

**± 737Ha COMMERCIAL FARM**  
CITRUS, TOMATO, SEASONAL CROPS & GRAZING

**402Ha WATER RIGHTS**

**VIVO, LIMPOPO**

Remaining Extent of Farm Crieff 380-MS

**\*\*COURT ORDER\*\***



**ONLINE & ON SITE**

**AUCTION DATE - Tuesday, 12 May 2026 @ 11h00**

**Pieter Nel 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

# PROPERTY DESCRIPTION

## REMAINING EXTENT OF FARM CRIEFF 380-MS

Title Deed:	T4399/2019
Extent:	737.7853Ha
Local Authority:	BLOUBERG LOCAL MUNICIPALITY
Registration Division:	MS
Province:	LIMPOPO
VAT Status:	The seller is registered for VAT
Zoning:	AGRICULTURAL

This **737Ha commercial agricultural farm** is located in the Vivo region of Limpopo. This farm is a prime example of the province's status as South Africa's leading producer of both citrus and tomatoes.

Positioned in the fertile gap between the Soutpansberg and Blouberg mountain ranges, the farm benefits from a **warm, nearly frost-free climate** ideal for high-value citrus and year-round tomato production.

The region offers the warm, dry conditions required to **grow high-quality tomatoes and other rotational seasonal crops** under irrigation, minimizing foliar disease risks common in more humid areas.

The agricultural node of Vivo is a major national hub for horticulture, known for its **optimal "sweet grass" grazing** and high-yield vegetable farming.

Limpopo contributes roughly 66% of South Africa's annual tomato tonnage. This farm is positioned to tap into existing supply chains for major retailers and processing plants. Strategic access to the N1 National Highway facilitates rapid transport to the Johannesburg Fresh Produce Market or export ports.

This property offers a highly diversified revenue model across permanent orchards, intensive rotational seasonal cropping, and grazing.



## Orchards and Crops

The **Citrus orchards** of  $\pm 48\text{Ha}$  are mature groves in a province that produces approximately 42% of South Africa's citrus. Varieties include Leandri, Carrizo, RMH, Swingle and C35.

These are predominantly **Exclusive Varieties** which have a higher yield market value per Hectare than other varieties ranging from a low of R525 000.00 /Ha to a high of R575 000.00 /Ha in this region. These also sought after **export** varieties.

BLOCK	VARIETY	EXTENT Ha	PLANT DATE
A	Lendri / Carrizo	4,6	2020/12/02
B	Lendri / Carrizo	3,5	2020/12/03
C	Lendri / Carrizo	4,2	2020/12/04
D1	RHM / Swingle	5,8	2020/12/10
D2	RHM / Swingle / C35 / Carrizo	4,7	2020/12/11
E1	Lendri / C35	5,8	2021/08/17
E2	Lendri / C35	5,6	2021/08/18
NET 1	Lendri / C35	4,6	2021/08/16
NET 2	Lendri / C35	4,6	2021/08/16
NET 3	Lendri / Carrizo	4,6	2020/12/01
		48	

There is  $\pm 125$ Ha of Cultivated Land for rotational seasonal crops.

Prepared irrigated land of  $\pm 95$ Ha with surplus water allocation is ready for immediate planting. In addition, there is future arable land of  $\pm 132$ Ha of high-potential ground available which is suitable for expanding either the citrus or tomato footprint.

### Infrastructure

- Holding Dam fed by Boreholes
- Warehouse & Store
- Cold Storage Area
- Staff Housing

### Grazing

In addition, there is extensive high quality grazing rangeland suitable for cattle or game farming of  $\pm 338$  Ha.

The grazing land in this area is primarily Savanna Biome, specifically categorized as Central Bushveld and Makhado Sweet Bushveld which is highly suitable for cattle farming



## Water Rights and Water Security



### water & sanitation

Department:  
Water and Sanitation  
REPUBLIC OF SOUTH AFRICA

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

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

I, *Tsunduka Khosa*, in my capacity as Acting Chief Director: Water Use Licence Administration, acting under authority of the powers delegated to me by the Acting Director General of the Department of Water and Sanitation, hereby authorise the following water uses in respect of this licence.

SIGNED: *Bhosa* .....

DATE: 31 March 2021 .....



