



BUYERS— **INFORMATION PACK**

MARBLE HALL / GROBLERSDAL DISTRICT

±178.5636 ha Established Irrigated Table Grape & Citrus 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



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

±178.5636 HA

FARM DESCRIPTION

±178.5636 ha Established Irrigated Table Grape & Citrus Farming Enterprise

Farms Included

1. Portion 269 of the Farm Loskop Noord No. 12, Registration Division JS
Extent: **41.8821 ha**
2. Portion 273 of the Farm Loskop Noord No. 12, Registration Division JS
Extent: **31.7075 ha**
3. Portion 274 of the Farm Loskop Noord No. 12, Registration Division JS
Extent: **79.8791 ha**
4. Portion 8 of the Farm Oude Stad van Meleeuw No. 28, Registration Division JS
Extent: **25.0949 ha**

Combined Registered Extent: ±178.5636 ha



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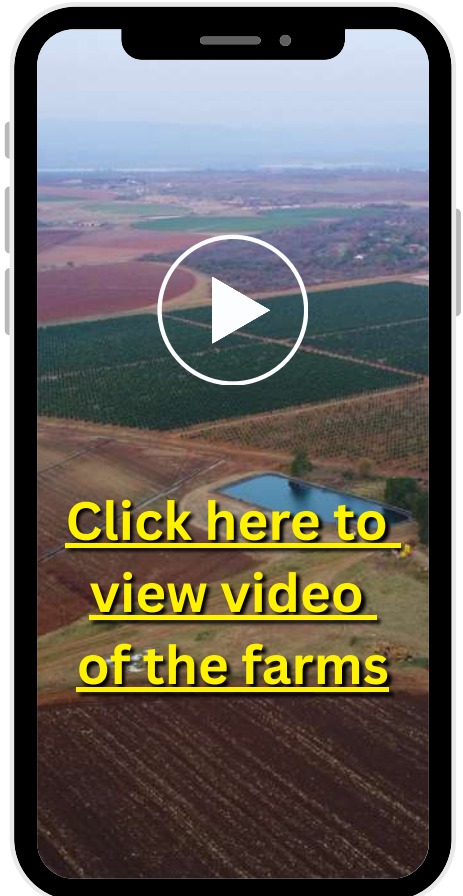
±178.5636 HA



FARM OVERVIEW

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

The farming unit further includes a range of supporting improvements and operational infrastructure, including residential accommodation, storage facilities and storage dams. Its established vineyards and orchards, together with water and processing infrastructure, make it well suited to continued intensive commercial fruit production.



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



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TABLE GRAPE VINEYARDS OUDESTADT ODS



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Block nr	Cultivar Name	Rootstock	Irrigation	Plant year	Replant planned	Cultivar	Net / No Net	Plant width	Total Ha
Z1	Crimson	Ramsey	Drip	2018	No	N/A	Net	1.5x3.5	16.44
Z2	Crimson	Paulsen	Drip	2018	No	N/A	Net	1.5x3.5	15.45
V1	Prime	Ramsey	Drip	2019	No	N/A	Net	1.5x3.5	11.44
Y	Removed								
U1	Starlight	Ramsey	Drip	2019	No	N/A	Net	1.5x3.5	19.1
W1	Sweet Celebration	Ramsey	Drip	2019	No	N/A	Net	1.5x3.5	13.49
X1	Crimson	Ramsey	Drip	2019	No	N/A	Net	1.5x3.5	5.83
Total Hectare Table Grapes planted									81.75



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CITRUS ORCHARDS OUDESTADT ODS



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Block nr	Commod.	Classification	Cultivar Name	Root stock	Irrigation	Total Trees/Vines	Trees/Vines per ha	Plant year	Replant planned	Net / No Net	Plant width	Total Ha
D15935	S17	Mandarins	Nadorcott	Carizzo	Drip	12 232	555	2024	No	No Net	6X3	22.04
D15935	S17.2	Mandarins	Nadorcott	Carizzo	Drip	3 608	555	2024	No	No Net	6X3	6.5
Total Hectare Citrus planted												28.54



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**CITRUS
ORCHARDS**

Aquaville

**TABLE GRAPE
VINEYARDS**



Scan or click to access Land Utilisation



PARK VILLAGE AUCTIONS

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±178.5636 HA

AGRICULTURAL PROFILE & LAND USE

The ±178.5636 ha Oudestad farming unit is an irrigated agricultural property with recorded table grape and citrus plantings. The supplied cultivar schedules show:

- ±81.75 ha of table grape vineyards, planted to Crimson, Prime, Starlight and Sweet Celebration.
- ±28.54 ha of Nadorcott mandarin orchards, recorded at 555 trees per hectare and without netting.
- ±68.27 ha of remaining land, calculated from the stated farm extent less the scheduled crop areas. The cultivar schedules do not specify its individual uses.

The recorded vineyards and orchards total ±110.29 ha.

The combination of established vineyards, citrus orchards and supporting agricultural infrastructure provides a specialised permanent-crop farming unit suited to continued intensive commercial fruit production.



