

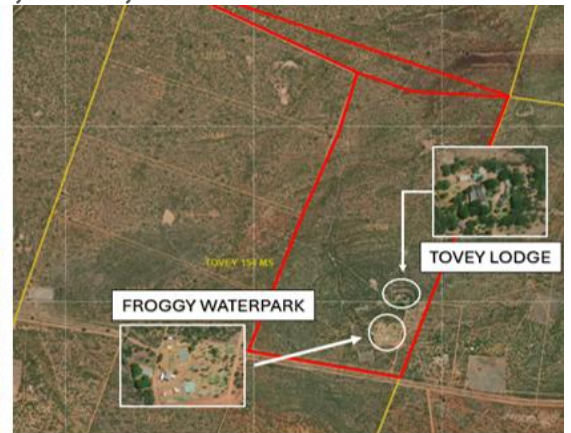
INFORMATION PACK

FOR

TOVEY LODGE, VENUE & ACCOMMODATION FROGGY WATERPARK

197Ha WITH WATER RIGHTS

TOVEY LODGE, PONDRIFT ROAD, R572, MUSINA



ON SITE AUCTION – Thursday, 4 September 2025 @ 11h00

Pieter 084 8800 165 | pieter@bideasy.co.za

www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 1 OF FARM TOVEY 154, LIMPOPO – MS

Extent: 25.9550 Ha

AND

PORTION 5 OF FARM TOVEY 154, LIMPOPO – MS

Extent: 171.3052 Ha

Total Extent: 197.2602 Ha

Known As: TOVEY LODGE, PONDRIFT ROAD, R572, MUSINA

Title Deed: T88387/2014PTA

Local Authority: NORTHERN DC

Registration Division: MS

Province: LIMPOPO

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL

Property Information

MULTI-INCOME OPPORTUNITY OFFERING EXCEPTIONAL POTENTIAL ESTABLISHED LODGE AND WATERPARK - JUST 7KM FROM MUSINA TOWN

MULTI-INCOME OPPORTUNITY

Rare opportunity to invest in a **unique multi-income opportunity** in Musina offering **steady all-year-round income from lodging accommodation, high-traffic waterpark entertainment, event hosting** (weddings / conferences / special events), and group packages.

This property features an **established waterpark**, a **lodge with conference and events venue**, **various accommodation options**, and additional tourism or hospitality ventures — all on one versatile site.

This **established leisure destination** has **strong potential for growth and revenue diversification**.

WATER RIGHTS

There are 2 High-Yield Boreholes (80,000 liters/hour) on an aquifer.

The **water license** for Portion 5 authorizes an abstraction of **31,798 m³ per annum** for the **irrigation of lucerne from a borehole**.

LOCATION

Conveniently located just 3 km west of Musina on the R572 Pondrift Road, en route to Mapungubwe National Park and the Beitbridge Border Post to Zimbabwe, ideal for cross-border travelers.

The lodge is situated on a 197Ha tranquil rural setting and boasts an established and fully operational waterpark, offering a fun, family-oriented experience with slides, pools, food, shaded picnic areas, and function areas.

TOVEY LODGE

Lodge Accommodation

The lodge offers clean, comfortable, and affordable lodging with a variety of rooms and features:

- 11 x Fully furnished lodge rooms
- 1 x 2-bedroom flat
- 1 x Family unit
- The 3-bedroom house (Currently rented out with a monthly income).

Lodge Facilities

- **Conference and Wedding Hall** Facilities (200 guests)
- Equipped Kitchen
- Outdoor Lapa with spacious layout
- 2 x High-Yield Boreholes (80,000 liters/hour) with a **water license on an aquifer**.
- Cool Room
- Workers' Accommodation.

FROGGY WATERPARK

Attractions & Facilities:

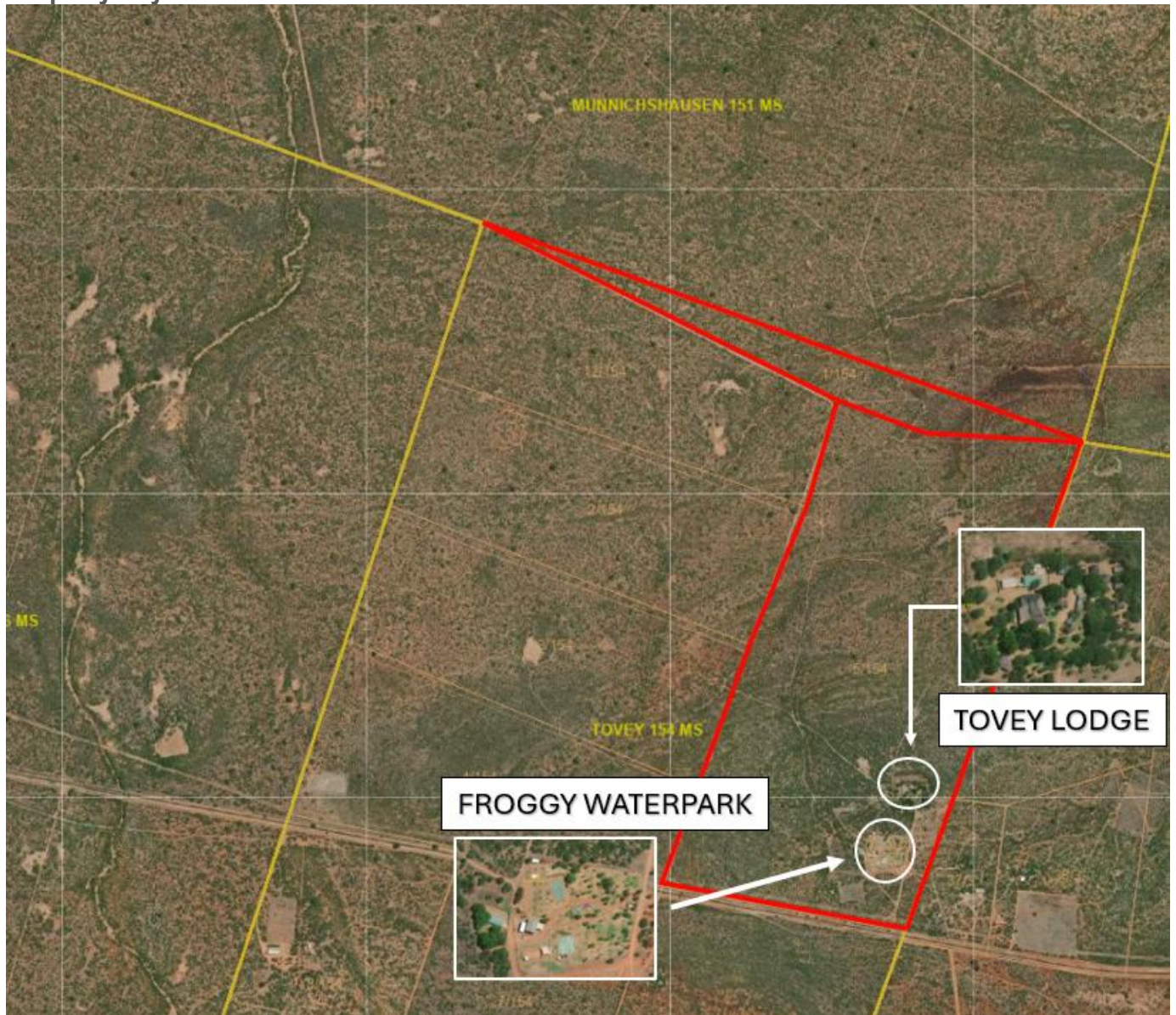
- Featuring adult and children's pools, slides, and interactive water features:
 - Splash Pad: A 20 × 20m area featuring 14 small slides, 4 mushrooms, 4 rings, animal structures, and a splash bucket.
 - Monster Slide Pool: Includes 2 x 15m "monster" slides and 2 x 6m slides.
 - Main Swimming Pool: A 20 × 10m pool (1.2m depth).
- Dedicated braai & picnic areas
- Venue & Function spaces:
 - Chief's Corner - R800 per day
 - Jackson's Place: R600 per day
 - Braves Place: R800 per day
- Operational shop
- Well-maintained bathroom facilities

Rates & Taxes (Portion 1): ± R26.29 | Rates & Taxes (Portion 5): ± R1,195.70

Nearby Attractions

-  Mapungubwe National Park – UNESCO World Heritage Site (± 50 km)
-  Limpopo River & Wildlife Viewing
-  Beitbridge Border Post – Gateway to Zimbabwe (± 15 km)
-  Musina Town Centre – Shops, banks, fuel (± 3 km)
-  Baobab Trees & Archaeological Sites
-  Fishing and nature activities in the surrounding bushveld

Property Layout



Photos – Tovey Lodge





Photos – Froggy Waterpark





Water License



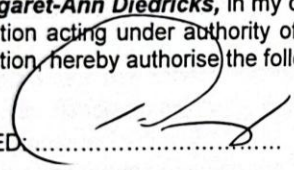
water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

Private Bag X313, Pretoria, 0001, Sedibeng Building, 185 Francis Baard Street, Pretoria, Tel: (012) 336 7500, Fax (012) 323-4472 / (012) 326 - 2715

LICENCE IN TERMS OF CHAPTER 4 OF THE NATIONAL WATER ACT, 1998 (ACT NO. 36 OF 1998) (THE ACT)

I, **Margaret-Ann Diedricks**, in my capacity as Director-General in the Department of Water and Sanitation acting under authority of the powers delegated to me by the Minister of Water and Sanitation, hereby authorise the following water use in respect of this licence.