LICENCE NO: 07/A63D/A/10430  
FILE NO: 272/1/A463/11/1  
REF. NO: WU18852

- Licensee:** Carpathian Farm (Pty) Ltd

**Postal Address:** P O Box 1979  
Musina  
Limpopo  
0900

- Water uses in terms of the of the Act authorised by this licence**

Table 1: Authorised water uses

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
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**B 10197**

### 3. Properties in respect of which this licence is issued

#### 3.1 Registered owners of the Properties

Table 2: Registered owners of the Properties

Property Name	Property Owner	Title deeds number
Remaining extent farm Crieff 380 of the Major Region MS	Carpathian Farm (Pty) Ltd	T000004399/2019

#### 4. Licence and Review Period

- 4.1. This licence is valid for a period of twenty (20) years from the date of issuance and as provided for under section 49 of the Act, it may be reviewed at intervals not more than five (5) years.
- 4.2. The Licensee must, if needed, apply for early renewal of this licence one (01) year before the expiry date of a license period. The application must be submitted to the Responsible Authority.

#### 5. 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: LPNW - Polokwane.

"Extent of the watercourse" means the outer edge of the 1:100 year floodline or the delineated riparian habitat, whichever is the greatest.

#### 6. Description of activity

This licence authorizes **Carpathian Farm (Pty) Ltd** for the S21 water uses in terms of section 40 of the National Water Act, 1998 (Act No. 36 of 1998). The water use activity includes: Taking of water from a groundwater resource through seven (7) boreholes for irrigation of four hundred (400) hectares of citrus trees. The activity is located in quaternary catchment A63D which falls within Limpopo Water Management Area.

## 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 within 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 the Association is compulsory. Rules, regulations and water management stipulation of such association must be adhered to.
6. The Licensee shall be responsible for any water use charges and/or levies imposed by a Responsible Authority.
7. While effect must be given to the Reserve as determined in terms of the Act, where a lower confidence determination of the Reserve has been used in issuance of this licence, the licence conditions may be amended should a higher confidence reserve be conducted.
8. The licence shall not be construed as exempting the Licensee from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law.
9. The licence and amendment of this licence are also subject to all the applicable procedural requirements and other provisions of the Act, as amended from time to time.
10. The Licensee shall conduct an annual internal audit on compliance with the conditions of this licence. A report on the audit shall be submitted to the Provincial Head within one month of the finalization of the audit.
11. The Licensee shall appoint an independent external auditor to conduct an annual audit on compliance with the conditions of this licence. Both these audits may be subjected to external audit. A report on the audit shall be submitted to the Provincial Head within one month of the finalization of the audit.
12. Any incident that causes or may cause water pollution must be reported to the Provincial Head or a designated representative within 24 hours.
13. The Department accepts no liability for any damage, loss or inconvenience, of whatever nature, suffered as a result of / amongst other things.
  - 13.1 Shortage of water;
  - 13.2 Inundation of flood; and
  - 13.3 Any *force majeure* event.

## APPENDIX II

### Section 21(a) of the Act: Taking water from a water resource

1. This licence authorises Carpathian farm Pty (Ltd) to abstract a maximum volume of 1 608 190 m<sup>3</sup>/a groundwater for irrigation as detailed in Table 3.

Table 3: Water use activities

Activity	Purpose / Description	Properties	Volume (m <sup>3</sup> /a)	Co-ordinates
<b>Section 21(a)</b>				
BH-3N	Irrigation of Agricultural crops	Farm Crieff 380 MS Portion 0	394 200	S 22°53' 25.96" E 29°1' 19.5"
BH-1N	Irrigation of Agricultural crops	Farm Crieff 380 MS Portion 0	157 680	S 22°52' 15.57" E 29°2' 7.93"
BH-6E	Irrigation of Agricultural crops	Farm Crieff 380 MS Portion 0	157 680	S 22°53'26,12" E 29°1' 55.14"
BH-4N	Backup for Irrigation of Agricultural crops	Farm Crieff 380 MS Portion 0	157 680	S 22°52' 44.48" E 29°3' 0,89"
BH-2N	Backup for Irrigation of Agricultural crops	Farm Crieff 380 MS Portion 0	157 680	S 22°53' 25.96" E 29°1' 19.49"
BH-1E	Irrigation of Agricultural crops	Farm Crieff 380 MS Portion 0	189 070	S 22°52' 22.82" E 29°2' 0.09'
BH-9E	Irrigation of Agricultural crops	Farm Crieff 380 MS Portion 0	394 200	S 29°53' 12.55" E 29°2' 8.69'
<b>Total</b>			<b>1 608 190 m<sup>3</sup>/a</b>	

