

INFORMATION PACK

FOR

53 Ha GRAZING FARM WITH ARABLE LAND

AMPLE WATER

PTN 342 OF FARM MAPOCHSGRONDE 500 & FARM MAPOCHSGRONDE 667, 669 & 670 - JS



ON SITE AUCTION – Wednesday, 28 October 2026 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information –

PORTION 342 OF FARM MAPOCHSGRONDE 500, LIMPOPO – JS

Known As: PTN 342 OF FARM MAPOCHSGRONDE 500,
LIMPOPO – JS

Extent: 25.6960 Ha

PORTION 0 OF FARM MAPOCHSGRONDE 667, LIMPOPO – JS

Known As: PTN 0 OF FARM MAPOCHSGRONDE 667,
LIMPOPO – JS

Extent: 6.8523 Ha

PORTION 0 OF FARM MAPOCHSGRONDE 669, LIMPOPO – JS

Known As: PTN 0 OF FARM MAPOCHSGRONDE 669,
LIMPOPO – JS

Extent: 13.7045 Ha

PORTION 0 OF FARM MAPOCHSGRONDE 670, LIMPOPO – JS

Known As: PTN 0 OF FARM MAPOCHSGRONDE 670,
LIMPOPO – JS

Extent: 6.8523 Ha

Total Extent: 53.1051 Ha

Title Deed: T17566/2015PTA

Local Authority: GREATER GROBLERSDAL LOCAL MUNICIPALITY

Registration Division: JS

Province: LIMPOPO

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL

Property Information

53.1051 Ha farmland situated near Roossenekal in Limpopo, **developed for sheep, goat, and cattle farming while also supporting established fruit and vegetable production.** The farm offers irrigated and dryland grazing, reliable water infrastructure, residential improvements, and staff accommodation, making it well-suited for a diversified agricultural operation.

Approximately 30Ha is enclosed with quality livestock fencing, while around 15Ha has been established with Smuts Finger, Rhodes, and White Buffalo grazing.

The farm benefits from 10Ha of canal irrigation rights, a productive borehole yielding approximately 7,800 liters per hour, and extensive irrigation infrastructure that supports pasture, lucerne, and crop production.

Improvements include 2 residential dwellings, 5 workers' accommodation units, and supporting farming infrastructure. The combination of established grazing, productive orchards, dependable water resources, and existing improvements presents an excellent opportunity for continued livestock farming and diversified agricultural production.

Primary farming activities include:

- Sheep farming
- Goat farming
- Cattle farming
- Irrigated and dryland grazing
- Fruit production
- Vegetable cultivation

GRAZING INFRASTRUCTURE

The farm has been extensively developed for livestock production with well-established grazing systems. Approximately 30Ha are enclosed with quality livestock fencing.

This infrastructure provides secure grazing camps suitable for sheep, goats, and cattle.

WATER SUPPLY

The property benefits from excellent water infrastructure supporting both crop and livestock operations.

Canal Water

- Canal runs through the farm, providing a reliable water source
- Ground dam connected to the canal
- Eskom point available at the dam (no transformer installed)
- Approximately 10Ha of irrigation rights (to be applied for and registered by the new owner)

Borehole

- Equipped with a pump installed at approximately 35 meters
- Production capacity of approximately 7,800 liters per hour
- Supplies 6 additional irrigation points throughout the property (hydrants)

The borehole water is utilized for irrigating orchards and grazing lands.

IRRIGATED GRAZING

Lucerne

Approximately 0.3 Ha of lucerne is cultivated and irrigated from September to May using:

- 3 Cannon sprinklers

Teff, Oats, and Japanese Radish

Approximately 0.6 Ha of cultivated land is planted with teff, oats, and Japanese radish (daikon), depending on the season and crop rotation requirements.

Irrigated Pasture

Approximately 10Ha have been established under irrigation using:

- 63 mm PVC Class 6 pipeline
- Pipeline installed approximately 1 meter underground
- 6 Hydrants for sprinkler connections

DRYLAND GRAZING

Approximately 15Ha have been planted with improved pasture species, including:

- Smuts Finger Grass
- Rhodes Grass
- White Buffalo Grass

The grazing supports sheep and goat production during the growing season and is harvested for hay during the winter months.

ORCHARD

The farm includes an established orchard consisting of approximately 250 mature peach trees, including the following varieties:

- Oom Sarel
- Malherbe
- Kaalgat

There is additional capacity to expand production, with approximately 2.6 Ha available for further orchard development.

There is potential to utilize this area for cultivated pasture and grazing land suitable for livestock.