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±178.5636 HA



AGRICULTURAL PROFILE & LAND USE

The ±178.5636 ha Oudestad farming unit is an irrigated agricultural property with established table grape vineyards and citrus orchards. The supplied cultivar schedules record ±81.75 ha of table grapes and ±28.54 ha of Nadorcott mandarins, giving a total permanent-crop area of ±110.29 ha.

The remaining ±68.27 ha is the difference between the stated property extent and the recorded crop areas; its specific uses are not detailed in the cultivar schedules.

The table grape plantings comprise Crimson, Prime, Starlight and Sweet Celebration. A further block is marked removed and has no recorded planted area. The Nadorcott orchards are recorded at 555 trees per hectare and without netting. The schedules do not provide vine counts or vine densities.

The combination of established vineyards, citrus orchards and supporting agricultural infrastructure provides a specialised permanent-crop farming unit suited to continued intensive commercial fruit production.



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WATER & IRRIGATION

The farming enterprise is supported by established irrigation infrastructure linked to the broader Loskop irrigation network and water-storage system. For the Oudestad grouping, the available information records a dedicated irrigation allocation associated with Portion 274 of Loskop Noord No. 12.

For Info Pack 3 specifically, the recorded water allocation is:

- Loskop irrigation allocation – Portion 274 of Loskop Noord No. 12: ±793,100 m³

The irrigation system supports the established table grape vineyards and citrus orchards forming part of the Oudestad operation, with storage dams and associated irrigation infrastructure contributing to the distribution and availability of water across the farming unit.

The available information further records the pumps and mother lines of the broader farming operation as being in acceptable working condition at the time of inspection. The combination of the recorded irrigation allocation, storage capacity and existing distribution infrastructure provides an established water platform for continued commercial fruit production.



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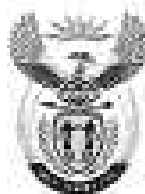
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water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

OLIFANTS PROTO-CMA, Private Bag X11259, Mbombela, 1200, Tel: 013 759 7483/7484/7485.

Enquiries: Verification Office
Reference: 12IS/274
E-mail: olifantwmpv@dws.gov.za

SLG EMPOWERMENT (PTY) LTD

OLIFANTS WATER MANAGEMENT AREA

Loskop Irrigation Board

DECLARATION OF WATER USE AS AN EXISTING LAWFUL WATER USE IN TERMS OF SECTION 33(2) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998).

This declaration is in respect of the following property:

PROPERTY DESCRIPTION	Farm Name	Farm Number	Registration Division	Portion Number	Property Extent (ha)
	Loskop Noord	12	JS	274	79,8791

Under Section 33(2) of the National Water Act, 1998 (Act 36 of 1998) ["the Act"], the following volume(s) are declared as existing lawful water use(s) on the above-mentioned property:

Type of water use	Volume (m ³ /annum)
Taking of water for irrigation purposes	197 890*
Taking of water for non-irrigation purposes	

*Determination is based on a scheduled extent of 25,70 hectares.

This declaration is in regard *only* to the extent of water use as administered by the above-mentioned Irrigation Board or Water User Association. Other water uses that may occur on this property will be verified separately, in terms of Section 35 of the Act.

This declared use may be continued with under Section 34(1) of the Act subject to any existing conditions or obligations attached to the use until a licence replaces it.

OLIFANTS PROTO-CMA
Protocol Building
c/o Brown & Paul Kruger Streets
Mbombela, 1200

In terms of Section 148(1)(e) of the Act you may appeal against this declaration to the Water Tribunal within 30 (thirty) days from the date of this letter. The Water Tribunal can be contacted as follows:

The Registrar of the Water Tribunal, Mr Luyanda Xuba
Water Tribunal
Private Bag X316
Pretoria
0001

Tel: 012 336 8168
E-Mail: xubal@dws.gov.za

A copy of the appeal must be submitted to this office.

You may, in terms of the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000), request reasons for the decision within 90 days of this letter.

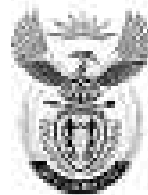
The Department of Water and Sanitation will amend your registration certificate or the registration certificate of the applicable Water Management Institution if it does not reflect the above details. If an appeal is lodged, the certificate may be amended again depending on the outcome of the appeal.

Yours faithfully



ACTING HEAD PROVINCIAL OPERATIONS: MPUMALANGA

DATE: 06/11/2023



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

OLIFANTS PROTO-CMA, Private Bag X11259, Mbombela, 1200, Tel: 013 759 7483/7484/7485.

Enquiries: Verification Office
Reference: 12JS/269
E-mail: olifantsvrv@dws.gov.za

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PROPERTY DESCRIPTION	<i>Farm Name</i>	<i>Farm Number</i>	<i>Registration Division</i>	<i>Portion Number</i>	<i>Property Extent (ha)</i>
	Loskop Noord	12	JS	269	41,8821

Under Section 33(2) of the National Water Act, 1998 (Act 36 of 1998) ["the Act"], the following volume(s) are declared as existing lawful water use(s) on the above-mentioned property:

<i>Type of water use</i>	<i>Volume (m³/annum)</i>
Taking of water for irrigation purposes	197 890*
Taking of water for non-irrigation purposes	

*Determination is based on a scheduled extent of 25,70 hectares.