2. The quantity of water authorised to be taken in terms of this licence may not be exceeded.
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. The Licensee shall continually investigate new and emerging technologies and put into practice water efficient devices in an endeavour to conserve water at all times.
6. The Licensee shall install appropriate water measuring devices to measure the amount of water abstracted within six months of the licence being issued. The Licensee shall ensure that all measuring devices are properly maintained and in good working order and must be easily accessible. This shall include a programme of checking, calibration, and/ or renewal of measuring devices. All water taken from the resource shall be measured, recorded and reported as follows:

- 6.1 The daily quantity of water taken must be metered or gauged and the total recorded at the last day of each month;
- 6.2 The Licensee shall keep record of all water taken and a copy of the records shall be forwarded to the Provincial Head on or before 25 January and 25 July of each year.
7. No water taken may be used for purposes other than intended in this licence, without written approval by the Minister or his/her delegated nominee.
8. 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.
9. The Licensee shall establish a programme of formal Information Management System, which maintains a database on water supply, distribution and delivery infrastructure.
10. The Licensee shall 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.
11. The Licensee must submit a full pump tests report of all the boreholes they are abstracting within one year of licence being issued.
12. Groundwater model must be calibrated to quantify the pollution plume migration rate and direction annually. The model must determine the cone of depression radius, and the private groundwater users potentially impacted.
13. **SPECIAL CONDITIONS**
- 13.1 The Licensee must develop a monitoring plan and submit it to the Department for approval prior commencement of the proposed irrigation.
- 13.2 The Licensee must ensure that the abstraction is limited to their property and does not extend to the neighbouring farmers.



**END OF LICENCE**

The farm has multiple registered high-yield boreholes supporting an irrigable area of  $\pm 402$  Ha with up to **1.6mil m<sup>3</sup> per annum water rights**. Irrigation is the primary success factor for the orchards and crops in this region supplied by the aquifers.

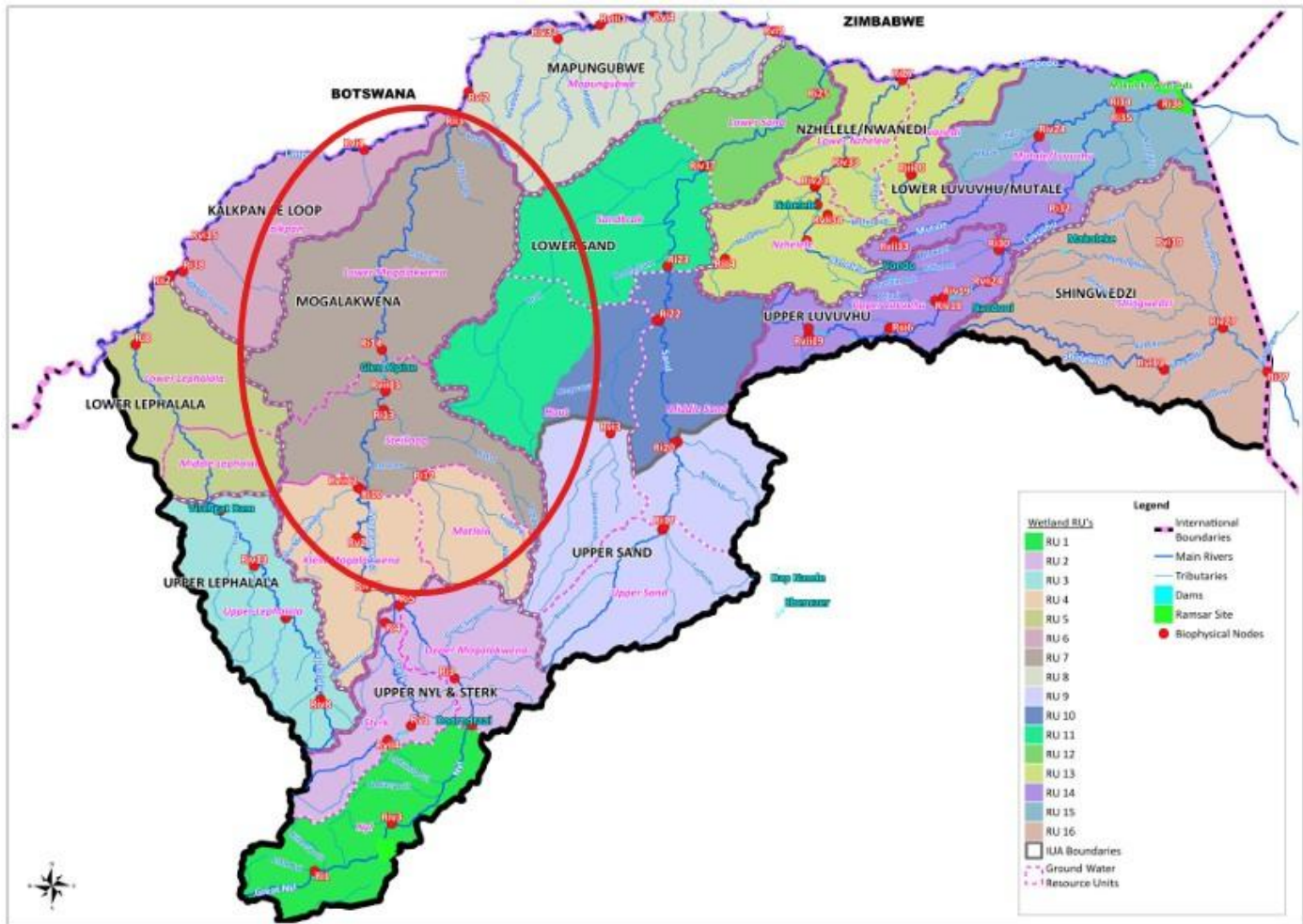
The source of the groundwater is from the A63D quaternary catchment (part of the Lower Mogalakwena system) part of the Mogalakwena River catchment fed by aquifers.