Additional Fruit Production

- Approximately 115 young, wonderful pomegranate trees
- Approximately 17 fig trees, with several already producing and younger trees expected to commence production in the coming season
- Various additional fruit tree species established on the property (3 x Plum Trees, 3 x Apricot Trees, 3 x Apple Trees, 1 x Mandarin Tree).

VEGETABLE PRODUCTION

The property also supports vegetable cultivation for personal consumption or small-scale production, supplying the local market.

Approximately 0.72Ha is planted with vegetables and irrigated by:

- 1.5 kW pump
- 3-bar pressure irrigation system

IMPROVEMENTS

Residential and support improvements include:

- 2 Residential dwellings
- 5 Staff accommodation units

RESIDENTIAL IMPROVEMENTS

The property provides comfortable accommodation for owners or extended family members.

Main Residence

The main house measures approximately 234m² and comprises:

- 4 Bedrooms
- 2 Bathrooms
- Kitchen
- Walk-in pantry
- Open-plan living area and TV room
- Separate dining room
- Covered veranda with built-in braai measuring approximately 24 m²
- Second Residence

The second dwelling measures approximately 180m² and offers:

- 3 Bedrooms
- 1 Bathroom

- Kitchen
- Walk-in pantry
- Dining room
- TV room

LIVESTOCK & GRAZING

The current farming operation is primarily developed for small livestock farming, although no livestock is currently being kept on the farm.

The farm includes approximately 14Ha of established grazing, planted with a mixture of:

- Smuts Finger Grass
- Rhodes Grass
- White Buffalo Grass

During the previous season, approximately 200 round bales measuring 1.2 metres were produced from these pastures, demonstrating the productivity of the grazing lands.

ARABLE LAND

In addition to the established grazing and orchards, the property offers approximately 22Ha of black clay soil suitable for potato cultivation. The planted pastures are situated on red loam soil, providing favorable conditions for grazing production.

A water canal traverses the property and is connected to a ground dam, while the farm also benefits from a three-phase electricity supply, supporting the irrigation and farming infrastructure.

INVESTMENT HIGHLIGHTS

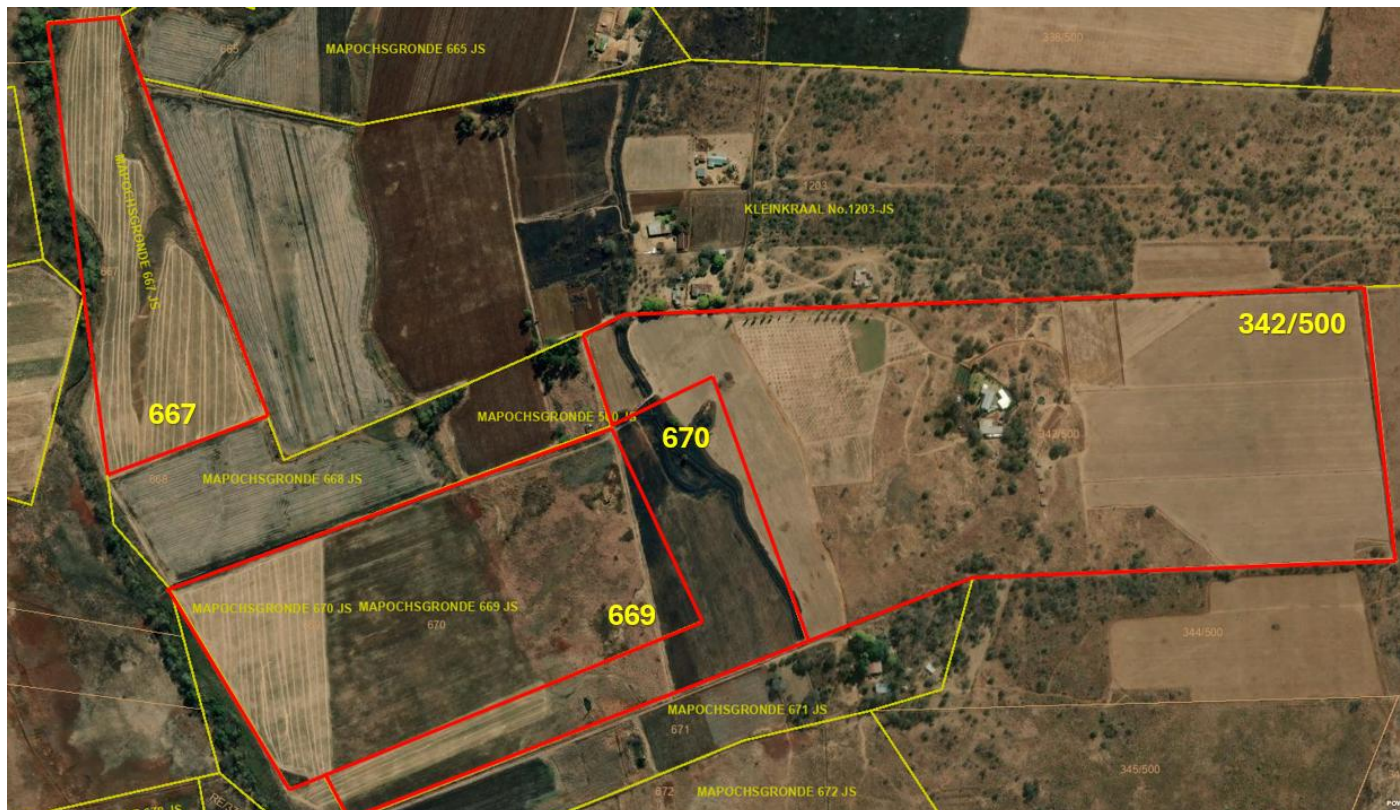
- 53.09 Ha mixed-use farm
- Well established for sheep, goat, and cattle farming
- 10Ha of canal irrigation rights
- Productive borehole yielding approximately 7,800 liters per hour
- Established irrigated and dryland grazing
- Mature peach orchard with expansion potential
- Additional young orchard plantings and fig trees
- Vegetable production infrastructure already in place
- 2 Houses and 5 Worker accommodation units
- Well-developed agricultural infrastructure supporting a diversified farming operation