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This declared use may be continued with under Section 34(1) of the Act subject to any existing conditions or obligations attached to the use until a licence replaces it.



water & sanitation

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E-mail: olifantscma@dws.gov.za

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PROPERTY DESCRIPTION	Farm Name	Farm Number	Registration Division	Portion Number	Property Extent (ha)
	Loskop Noord	12	JS	273	31,7075

Under Section 33(2) of the National Water Act, 1998 (Act 36 of 1998) ["the Act"], the following volume(s) are declared as existing lawful water use(s) on the above-mentioned property:

Type of water use	Volume (m ³ /annum)
Taking of water for irrigation purposes	197 890*
Taking of water for non-irrigation purposes	

*Determination is based on a scheduled extent of 25,70 hectares.

This declaration is in regard *only* to the extent of water use as administered by the above-mentioned Irrigation Board or Water User Association. Other water uses that may occur on this property will be verified separately, in terms of Section 35 of the Act.

This declared use may be continued with under Section 34(1) of the Act subject to any existing conditions or obligations attached to the use until a licence replaces it.



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

±178.5636 HA



BUILDINGS & IMPROVEMENTS

The Oudestadt farming unit includes a substantial range of agricultural, residential and processing improvements supporting the day-to-day operation of the enterprise.

Recorded improvements include residential dwellings, garages and ancillary rooms, storerooms, utility sheds, secondary sheds and stores, pre-cooling facilities, off-loading areas and hardstanding platforms. These improvements support both the farming and post-harvest handling requirements of the table grape and citrus operation.

The improvements form an important part of the broader commercial farming operation, providing residential, storage, handling and processing infrastructure suited to an established table grape and citrus enterprise.



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SUMMARY OF IMPROVEMENTS

Building description - OUDESTAD - Portion 8 of the farm OUDE STAD VAN MELEEU no. 28 JS	Area in m²
Main Dwelling	420
Garages & Rooms	135
Dwelling 2	180
Dwelling 3	165
Dwelling 4	120
Storerooms	1050
Main utility shed	995
Secondary sheds and stores	450
Storage facility	995
Pre-cooler Facility	904
Off-Loading	1130
Hardstanding Platform	680
Total	7224



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PROCESSING FACILITIES

The Oudestadt operation includes an post-harvest handling component supporting the commercial table grape and citrus enterprise.

The main storage facility is recorded at approximately 905 m². Supporting infrastructure includes a pre-cooler facility of approximately 904 m², an off-loading area of approximately 1,130 m², and a hardstanding platform of approximately 680 m².

Additional supporting facilities include a main utility shed of approximately 995 m², secondary sheds and stores of approximately 450 m², and storerooms / former office complex of approximately 1,050 m², providing further operational and storage capacity within the farming unit.

The storage facility, pre-cooling and off-loading infrastructure forms an important part of the commercial farming operation and supports the handling, preparation and movement of produce associated with the established table grape and citrus production.



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Climate, Soils & Topography

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

The terrain is generally almost level to gently undulating, with some moderately sloped areas and localised steeper sections near water-storage features. The topography is considered well suited to permanent crop production and associated agricultural activities.

The broader farming area includes well-drained Hutton and Clovelly soils, with shallower Glenrosa soils occurring in places. Together with the regional climate and established irrigation infrastructure, these conditions support the intensive production of table grapes and citrus.



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±178.5636 HA



Key Farming Highlights

±178.5636 ha Established Irrigated Farming Enterprise

A substantial commercial agricultural unit comprising four farm portions in the Marble Hall / Groblersdal agricultural region.

Established Table Grape & Citrus Production

Approximately 81.75 ha of table grape vineyards and 28.54 ha of Nadorcott mandarin orchards are recorded for Oudestad. The grape cultivars comprise Crimson, Prime, Starlight and Sweet Celebration.

Strong Water & Irrigation Infrastructure

Supported by established irrigation infrastructure, water-storage facilities and a recorded Loskop irrigation allocation of approximately 793,100 m³ linked to Portion 274 of Loskop Noord No. 12.

Operational Infrastructure

The farming unit includes a ±905 m² storage facility, ±904 m² pre-cooler facility, ±1,130 m² off-loading area and associated utility sheds, stores and hardstanding areas.

Specialised Permanent-Crop Farming Unit

The combination of established vineyards, citrus orchards, irrigation infrastructure and post-harvest handling facilities provides a well-developed platform for continued intensive commercial fruit production.



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ABOUT MARBLE HALL / GROBLERSDAL DISTRICT

The farming enterprise is situated in the Marble Hall / Groblersdal agricultural region of Limpopo, within the productive Loskop / Olifants River Valley. 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 intensive table grape and citrus production.

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

±178.5636 ha Established Irrigated Table Grape & Citrus Farming Enterprise

A substantial commercial farming unit comprising four farm portions, developed for intensive table grape and citrus production and supported by established irrigation, storage and post-harvest infrastructure.

Situated in a Prime Irrigated Agricultural Region

Located in the Marble Hall / Groblersdal agricultural region within the productive Loskop / Olifants River Valley, an area well known for commercial fruit and irrigated crop production.