SIGNED: 

DATE: 10 FEBRUARY 2016

LICENCE NO: 01/A71K/AG/3950
FILE NO: 27/2/1/A1171/5/1

1. **Licensee:** Dr. Janetta Johanna Uys
Postal Address: P.O. Box 69
MUSINA
0900
2. **Water Uses**
 - 2.1 Section 21(a) of the Act: Taking of water from a water resource, subject to the conditions set out in Appendices I and II
 - 2.2 Section 21 (g) of the Act: Disposing of waste in a manner which may detrimentally impact on a water resource, subject to the conditions set out in Appendices 1 and III
3. **Property in respect of which the license is issued**
 - 3.1 Portion 5 of farm Tovey 154 MS
4. **Registered owner of the Property**
 - 4.1 Dr. Janetta Johanna Uys
5. **Licence and Review Period**
 - 5.1 This licence is valid for a period of twenty (20) years from the date of issuance and it may be reviewed at intervals of not more than five (5) years. B-06727

6. Definitions

Any terms, words and expressions as defined in the National Water Act, 1998 (Act 36 of 1998) shall bear the same meaning when used in this licence.

"The Provincial Head" means the Head of Provincial Operations: Limpopo, Department of Water and Sanitation, Private Bag X9506, Polokwane, 0700.

"Act" means National Water Act, 1998 (Act 36 of 1998).

"The Minister" means Minister of the Department of Water and Sanitation.

7. Description of the activity

This water use licence authorises an abstraction of 31 798 m³/a (Thirty one thousand seven hundred and ninety eight cubic metres per annum) for irrigation of lucern from a borehole at Portion 5 of farm Tovey 154 MS, Limpopo. However, this water use license does not include the disposal of 220m³/a of wastes into the septic tank. The geographic location of the proposed activity is S 22°20'36.4" and E 29°59'26.8".

APPENDIX I**General conditions for the licence**

1. This licence is subject to all applicable provisions of the National Water Act, 1998 (Act 36 of 1998).
2. The responsibility for complying with the provisions of the licence is vested in the Licensee and not any other person or body.
3. The Licensee must immediately inform the Provincial Head of any change of name, address, premises and/or legal status.
4. If the property in respect of which this licence is issued is subdivided or consolidated, the Licensee must provide full details of all changes in respect of the properties to the Provincial Head of the Department within sixty (60) days of the said change taking place.
5. If a water user association is established in the area to manage the resource, membership of the Licensee to this association is compulsory.
6. The Licensee will be responsible for any water use charges or levies imposed by the Provincial Head.
7. While effect must be given to the Reserve as determined in terms of the Act, where a desktop determination of the Reserve has been used in issuance of a licence, when a comprehensive determination of the Reserve has finally been made; it shall be given effect to.
8. When compulsory licensing is implemented for the water resource in respect of which this licence was issued, the water use authorised in this licence could be subject to appropriate reduction.
9. The licence must not be construed as exempting the Licensee from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law.
10. The licence and amendment of this licence are also subject to all the applicable procedural requirements and other applicable provisions of the Act, as amended from time to time.
11. The Licensee must conduct an annual internal audit on compliance with the conditions of licence. A report on the audit shall be submitted to the Provincial Head within one month of the finalisation of the audit.
12. The Licensee shall appoint an independent external auditor to conduct an annual audit on compliance with the conditions of this licence. The first audit must be conducted within 3 (three) months of the date this licence is issued and a report on the audit shall be submitted to the Provincial Head within one month of finalisation of the report.

LICENCE NO: 01/A71K/AG/3950
FILE NO: 27/2/1/A1171/5/1

13. Flow metering, recording and integrating devices must be maintained in a sound state of repair and calibrated by a competent person at intervals of not more than two years. Calibration certificates must be available for inspection by the Provincial Head or his/her representative upon request.
14. Any incident that causes or may cause water pollution must be reported to the Provincial Head or his/her designated representative within 24 hours.