The boreholes pump into a holding dam, and the crops are irrigated via a **gravity-flow system** from a **main line**.



The registered water rights for this farm (included below) authorizes the use of up to 1 608 190m<sup>3</sup> per annum of ground water supplied by boreholes for the irrigation of 402Ha.

Based on a Hydrological Report by WSM Leshika Consulting Pty) Ltd in 2020, which determined that there are 2 Boreholes identified as the main production boreholes pumping 15ℓ per second each alternately for 12 hours per day = 473 040m<sup>3</sup> and 3 boreholes to be used as backup boreholes to the production holes.



The consulting firm further confirmed the following supporting information:

- The hydrogeological analysis recommendations normally follow a conservative approach.
- The Clarens sandstone aquifer is a significant subsoil source with reliable water yields.
- Proper monitoring programs will ensure sustainable long-term abstraction.

Table 2 : Water-use analysis	
Department Water & Sanitation registration document	Yes
Irrigation-scheme / Water Board Certificate	N/A
Verification of Existing Lawful Use *	Yes
Taking water from a source ** Dept. Water & Sanitation : Ref#WU18852 Licence no. 07/A63D/A/10430 Ground Water : 7x boreholes	1 608 190 m <sup>3</sup>
Storing water ***	
Total allocated volume	1 608 190 m <sup>3</sup>

\* In terms of Section 35(4) of the National Water Act 1998 (Act 36 of 1998)

\*\* Section 21(a) of the National Water Act

\*\*\* Section 21(b) of the National Water Act

#### High-road scenario

Area extent deemed to be irrigable according to licence document	400.00 ha
Allocated m <sup>3</sup> per ha per annum as per licence	4 020 m <sup>3</sup>
CitriiAgri recommended <sup>§</sup> usage per ha per annum (4000m <sup>3</sup> -5000m <sup>3</sup> )	4 000 m <sup>3</sup>
Total extent proposed to be irrigable based on Dept. Water licence document	402.05 ha

#### Base-line scenario

Total sustainable abstraction yield recommended <sup>§§</sup>	686 000 m <sup>3</sup>
CitriiAgri recommended <sup>§</sup> usage per ha per annum (4000m <sup>3</sup> -5000m <sup>3</sup> )	5 000 m <sup>3</sup>
Total extent proposed to be irrigable based on hydrogeological report	137.20 ha

§ Area specified : Letsitele & Groblersdal

§§ Refer WSM Leshika Consulting report

#### Best estimate (applied in our valuation calculations)

Sustainable abstraction of ground water	75% of total allocation	1 206 143 m <sup>3</sup>
Requirement based on proper irrigation management program		4 500 m <sup>3</sup>
Total extent proposed to be irrigable based on industry norms		268.03 ha