Established Permanent Crops & Irrigation Infrastructure

The farming unit includes approximately 81.75 ha of table grape vineyards and 28.54 ha of citrus orchards, supported by established irrigation infrastructure and a recorded Loskop irrigation allocation of approximately 793,100 m³.

Integrated Processing & Operational Infrastructure

The property further benefits from a ±905 m² storage facility, ±904 m² pre-cooler facility, ±1,130 m² off-loading area, utility sheds, storage facilities and hardstanding areas supporting the commercial fruit operation.



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Property Report — 4 properties

Combined extent 178,71 ha · Generated 10 Sept 2026



PROPERTIES

4

COMBINED EXTENT

178,71 ha

PROVINCES

1

REPORT DATE

10 Sept 2026

OPEN & DIRECTIONS

[View selection on map](#)

[Get directions](#)

Coordinates **-25.179379, 29.335478**

Live map app.propmap.co.za/p/T0JS00000000001200269~portion



Scan to open
the live map

Properties

PROPERTY	SG CODE (LPI)	EXTENT	AREA / FARM	PROVINCE
1 Ptn 269 of the Farm Loskop Noord 12 JS	T0JS00000000001200269	41,92 ha	Loskop Noord 12 Js	Limpopo
2 Ptn 273 of the Farm Loskop Noord 12 JS	T0JS00000000001200273	31,84 ha	Loskop Noord 12 Js	Limpopo
3 Ptn 274 of the Farm Loskop Noord 12 JS	T0JS00000000001200274	79,61 ha	Loskop Noord 12 Js	Limpopo
4 The Farm Oude Stad Van Meleeuw 28 JS	T0JS00000000002800000	25,34 ha	Oude Stad Van Meleeuw 28 Js	Limpopo

Total: 4 properties · 178,71 ha

Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north



View from the south

SEELREG	
STAMP DUTY	
FOOI	R 4890.00
FEES	

Prepared by me

[Signature]
CONVEYANCER
WENTZEL MARIA CORNELIA

Para 1-4

VERBIND		MORTGAGED	
VIR FOR R 56 000 000.00			
B 000000887 / 2019		28-03-2019	
		REGISTRAR/REGISTRAR	

T000002386 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MICHIEL VAN NIEKERK DE BRUIN

appeared before me, the Registrar of Deeds Limpopo at Polokwane, the said appearer, being duly authorised thereto by a power of attorney signed at GROBLERSDAL on 7 MARCH 2019 and granted to him/her by

HAND AAN DIE PLOEG BELEGGINGS CC
REGISTRATION NUMBER 1998/010370/23

And the appearer declared that his/her principal had on 31 January 2019 truly and legally sold by Private Treaty,

further enclosures ment page

[Signature]

And that he/she in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

SLG EMPOWERMENT (PTY) LTD
REGISTRATION NUMBER 2015/173599/07

It's Successors in title or assigns, in full and free property

1. PORTION 8 OF THE FARM OUDE STAD VAN MELEEUEW 28
Registration Division J.S. Limpopo Province

MEASURING 25,0949 (TWENTY FIVE comma ZERO NINE FOUR NINE)
hectares;

FIRST REGISTERED by Deed of Crown Grant number 520/1949
with diagram attached thereto and now held by
Deed of Transfer T55410/1998

SUBJECT to the following conditions:

A. Hierdie transport geskied behoudens die verdere voorwaardes:

- (a) Die regte van die Staatspresident soos in Artikel vier-en-dertig van die "Kroongrond Nederzettingswet 1912" bepaal.
- (b) Die voorwaarde dat die hiermee getransporteerde grond onderworpe is aan 'n ewigdurende Serwituut van Waterleiding soos bepaal in Artikels 103 en 106 van die Besproeiings- en Waterbewarings Wet 8 van 1912, soos gewysig deur Wet 46 van 1934 ten aansien van enige bestaande kanale en afvoerslote, binne die Loskop Besproeiings-Nederzettingsgebied, ten gunste van die Republiek van Suid-Afrika, en verder onderworpe aan die reg van die Minister van Lande of ander bevoegde gesag om enige verandering of vervanging in die konstruksie of roete van die gesegde kanale en afvoerslote te maak en bykomstige kanale en/of afvoerslote te bou. Die staat sal onder geen omstandighede aanspreeklik wees vir enige skade of verlies wat deur die eienaar, sy eksekuteur, administrateur, Opvolgers-in-titel of Regverkrygendes gely mag word oor of op die gedeelte wat aan die gesegde serwituut onderworpe is.

