te alle tye langs die genoemde paaie vrye deurgang oor die hierby getransporteerde grond vir die doel om sluise te reël en om, ingeval van belemmering van stroom die vore of afleivore te ondersoek, skoon te maak en te herstel.

- (ii) die voorwaarde dat die Minister van Landbou of ander gesag altyd die reg het om afleivore en dreineringsvore oor die hierby getransporteerde grond aan te lê en om material daarvan te neem, benodig vir herstel of onderhoud van die leivore en dreineringsvore. Die skoonmaak, instandhou en hersel van die gesegde leivore en dreineringsvore moet deur die eienaar gesamentlik en afsonderlik met ander eienaars en/of huurders van hoewes binne die nedersetting onderneem word;
- (d) Die voorwaarde dat die Staat, Waterraad of ander bevoegde liggaam geen aanspreeklikheid aanvaar vir enige verlies wat die eienaar van die hierby getransporteerde grond mag ly as gevolg van waterskaarste of enige beperking van water of enige misoeste as gevolg daarvan, of enige skade wat deur die oorstroming, deursypeling of enige oorloop van water veroorsaak is nie, en die eienaar het geen eis teen die Staat, Waterraad of ander bevoegde liggaam vir enige vergoeding ten aansien daarvan;
- (e) Die voorwaarde dat 'n reg van weg ten gunste van die huurders en/of eienaars van aangrensende of naburige hoewes op die nedersetting in 'n geskikte rigting na die naaste publieke pad te alle tye oor die hierby getransporteerde grond toegestaan word, ten gunste van die eienaars, huurders of okkupeerders van die ander gedeeltes op die nedersetting, mits sodanige reg van weg volgens die mening van bevoegde gesag nodig is.
- (f) Die voorwaarde dat die eienaar van die hierby getransporteerde grond sodanige aantal en sort lewendehawe, wat sy bona fide eiendom is, soos die Minister van Landbou of ander bevoegde gesag mag voorskryf, mag laat wei op sodanige stukke Staatsgrond op die nedersetting, as wat die Minister van Landbou of ander bevoegde gesag na goeë dunnke en behoudens sodanige voorwaardes as wat hy mag bepaal, as 'n gemeenskaplike weiveld van tyd tot tyd mag uithou, en die eienaar en sy opvolgers in titel sal nie geregtig wees om te eis dat enige weiveld vir die weiding van sy vee beskikbaar gestel word nie, ingeval genoemde gemeenskaplike weiveld of enige gedeelte daarvan te enige tyd deur die Minister van Landbou teruggetrek word;

- (g) Die voorwaarde dat die eienaar en sy opvolgers in titel van die hierby getransporteerde grond tesame met ander eienaars verantwoordelik is vir die instandhouding en onderhou van alle grens- en ander heidings op die gemelde weiveld en vir die uitroeiing van skadelike onkruid, skadelike diere, asook van miere daarop, en moet sodanige stappe doen soos deur die Minister van Landbou en in verband met die gebruik van die gemeenskaplike weiveld en endige ander sake van die bedoelde beheer uitgeoefen word deur die Superintendent van die Nedersetting of 'n ander gemagtigde beampte.
 - (h) Die voorwaarde dat die eienaar en sy opvolgers van titel van die hierby getransporteerde grond tesame met die ander eienaars en/of huurders van hoewes op die nedersetting, hom moet onderwerp aan sodanige regulasies as wat met die toestemming van die Minister van Landbou deur 'n Beheer Komitee ingestel ooreenkomstig die bepalings van Artikel 78(1)(d) van die Nedersettingswet, 1956, saamgelees met Artikel 51(1) van die Wet op Landboukrediet, 1966 van tyd tot tyd uitgevaardig mag word;
 - (i) Die voorwaarde dat die eienaar, ingeval die hele of enige gedeelte van die hiermee getransporteerde grond gebruik word vir die weiding van vee van watter sort ookal, die grense daarvan asook die kante van alle besproeiingskanale, vore of afleiyore wat daaroor gaan, moet omhein ooreenkomstig spesifikasies deur die Minister van landbou vasgestel.
2. Kragtens Notariële Akte van serwituut K3353/2003S gedateer 10 Mei 2003 verleen die eienaar hiermee aan Eskom 'n ewigdurende reg tot 'n gebou en boomperking op 'n gedeelte van die binnegemelde eiendom soos meer volledig sal blyk uit gesegde Notariële Akte van Serwituut, met bykomende regte.
3. Kragtens Notariële Akte van serwituut K7690/2013S gedateer 29 Augustus 2013 is die binnegemelde eiendom onderhewig aan vloedlynserwituut ten gunste van Olifantsrivier Besproeiingsraad, onderhewig aan bykomende regte, die serwituut aangedui deur figuur ABb middel van Olifantsrivier cDEFGHJKLMNA op Kaart L.G. No 3601/1997 soos meer volledig sal blyk uit die Notariële Akte.

4. By virtue of Notarial Deed of Servitude K7691/2013S dated 29 August 2013 the within mentioned property is subject to a servitude of Right of Way = 16 (Sixteen) metres wide as indicated by figure ABCDA measuring 8409 Square Metres on Diagram S.G. No.132/2012 in favour of Kubu Kwena River Estate Home Owner's Association NPC, Registration Number: 2013/108474/08, with ancillary rights, as will more fully appear from the said Notarial Deed."

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

WHEREFORE the Appearer, renouncing all rights and title which the said

HEAVEN ON EARTH COMMERCIAL FARMING PROPRIETARY LIMITED, (IN BUSINESS RESCUE), Registration Number 2011/132408/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**SLG EMPOWERMENT PROPRIETARY LIMITED
Registration Number 2015/173599/07**

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R59 500 000,00 (FIFTY NINE MILLION FIVE HUNDRED THOUSAND RAND)**.

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

2017-03-03

In my presence

REGISTRAR OF DEEDS

q.q.

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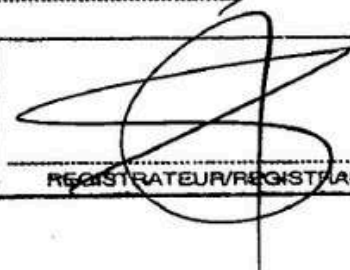
ANNEXURE TO T 000015397 / 2017

WOP

Para 1 & 5

VERBIND		MORTGAGED	
VIR FOR R 70 000 000,00			
B	17 08313		
2017-08-03			
		REGISTRATEUR/REGISTRAR	

WOP

VERBIND		MORTGAGED	
VIR FOR R 20 000 000,00			
B	000002774 / 2018		
01-10-2018			
		REGISTRATEUR/REGISTRAR	



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End — **THANK YOU**

Thank you for considering this ±573.1353 ha established irrigated citrus and table grape farming enterprise in the Marble Hall district.

We trust that this information pack has provided a comprehensive overview of the property's agricultural profile, established permanent crops, irrigation infrastructure, improvements and position within the productive Loskop / Olifants River Valley agricultural region.

Should you require any additional information or documentation, or wish to arrange a viewing, please do not hesitate to contact us.
We look forward to assisting you further.

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



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