



VENDITOR

AUCTIONEERS



BUSINESS RESCUE AUCTION | GOING CONCERN

1180 ha Luxurious Game Farm | Swartruggens

ONLINE | www.venditoronline.co.za:

Wednesday, 4 September 2024 @ 11am

FARM ADDRESS:

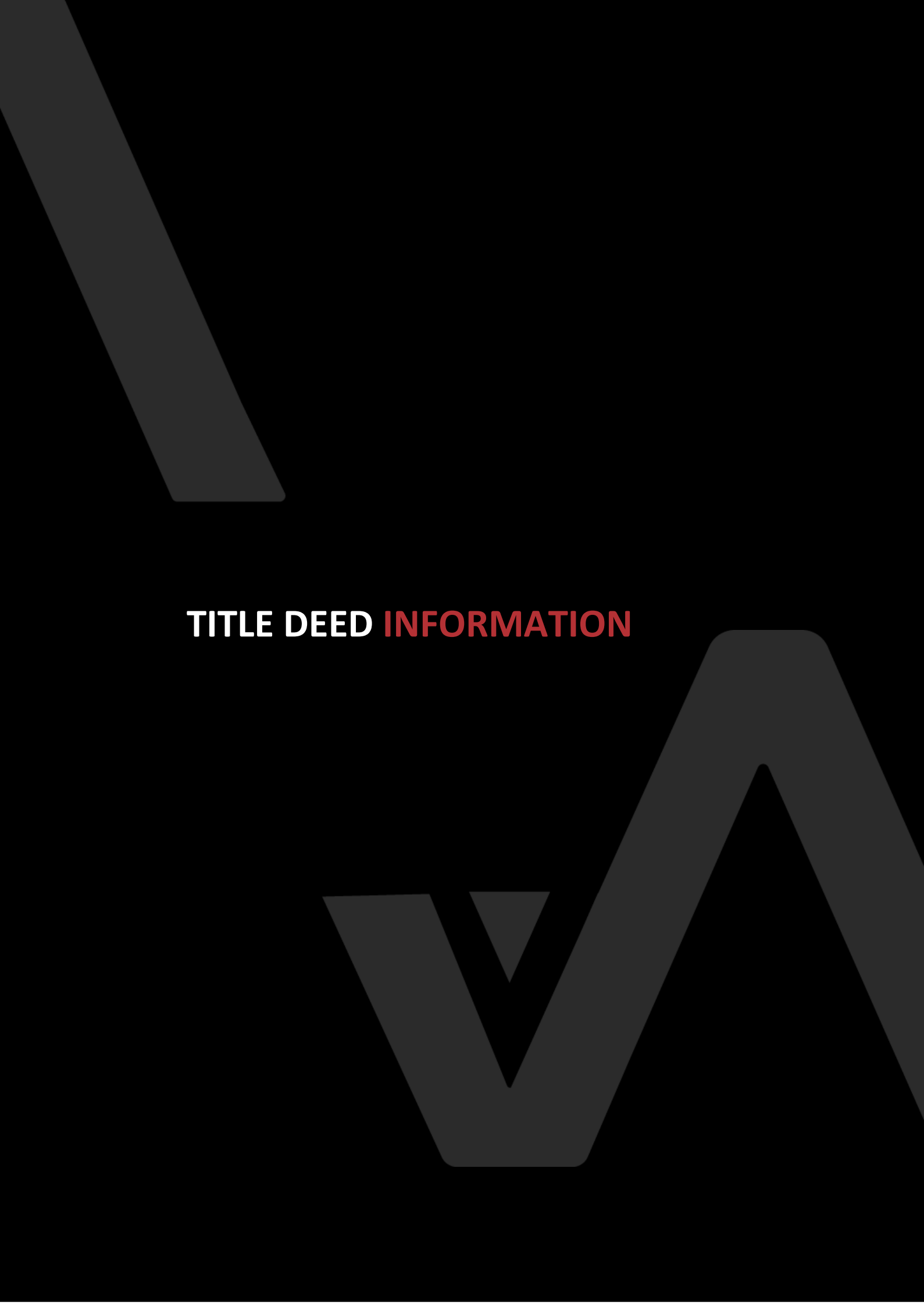
Farm Nooitgedacht 381 & Slypsteenkop 530 – Jr