(c) (i) Die voorwaarde dat die Minister van Lande of ander bevoegde gesag by wie die verpligting vir die onderhoud van die verdelingsvore of afleivore hierna mag berus, die reg het 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, sonder die betaling deur die Staat of ander bevoegde gesag van enige vergoeding nieteenstaande enigiets vervat in Artikel 34 van die "Kroongrond Nederzetting Wet 1912" soos van tyd tot tyd gewysig, of die Besproeiings- of Waterbewaringswet 8 van 1912, soos gewysig. Die behoorlike gemagtigde amptenare van die Staat of ander gemagtigde persone het te alle tye langs die genoemde paaie vrye toegang oor die hiermee getransporteerde grond vir die uitsluitelike doel om sluise te reguleer en om, ingeval van belemmering van stroom, die vore of afleivore te ondersoek, skoon te maak en te herstel. Die eienaar of sy behoorlik aangestelde verteenwoordiger het desgelyks vrye toegang langs die voorsegde paaie op die persele van ander huurders en/of eienaars van persele op die Loskop Besproeiings-nedersetting en hulle regsopvolgers, maar alleen vir die doeleindes van ondersoek of herstel van vore of afleivore wat die toevoer van water na of die aflei van water van die hiermee getransporteerde grond regstreeks beïnvloed. Die eienaar is gesamentlik en afsonderlik met ander eienaars en/of huurders van persele op die Loskop Besproeiings Nedersetting verantwoordelik vir die onderhoud, herstelling en instandhouding van die gemeenskaplike stelsel van watervoorsiening vir die hiermee getransporteerde grond insluitende die hoofkanaal na genoemde Nedersetting, asook alle takkanale en sifone.

(ii) Die voorwaarde dat die Minister van Lande of ander bevoegde gesag altyd die reg het om sugslote nie breër as 15,24 meter nie, oor die hiermee getransporteerde grond aan te lê, om serwitute vir daardie doel te registreer en om materiaal van die hiermee getransporteerde grond te neem benodig vir die herstelling aan, of onderhoud van die gesegde sugslote, sonder betaling van enige vergoeding daarvoor, met dien verstande egter dat die Minister, na goëddunke, mag besluit of daar omstandighede bestaan wat betaling van vergoeding aan die eienaar regverdig. Die bedrag van sodanige vergoeding sal deur die Minister vasgestel word en sy beslissing sal finaal wees. Die skoonmaak, instandhouding en herstelling van die gesegde sugslote moet deur die eienaar gesamentlik en ander eienaars en/of huurders van persele op die Loskop Besproeiingsnedersetting onderneem word.

- (d) Die voorwaarde dat die Staat, besproeiingsraad of ander bevoegde liggaam geen aanspreeklikheid aanvaar vir enige verlies wat die eienaar van die hierby getransporteerde grond mag ly ter oorsake van waterskaarste of enige beperking van water of enige misoeste as gevolg daarvan, of enige skade wat deur oorstroming, deursyfering en enige oorloop van water veroorsaak is nie, en die eienaar het geen eis teen die Staat, Besproeiingsraad of ander bevoegde liggaam vir enige vergoeding ten aansien daarvan nie.
- (e) Die voorwaarde dat, ingeval die gehele of enige gedeelte van die hiermee getransporteerde grond gebruik word vir die weiding van vee, van watter soort ook die grense daarvan, asook die kante van alle besproeiingskanale, vore en afleivore wat daaroor gaan, tot bevrediging van die Minister van Lande of ander bevoegde liggaam omhein moet word.
- (f) Die voorwaarde dat 'n reg-van-weg ten gunste van die huurders en/of eienaars van persele op die Loskop Besproeiingsnederstelling na die naaste publieke pad, te alle tye deur die eienaar oor die hiermee getransporteerde grond toegestaan moet word, wie 'n dergelike reg-van-weg sal geniet oor die ander persele op die nederstelling, mits sodanige regte, volgens die mening van die Minister van Lande nodig is. Ingeval van geskil aangaande die rigting van sodanige voorgangsregte, sal die beslissing van die Minister van Lande finaal en bindend vir alle partye wees.
- (g) Die voorwaarde dat op die hiermee getransporteerde grond geen handel gedryf mag word nie sonder die skriftelike toestemming van die Minister van Lande op aanbeveling van die Landraad verleen.
- (h) Die voorwaarde dat die eienaar sodanige en soort lewendehawe, wat sy bona fide eiendom of die eiendom van die Staat is, as wat die Minister van Lande of ander bevoegde gesag mag voorskryf, mag laat wei op sodanige Kroongrond op die Loskop Besproeiingsnederstelling soos die Minister van Lande of ander bevoegde gesag, na goeëdunke en behoudens sodanige voorwaardes as hy bepaal, as 'n gemeenskaplike weigrond van tyd tot tyd mag uithou, en die eienaar is nie geregtig om te eis dat enige weigrond vir die weiding van sy vee beskikbaar gestel word nie ingeval genoemde gemeenskaplike weigrond of enige gedeelte daarvan te eniger tyd deur die Minister van Lande teruggetrek word.

- (i) Die voorwaarde dat die eienaar tesame met ander eienaars, huurders of persone wat veroorloof is om van die algemene weigrond gebruik te maak, verantwoordelik is vir die instandhouding en onderhoud van alle grense- en ander heinings op die weigrond, en vir die uitroeiing van skadelike diere, asook die miere daarop, en moet sodanige stappe doen soos deur die Minister van Lande of ander bevoegde liggaam nodig geag word in verband daarmee en in verband met die gebruik van die gemeenskaplike weiveld en enige ander sake van algemene belang.
- (j) Die voorwaarde dat die eienaar tesame met ander eienars en/of huurders van hoewes op die Loskop Nedersetting, wanneer die Minister van Lande sulks verlang, sodanige stappe doen as nodig mag wees vir die instelling van 'n komitee van Beheer ooreenkomstig die bepalings van Artikel 46(1)(d) van die "Kroongrond Nederzettings Wet 1912", soos gewysig, en hom moet onderwerp aan sodanige regulasies as wat, met die toestemming van die Minister van Lande, deur genoemde Komitee van tyd tot tyd opgestel en uitgereik mag word.