# PROPERTY IMAGES









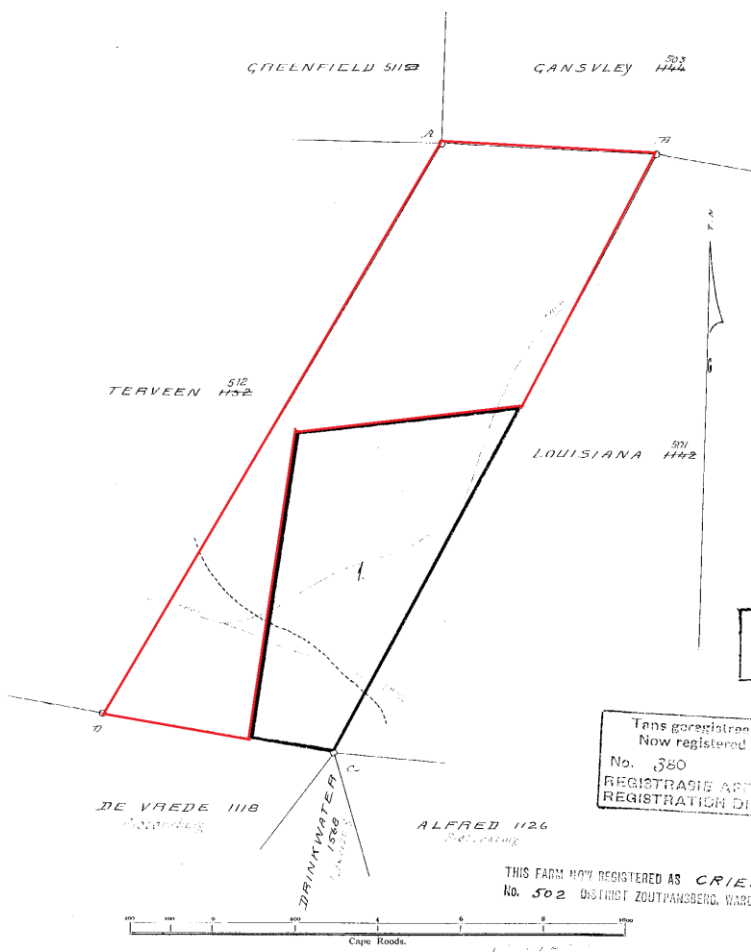
# SG DIAGRAM

*File 971 B.B. 211/01*

S. G. No. A. 5888/66 <sup>1959</sup> 502

FORM A. DIAGRAM FORM FOR AN ORIGINAL FARM SURVEY.

SIDES.		ANGLES.	(Y) CO-ORDINATES (S)	
A B	521.54	A	15610.76	+29211.13
B C	1652.15	B	15630.89	+28605.73
C D	567.75	C	17107.66	+29440.54
D A	1616.43	D	17033.20	+29993.57



For Servitudes Deductions and Endorsements See Over.

Tans geregtreer onder :  
Now registered under :  
No. 380  
REGISTRASIE APPELLASIE  
REGISTRASIE DIVISION

THIS FARM NOW REGISTERED AS CRIEFF  
No. 502 DISTRICT ZOUTPANSBERG, WARD MARA.

The above Figure lettered **A. B. C. D. A** represents the farm **LOUISIANA N<sup>o</sup> 502**.  
In extent **1361** Morgen **210** Square Roods of Land, situate in the District of **ZOUTPANSBERG**  
Ward **MARA**, Transvaal Colony, and bounded as indicated above.  
The whole farm was originally granted to \_\_\_\_\_ by Deed of Grant No. \_\_\_\_\_ dated \_\_\_\_\_  
The Beacons were pointed out by **J. L. H. DU PREEZ**  
Due notice of this Survey has been given to all adjoining land owners and the beacons have been erected according to Law.  
Surveyed on behalf of **GOVERNMENT IN DEC. 1905** by me **P. Hatcher**  
Government Land Surveyor.

No. 7119 Examined. The numerical data of this Diagram are sufficiently consistent.  
*A. Maxwell Edwards*  
Examiner of Diagrams.

No protest, confirmed.  
*P. Hatcher*  
Surveyor-General.