APPENDIX II**Section 21(a): Taking water from a water resource**

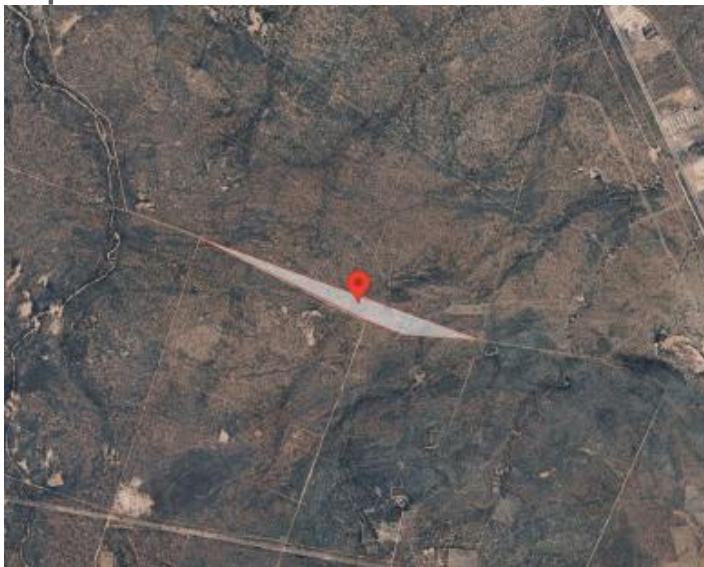
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2. The quantity of water authorised to be taken in terms of this licence may not be exceeded without prior authorisation by the Responsible Authority.
3. This licence does not imply any guarantee that the said quantities and qualities of water will be available at present or at any time in the future.
4. The above mentioned volume may be reduced when the licence is reviewed.
5. If the water use in this licence is not exercised within five (5) years from the date of issuance of this licence, the authorisation will be amended.
6. The Licensee must continually investigate new and emerging technologies and put into practice water efficient devices or apply technique for the re-use of water containing waste, in an endeavour to conserve water at all times.
7. The Licensee must install appropriate water measuring devices to measure the amount of water abstracted. The Licensee must ensure that all measuring devices are properly maintained and in good working order and must be easily accessible. This must include a programme of checking, calibration, and/ or renewal of measuring devices. All water taken from the resource must be measured; recorded and reported as follows:
 - 7.1. The daily quantity of water taken must be metered or gauged and the total recorded at the last day of each month; and
 - 7.2. The Licensee must keep record of all water measurements taken and a copy of the records must be forwarded to the Provincial Head on or before 25 January and 25 July of each year.
8. No water taken may be used for purposes other than intended in this licence, without written approval by the Provincial Head or his/her delegated nominee.
9. Notices prohibiting unauthorised persons from entering the certain areas, as well as internationally acceptable signs indicating the risks involved in case of an unauthorised entry must be displayed along the boundary fence of these areas.

10. The Department accepts no liability for any damage, loss or inconvenience, of whatever nature, suffered as a result of:
 - 10.1. shortage of water;
 - 10.2. inundations or flood;
 - 10.3. siltation of the resource; and
 - 10.4. required reserve releases.
11. The Licensee must establish a programme of formal Information Management System, which maintains a database on water supply, distribution and delivery infrastructure.
12. The Licensee must establish and implement a continual process of raising awareness amongst itself, its workers and stakeholders with respect to Water Conservation and Water Demand Management initiatives.

CSG – Portion 1 & 5

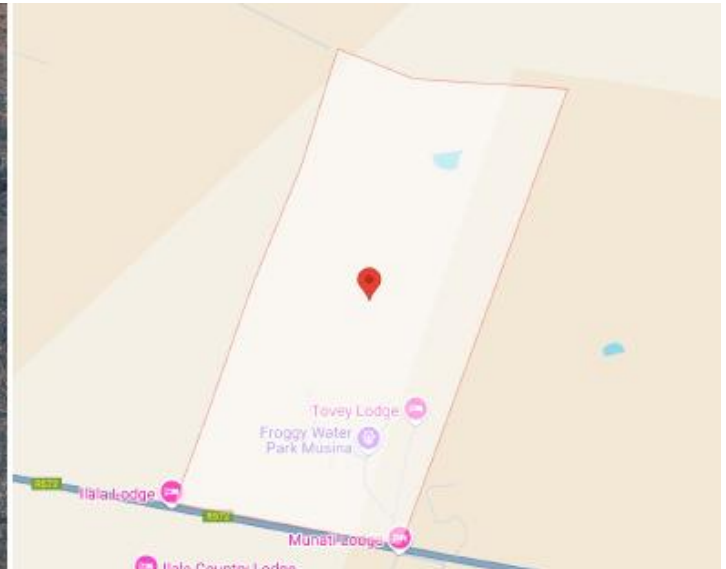


Map – Portion 1



GPS Co-Ordinates 22°18'55.1"S 29°59'13.7"E
-22.315293, 29.987133

Map – Portion 5



GPS Co-Ordinates 22°19'31.7"S 29°59'20.2"E
-22.325477, 29.988952



Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the auction.

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

Pieter Nel

084 8800 165

pieter@bideasy.co.za

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