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

**2. PORTION 273 OF THE FARM LOSKOP NOORD 12
REGISTRATION DIVISION J.S. LIMPOPO PROVINCE**

**MESURING 31,7075 (THIRTY ONE comma SEVEN ZERO SEVEN FIVE)
hectares;**

**FIRST REGISTERED by Deed of Grant 399/1960 with diagram attached
en now held by Deed of Transfer T55410/1998**

SUBJECT TO THE FOLLOWING CONDITIONS:

A. ONDERHEWIG AAN DIE VOLGENDE VOORWAARDES, naamlik:

- (a) Die regte van die Staatspresident, soos bepaal in Artikel twee-en-vyftig van die Nedersettingswet 21 van 1956:
- (b) Die voorwaarde dat die hiermee getransporteerde grond onderworpe is aan ewigdurende serwitute van waterleiding en of dreining, soos omskryf in Artikel 139(ii) en (iii) met insluiting van die regte bepaal in

Artikels 141(3) en 142(1)(a), (b) en (c) van die Waterwet 54 van 1956, ten aansien van enige bestaande kanale en afvoerslote gebou onder die Loskop Besproeiingskema, 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 gely mag word oor of op die gedeeltes wat aan die gesegde servitude onderworpe is nie.

(c) (i) Die voorwaarde dat die Minister van Landboukrediet en Grondbesit of ander bevoegde gesag by wie die verpligting vir die onderhoud van die verdelingsvore en afleivore hierna mag berus die reg het 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 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 die genoemde paaie vrye deurgang oor die hiermee getransporteerde grond vir die uitsluitelike 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 voorwaardes dat die Minister van Landboukrediet en Grondbesit of ander bevoegde gesag altyd die reg het om sugslote, nie breër as 15,74 meter nie, oor die hiermee getransporteerde grond aan te lê, om servitude vir daardie doel te registreer en om materiaal van die hiermee getransporteerde grond te neem benodig vir herstelling aan, of onderhoud van die sugslote. Die skoonmaak, instandhouding en herstelling van die gesegde sugslote moet deur die eienaar gesamentlik en afsonderlik met ander eienaars en/of huurders van hoewes op die Loskop Besproeiingsnederstelling onderneem word.

(d) Die voorwaarde dat die Staat, Waterraad of ander bevoegde liggaam geen aanspreeklikheid aanvaar vir enige verlies wat die eienaar van die hiermee getransporteerde grond mag ly as gevolg van waterskaarste of 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 ten aansien daarvan nie.

(e) Die voorwaarde dat 'n reg-van-weg ten gunste van die huurders en/of eienaars van persele op die Loskop Besproeiingsnederstelling in 'n

geskikte rigting na die naaste publieke pad, altyd deur die eienaar, oor die hiermee getransporteerde grond toegestaan moet word, wie 'n dergelike reg-van-weg sal geniet oor die ander persele op die nedersetting, mits sodanige regte volgens die mening van die Minister van Landboukrediet en Grondbesit, nodig is. Ingeval van geskil aangaande die rigting van sodanige pad, sal die beslissing van die Minister van Landboukrediet en Grondbesit finaal en bindend op alle partye wees.

(f) Die voorwaarde dat die eienaar van die hiermee getransporteerde grond sodanige aantal en soort lewendehawe, wat sy bona fide eiendom is, soos die Minister van Landboukrediet en Grondbesit of ander bevoegde gesag mag voorskryf, mag laat wei op sodanige stukke Staatsgrond op die Loskop Besproeiingsnedersetting, as wat die Minister van Landboukrediet en Grondbesit of ander bevoegde gesag, na goeddunke en behoudens sodanige voorwaardes as wat hy mag bepaal, as 'n gemeenskaplike weigrond van tyd tot tyd mag uithou, en die eienaar sal nie geregtig wees om te eis dat enige weigrond vir die weiding van sy vee beskikbaar gestel word nie, ingeval genoemde gemeenskaplike weigrond of enige gedeelte daarvan te enige tyd deur die Minister van Landboukrediet en Grondbesit teruggetrek word.

(g) Die voorwaarde dat die eienaar van die hiermee getransporteerde grond tesame met ander huurders of persone wat veroorloof is om van die algemene weigrond gebruik te maak, verantwoordelik is vir instandhouding en onderhoud van alle grense- en ander heinings op die gemelde weigrond en vir die uitroeiing van skadelike onkruid, skadelike diere, asook van miere daarop, en moet sodanige stappe doen soos deur die Minister van Landboukrediet en Grondbesit 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 hiermee getransporteerde grond tesame met ander eienaars en/of huurders van hoewes op die Loskopnedersetting, sodanige stappe moet doen as nodig mag wees vir die instelling van 'n Komitee van Beheer ooreenkomstig die bepalings van Artikel 78(1)(d) van die Nedersettingswet, 1956, en hom moet onderwerp aan sodanige regulasies as wat, met die toestemming van die Minister van Landboukrediet en Grondbesit deur genoemde Komitee van tyd tot tyd opgestel en uitgereik mag word.