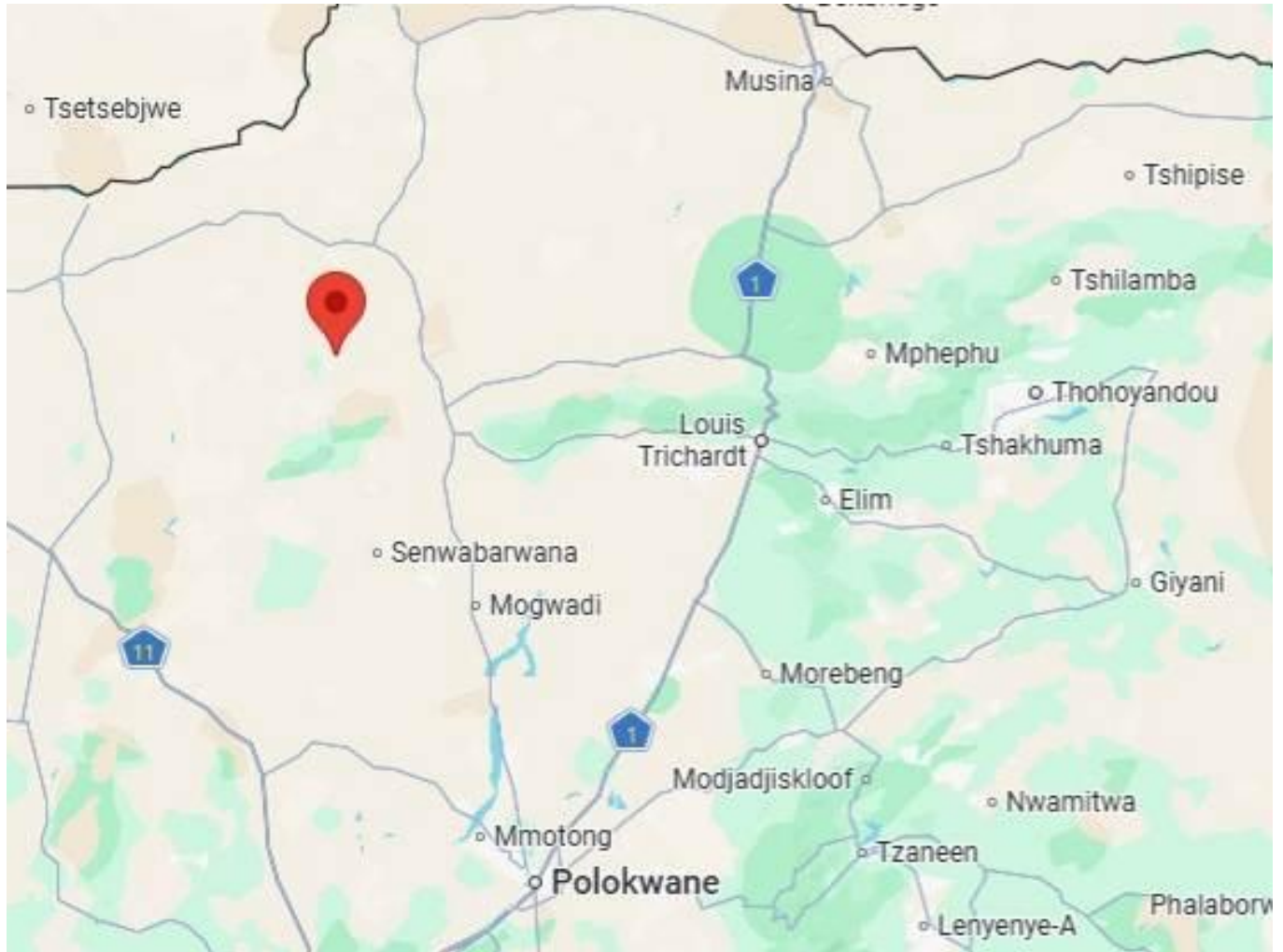
Surveyor-General's Office  
Pretoria 4 FEB 1907

Surveyor-General's Office,  
Pretoria.  
Published in "Government Gazette" No. 420 dated 17 MAY 1907 MS SQ

# CSG



# MAP



**GPS Coordinates**  
**22°53'03.5"S 29°01'47.0"E**  
**-22.880387, 29.033665**

## Terms & Conditions

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

Online Auction - R50,000.00 refundable deposit to bid online.

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**Pieter Nel**

**084 8800 165 / [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

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