Aerial Photos





Aerial CSG



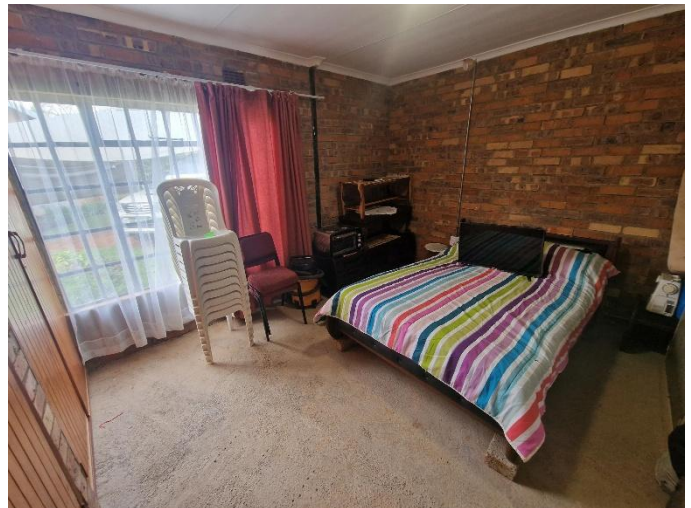
Photos





Photos – Main House

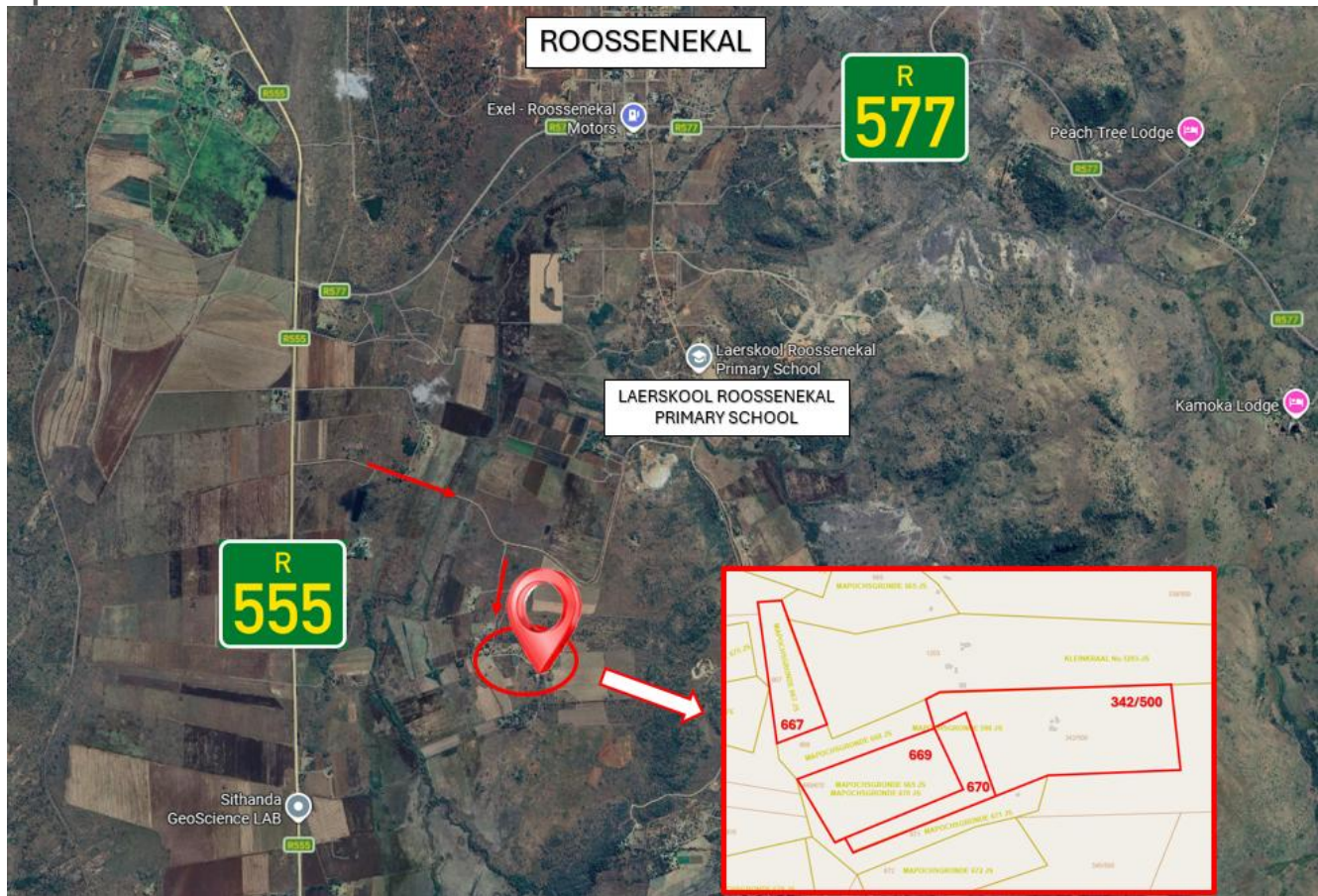




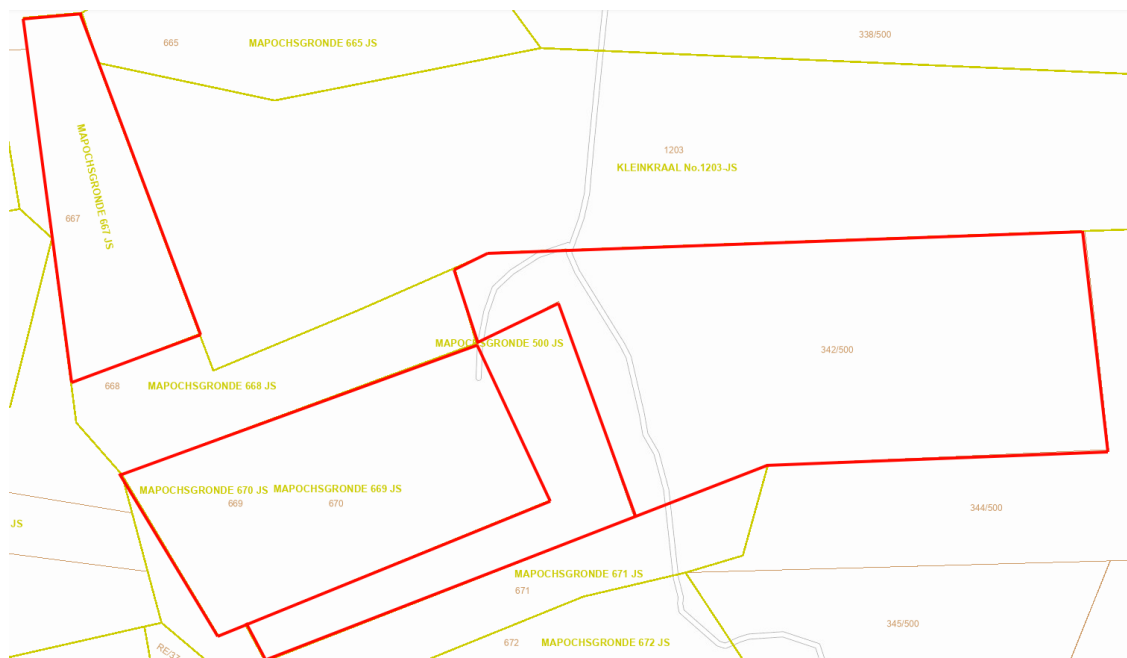
Photos – Second House



Map



GPS Co-Ordinates 25°14'01.4"S 29°55'05.0"E
-25.233707, 29.918057



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 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:

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