B. ONDERWORPE aan die bepalings van Artikel 35(1)(a) van Wet 28 van 1966 dat die eiendom nie sonder die toestemming van die Minister van Landbou onderverdeel mag word nie.

AND FURTHER SUBJECT to all such condititons as are mentioned or referred to in the aforesaid deeds.

**3. PORTION 274 OF THE FARM LOSKOP NOORD 12
REGISTRATION DIVISION J.S. Limpopo Province;**

**MEASURING 79,8791 (SEVENTY NINE comma EIGHT SEVEN NINE ONE)
hectares;**

**FIRST REGISTERED by Deed of Grant 486/1969 with diagram attached
thereto and now held by Deed of Transfer T55410/1998**

SUBJECT TO the following conditions:

A. Onderworpe aan die volgende:

1. 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 28/1966 bepaal, betreffende sekere werke op die grond.
2. (a) Die voorwaarde dat die hierby getransporteerde grond onderworpe is aan ewigdurende serwitute van waterleiding en of dreinerig, soos omskryf in Artikel 139 met insluiting van die regte bepaal in Artikels 141(3) en 141(1)(a), (b) en (c) van die Waterwet 54 van 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 gely mag word oor of op die gedeeltes wat aan die gesegde serwitute onderworpe is nie.

(b) (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 die reg het 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 toevoer 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 die genoemde paaie vrye deurgang oor die hierby getransporteerde grond vir die doel om sluisse 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 afleivore en dreineringsvore oor die hierby getransporteerde grond aan te lê en om materiaal daarvan te neem, benodig vir herstel of onderhoud van die leivore en dreineringsvore. Die skoonmaak, instandhouding en herstel 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.

(c) 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 oorstrooming, 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 nie.

(d) 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 moet 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 die Minister van Landbou nodig is. Ingeval van 'n geskil aangaande die rigting van sodanige reg-van-weg, sal die beslissing van die Minister finaal en bindend op alle partye wees.

(e) Die voorwaarde dat die eienaar van die hierby getransporteerde grond sodanige aantal en soort 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 goeddunke 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.

(f) Die voorwaarde dat die eienaar en sy opvolgers in titel van die hierby getransporteerde grond tesame met ander huurders of eienaars verantwoordelik is vir instandhouding en onderhoud van alle grens- en ander heinings op die genoemde 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, in die afwesigheid van sodanige Komitee sal die bedoelde beheer uitgeoefen word deur die Superintendent van die Nedersetting of 'n ander gemagtigde beampte.

(g) Die voorwaarde dat die eienaar en sy opvolgers in titel van die hierby getransporteerde grond tesame met 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 Beheerkomitee ingestel ooreenkomstig die bepalings van Artikel 78(1)(d) van die Nedersettingswet, 1956, saamgelees met Artikel 51(1) van die Wet op Landboukrediet 28/1966 van tyd tot tyd uitgevaardig mag word.

(h) Die voorwaarde dat die eienaar, ingeval die hele of enige gedeelte van die hiermee getransporteerde gronde gebruik word vir die weiding van vee van watter soort ookal, die grense daarvan asook die kante van alle besproeiingskanale, vore of afleivore wat daaroor gaan, moet omhein ooreenkomstig spesifikasies deur die Minister van Landbou vasgestel.

(i) Die voorwaarde dat die eienaar, tesame met ander eienaars en/of huurders, verantwoordelik is vir die onderhoud en instandhouding van alle weë oor die nedersetting wat nie deur die Provinsiale Administrasie, die Afdelingsraad of ander openbare liggaam geadministreer of beheer word nie.

AND FURTHER SUBJECT to all such conditions as are mentioned or referred to in the aforesaid deed.

**4. PORTION 269 OF THE FARM LOSKOP NOORD 12
REGISTRATION DIVISION J.S. LIMPOPO PROVINCE**

**MEASURING 41,8821 (FORTY ONE comma EIGHT EIGHT TWO ONE)
hectares;**

**FIRST TRANSFERRED by Deed of Crown Grant 214/1954 with diagram
attached thereto and now held by Deed of Transfer T55411/1998**

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. (a) The right of the Governor-General as described in section thirty-four of the Land Settlement Act, 1912, relating to certain works on the land.