GPS: -25.576931, 26.673326

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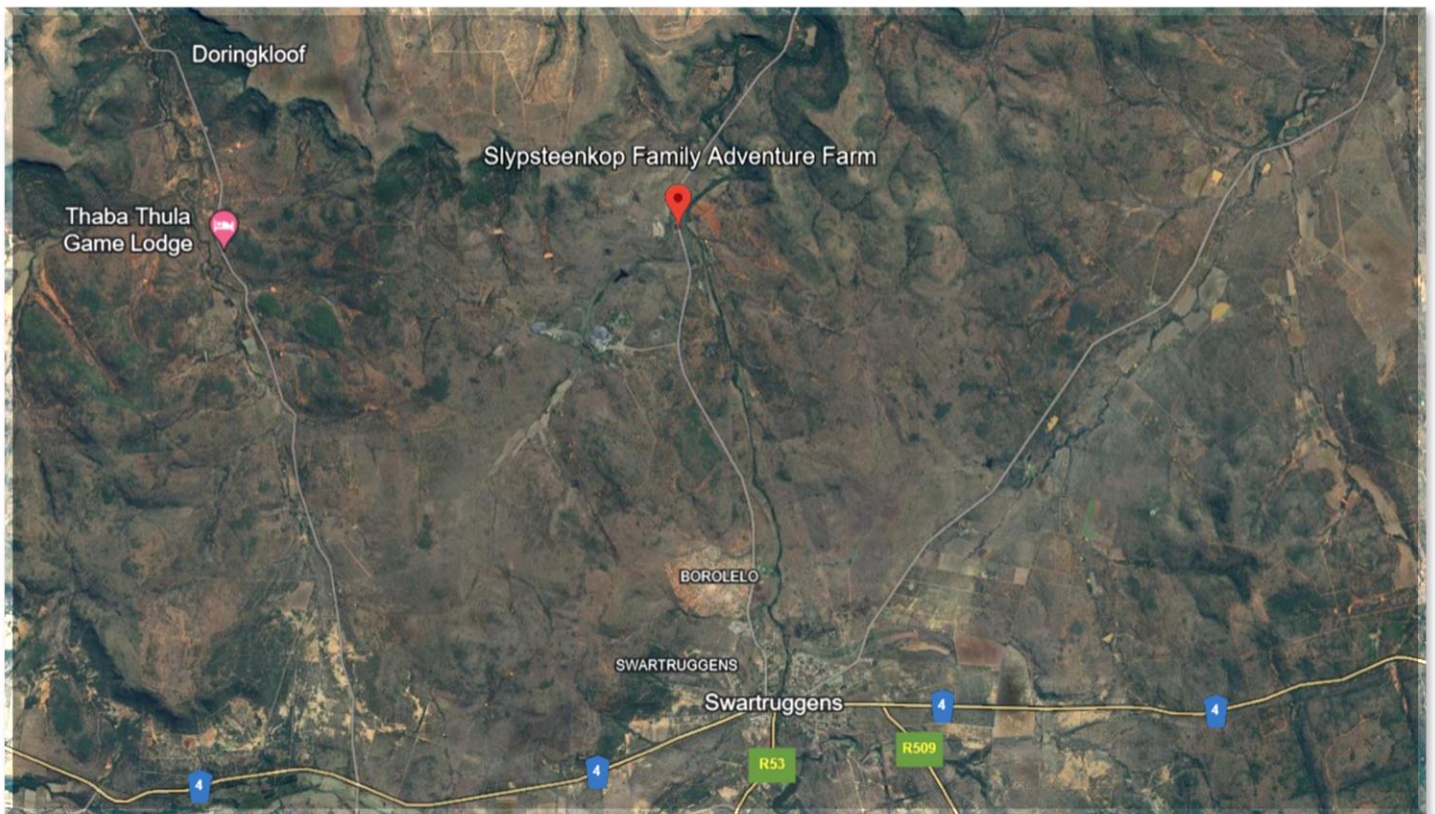
TITLE DEED INFORMATION

Title Deed Information:

PORTIONS OF NOOITGEDACHT 381 – JP		
PORTION & TITLE DEED NUMBER	SIZE (TITLE DEED)	NOTES
PTN 12/381 T56275/2001	3,6388 ha	
PTN 13/381 T56275/2001	205,9017 ha	
PTN 14/381 T56275/2001	367,7291 ha	To be consolidated with PTN 54 to be known as Portion 55/381
PTN 15/381 T56274/2001	3,9629 ha	To be consolidated with PTN 51 to be known as Portion 52/381
PTN 16/381 T56274/2001	3,7402 ha	
PTN 21/381 T56274/2001	14,2827 ha	
PTN 22/381 T56274/2001	13,3491 ha	
PTN 43/381 T56275/2001	21,4133 ha	
PTN 51/381	12,7168 ha	To be registered and consolidated with PTN 15 to be known as Portion 52/381
PTN 54/381	114,6451 ha	To be registered and consolidated with PTN 14 to be known as Portion 55/381
SLYPSTEENKOP 530 – JP		
530 – JP T117329/2001	419,0828 ha	
TOTAL: 1 180,4625 ha		

Locality:

The Helam Game farm nestles amongst the Swartruggens hills and valleys, the westernmost vestiges of the mighty Magaliesburg mountain range, some 8km north of Swartruggens and is accessible via tarred roads, a mere 2-hour drive from Johannesburg.





PROPERTY DETAILS

Farm Description:

Lodge:

The fully equipped lodge was upgraded in 2019 to cater for premium clientele and sleeps 10.

There are 3 ensuite bedrooms and a family unit with 2 bedrooms with an interleading bathroom.

The lodge further offers a kitchen, games room, dining room, TV room and lovely fireplace. A magnificent under-roof entertainment area with braai, overlooking the swimming pool and exquisite views of the African bush.

Bush Camp:

Nestled high in the mountains, the secluded camp offers chalets that can sleep 12, a kitchen and braai boma.

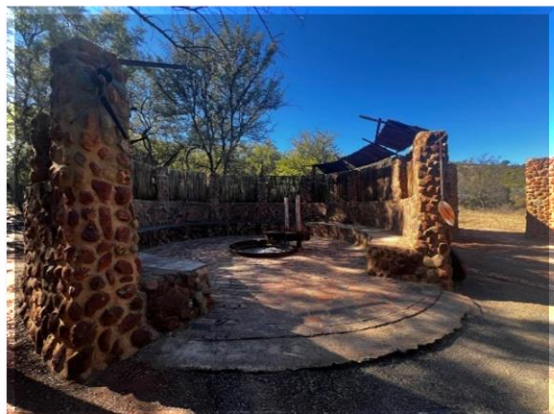
Topography & Vegetation:

The valleys come down to 1220m whereas the high plateaus reach 1480m, an elevation differential of some 800 feet.

The lower areas are typical dense bushveld vegetation, whereas the high plateaus are highveld grassland with abundant proteas, wild fig and wild plum.

History:

The game farm is owned by Helam Mining (Pty) Ltd, a diamond mining operation with an impressive 80-year history, having yielded more diamonds than the renowned Big Hole of Kimberley. Located a short distance south of the lodge, this mine is currently available for purchase. For further details, please contact our offices.



Water:

RE-TEST CERTIFICATE : 08/03/2024

TO-HELAM MINE

DISTRICT SWARTRUGGENS

NORTH WEST PROVINCE

BOREHOLE NR 1

DEPTH OF BOREHOLE- 60 M

STATIC WATER LEVEL- 12 M

FLOW RATE- 12070 L/H

DRAWDOWN AFTER 6 HRS- 4.3 M

DURATION OF TEST- 6 HRS

TESTED TO:SANS10299-4:2003 SPECS

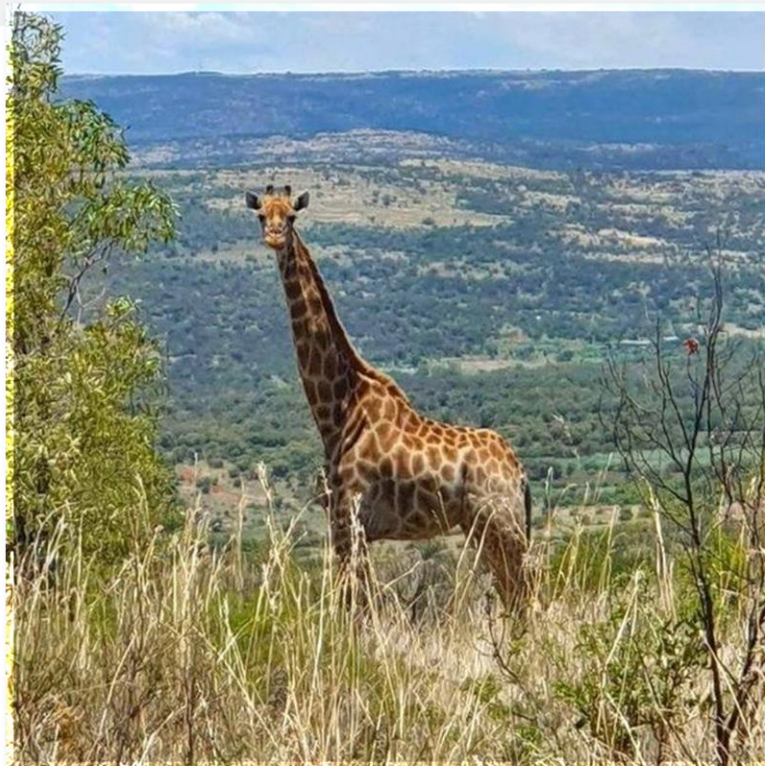
- Cement dam of one million litres
- 7 Ground dams – 2 of which have never dried up
- Borehole (Recently tested at 12 070 litres per hour)
- 2 Pivot Irrigation systems that cover 15 hectares
- In addition to the 2 pivots, there is at least another 30 hectares that could be put under pivot or irrigated.



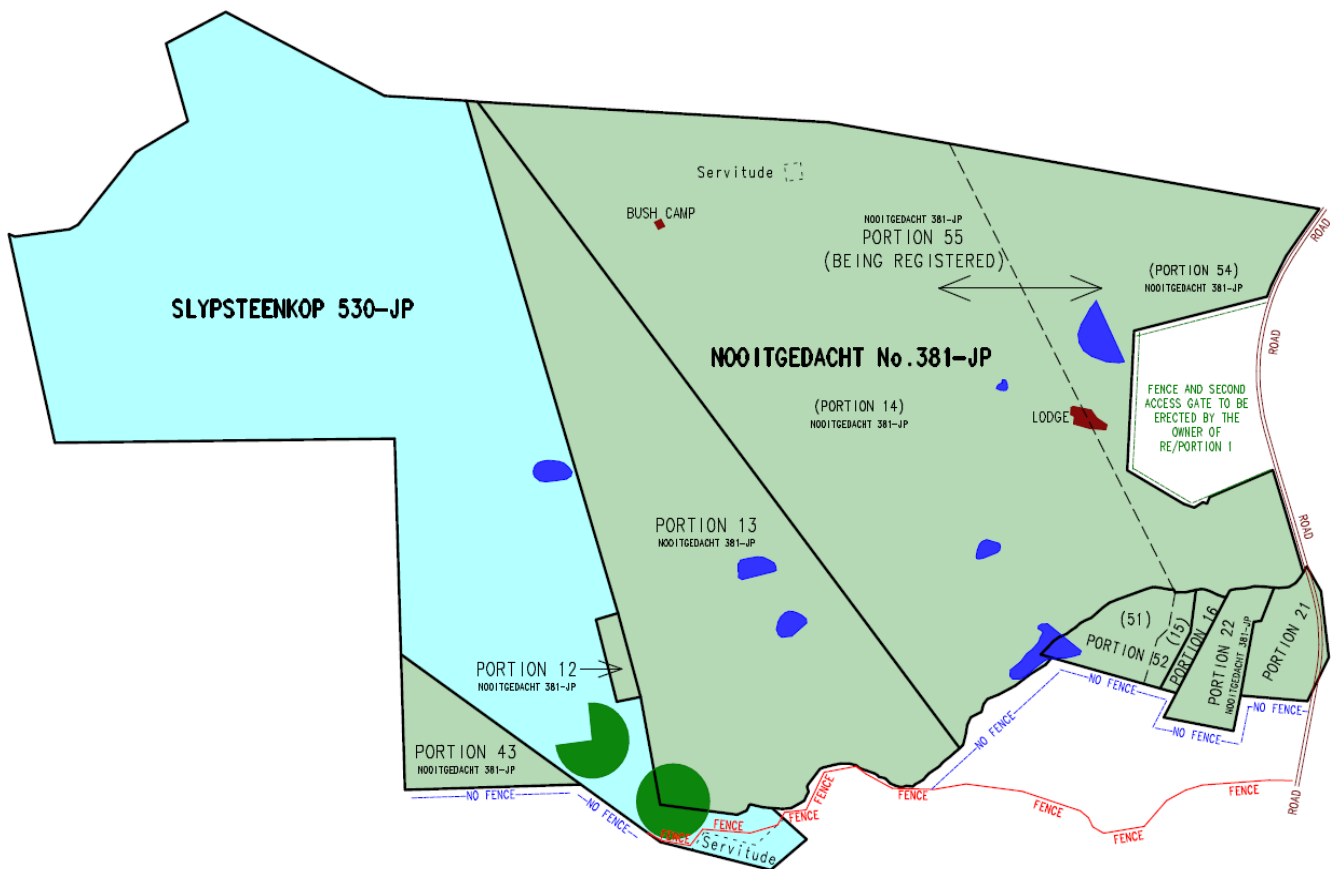
Game Count (*Estimates Only*):