(b) the conditions that the land shall be subject to a servitude of aqueduct in perpetuity as defined in section 103 and 106 of the Irrigation and Conservation Waters Act, 8 of 1912, as amended by Act 46 of 1934, in respect of any existing canals and drains (constructed under the Loskop Irrigation Scheme) in favour of the Government of the Union of South Africa, and shall further be subject to the right of the Minister of Lands or other competent authority to effect any change in or substitution of the construction or route of any of the said canals and drains and to construct additional canals and/or drains. The Government shall under no circumstances be liable for any damage or loss that may be sustained by the owner on or over the portion which is subject to the said servitude;

(c) (i) the condition that the Minister of Lands or other competent authority who may hereafter be responsible for the maintenance of distribution of furrows and drains, shall have the right to build dams, reservoirs, mains, water furrows, gutters, pipe-lines and drains on the land for the supply of water to or the drainage of water from other holdings or Government or private land or for public or other purposes, and to construct the necessary roads along such furrows or drains without payment by the Government or other competent authority of any compensation, notwithstanding anything contained in Section 34 of the Land Settlement Act, 1912, or the Irrigation Conservation of Waters Act, 8 of 1912, as amended. The duly authorised officers of the Government or other authorised persons shall at all times have free access to the said roads over the land for the exclusive purpose of regulating sluices and of inspecting, clearing and repairing the furrows or drains in all cases of stream obstruction;

(ii) the condition that the Minister of Land or other competent authority shall at all times have the right to construct drainage canals, not wider than 50 feet, on the land, to register servitudes for such purpose and to take from the land material necessary for the repair and maintenance of drainage canals without payment of any compensation therefore; provided, however, that the Minister may at his discretion decide whether circumstances exist which justify the payment of compensation to the owner. The amount of such compensation shall be determined by the Minister whose decision shall be final. The owner, shall, however, be jointly and severally liable with other lessees and/or owners of holdings on the Loskop Irrigation Settlement for the cleaning, maintenance and repair of the drainage canals;

(d) the condition that the Government, Irrigation Board or any other competent body shall not be liable for any loss which the owner of the land may suffer by reason of water scarcity, or any restriction on water or any failure of crops as a result thereof, or any loss occasioned by flooding, seepage or overflow of water, and the owner shall have no claim against the Government, Irrigation Board or any other competent body for any compensation in respect thereof.

(e) the condition that a right-of-way over the land in favour of the lessees and/or owners of other holdings on the Loskop Irrigation Settlement, by a convenient route to the nearest public road, shall at all times be granted by the owner, who shall enjoy a similar right over the other holdings on the Settlement, provided that such rights are necessary in the opinion of the Minister of Lands. In the event of disagreement as to the route of such rights-of-way, the decision of the Minister of Lands shall be final and binding on all parties concerned.

(f) the condition that the owner of the land shall have the right to graze such number and kind of livestock, being his bona fide property, as the Minister of Land or other competent authority may prescribe, on such portions of Crown land on the Settlement as the Minister of Land or other competent authority at his discretion and subject to such conditions as he may prescribe, may reserve from time to time as common pasturage and the owner shall not have the right to demand that any pasturage shall be made available for the grazing of his stock, should the common pasturage aforementioned or any part thereof at any time be withdrawn by the Minister.

(g) the condition that the owner of the land shall, together with other lessees, owners, or persons allowed to make use of the common pasturage, be liable for the upkeep and maintenance of all boundary and other fences on the pasturage and for the eradication of noxious weeds and extermination of vermin and ants thereof and shall take such steps as are deemed necessary by the Minister of Lands or other competent authority in connection therewith and in connection with the use of the common pasturage and any other matters of general import;

(h) the condition that the owner of the land shall, together with other owners and/or lessees on the Loskop Settlement, when the Minister of Lands so requires, take such steps as may be deemed necessary for the establishment of a Committee of Management in terms of the provisions of section 46(1)(d) of the Land Settlement Act, 1912, as amended, and shall comply with such regulations as the said Committee, with the consent of the Minister, may make and issue from time to time.

AND FURTHER subject to all such conditions as are mentioned or referred to in the aforesaid deed.

WHEREFORE the Appearer, renouncing all the right and title his said Principal heretofore had to the premises, did, in consequence also acknowledge him to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

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it's Successors in Title or assigns, now are and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R57 680 000.00
(FIFTY SEVEN MILLION SIX HUNDRED AND EIGHT THOUSAND RAND)

IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

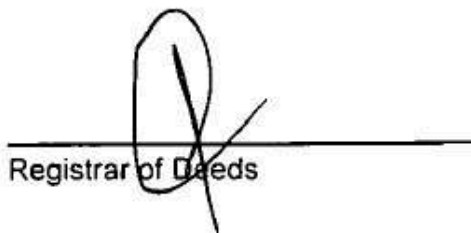
THUS DONE AND EXECUTED at the Office of the Registrar of Deeds Limpopo, at Polokwane
on

28-03-2019



Signature of appearer q.q.

In my presence



Registrar of Deeds

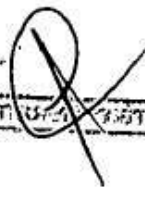
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Para 1-4

VERBIND MORTGAGED	
VIR FOR R 77 500 000-00	
B 000002576 / 2019	 REGISTRAR
2019-07-26	

WOP

VERBIND MORTGAGED	
VIR FOR R 20 621 542-00	
B 000002577 / 2019	 REGISTRAR
2019-07-26	

3



PARK VILLAGE AUCTIONS

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End — **THANK YOU**

Thank you for considering this ±178.5636 ha established irrigated table grape and citrus farming enterprise in the Marble Hall / Groblersdal agricultural region.

We trust that this information pack has provided a comprehensive overview of the property's agricultural profile, established permanent crops, irrigation infrastructure, storage facility and supporting improvements, and its 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.



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