Species: **Estimate Count 2024:**

Blesbok	1
Blue Wildebeest	28
Blue Wildebeest Split	1
Bushbuck	15
Eland	34
Giraffe	10
Kudu	61
Nyala	22
Impala	120
Rooihartebees	16
Waterbuck	17
Reedbuck	10
Warthog	30
Bushpigs	20
Zebra	11



Site Layout & Fence:



NOTES:

1. Registration of Portion 55 (consolidation of Portion 14 and Portion 54) to be finalized as per Act 70/1970 consent No. 55664)
2. Registration of Portion 52 (consolidation of Portion 15 and Portion 51) to be finalized as per Act 70/1970 consent No. 34609)

— Estimated existing fence position as per Google Earth image



Dam



Bush camp and Lodge



Pivot



Auctioneers Note:

The red line indicates where the fence is currently running.

The blue line indicates the actual borders of the farm.

The farm will be sold with the fence, as it currently is and it is for the purchaser to move the fence at his own cost.



TERMS & CONDITIONS

- R 50 000.00 Refundable registration fee + FICA documents required. Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za
- 5% Deposit + 7% Buyers Commission payable on the fall of the hammer.
- The Offer is subject to a 7-day confirmation period.
- After written acceptance, the buyer has 60 days to deliver guarantees.
- The farm and all assets included, are sold voetstoots – as is.
- Occupation is on Registration.
- All arrear rates & taxes are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15653ms

Proof of payment: monique@venditor.co.za

Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.



HOW TO REGISTER ON

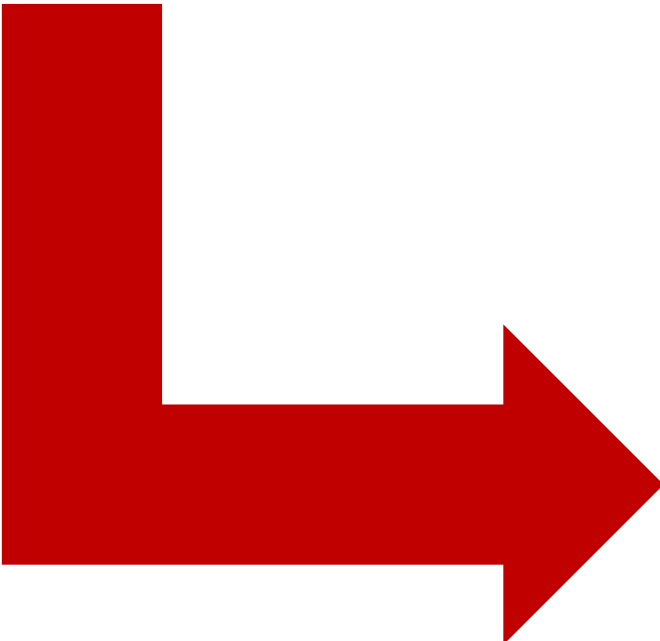
www.venditoronline.co.za

Go to the online portal: www.venditoronline.co.za. If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.

Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.

Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the buttons below to update



Outbid – Notification Alerts

Profile Details

Password

ID Document Photo

FICA Document

Banking Details

Proof of Bank Account

Proof of Payment (POP)

TV Licence *

*Only Required if you purchase a TV



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