

# PORTION 15 OF FARM TARENTALKRAAL 120 KQ AND FARM FISANTKRAALAAL 656 KQ LIMPOPO



## ON-SITE AUCTION – 8 APRIL 2022

### ± 511 HECTARES TOP GRAZING FARM – IMPECCABLE GRAZING CAPACITY

ANDREAS GREEFF - 072 118 7509 / [andreas@vleissentraal.co.za](mailto:andreas@vleissentraal.co.za)



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# 1. LOCATION

## PORTION 15 OF FARM TARENTALKRAAL 120 AND FARM FISANTKRAAL 656 KQ LIMPOPO

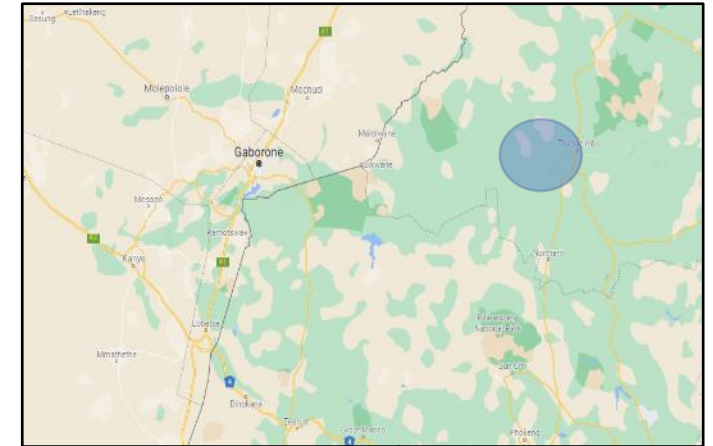
**CO-ORDINATES:** -24.4712,27.2064 -24.4728,27.1849

### SITE IDENTIFICATION:

The property was positively identified by means of the Compilation Map for Farms Fisantkraal 656 KQ and Portion 15 of Farm Tarentalkraal MR, Limpopo.

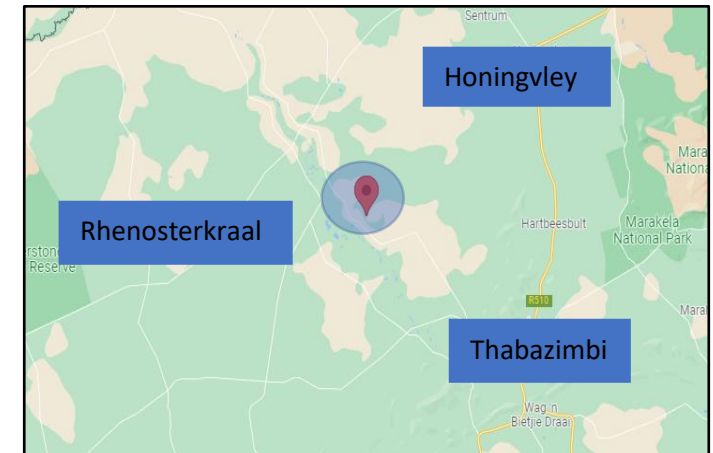
### MACRO LOCALITY:

On a macro level, the property is located in a commercial farming node, North West of Thabazimbi. Thabazimbi is an established agricultural community with a residential community situated along one of the major routes – R510.



### MICRO LOCALITY:

On a micro level, Farm Fisantkraal and Farm Tarentalkraal is centrally located in an established agricultural node of Makoppa. The Farm is well known for its use as game farm, previous owners had two pivots on the property and the current owner farms sheep. The latter is considered one of the subject property's highest and best use. Irrigation farming is prominent in this area because of the abundance of water. The farm borders Thaba Tholo.



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## 2. TITLE DEED AND MUNICIPAL INFORMATION

### PORTION 15 OF FARM TARENTAALKRAAL 120 AND FARM FISANTKRAALAAL 656 KQ LIMPOPO GENERAL

Property Address: Portion 15 of Farm Tarentaalkraal 120 KQ, Farm Fisantkraalaal 656 KQ

Suburb & City: Thabazimbi Local Municipality

#### TITLE DEED INFORMATION

**Legal Property Description** - *Please refer to Annexures*

PROPERTY DESCRIPTION	LAND SIZE (M <sup>2</sup> )	TITLE DEED NUMBER
Farm Tarentaalkraal 12 KQ Ptn 15	294.0744 hectares	T88715/2013PTA
Farm Fisantkraalaal 656 KQ	217.3151 hectares	T88716/2013PTA

#### MUNICIPAL INFORMATION

Zoning

(Unconfirmed) - Agricultural

#### SERVITUDES

There is a servitude on Farm Fisantkraalaal 656 KQ. Please see Surveyor General diagram below.



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### 3. DESCRIPTION

#### PORTION 15 OF FARM TARENTALKRAAL 120 AND FARM FISANTKRAALAAL 656 KQ LIMPOPO PROPERTY DETAILS

Primary use and Agricultural.

#### SITES

The subject farm consists of Portion 15 of Farm Tarentalkraal 120 KQ and Farm Fisantkraalaal 656 KQ Limpopo.

**The following is a breakdown of information obtained from the Agricultural Geo-referenced Information System (AGIS) with regards to the area:**

Mean annual rainfall	401mm – 600mm
Maximum summer temperature	> 31°
Minimum winter temperature	7.5° - 10°
Frost: 1 out of 10 years	1 – 10 May
Vegetation biome	Savanna
Land capacity	Marginal potential arable land
Estimated maize yield	12 tons per hectare
Grazing Capacity	4 – 7 ha per Large Stock Unit



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## 4. LAND USE

### PORTION 15 OF FARM TARENTALKRAAL 120 AND FARM FISANTKRAAL 656 KQ LIMPOPO PROPERTY USE

The farms consist of sweetveld with natural “wit buffel” and plated “blou buffel” Sheep handling facilities, main lines for irrigation purposes.

#### 1. General Information

Registered Owner: Rupert Inv PTY (Ltd)

Erf Extent: 294.0744 hectare, 217.3151 hectare

Title Deed: T88715/2013PTA, T88715/2013PTA

#### 2. Water Supply

- 5 x boreholes – 4 equipped, delivering approximately 18,000, 16,000, 8,000 and 5,000 Litres per hour.
- 1 Cement Reservoir

#### 3. Land Components - Estimate

- Good grazing
- Previous owners had 40ha and 25ha pivots

#### 4. Power supply

- 1x 100kva generator
- 25kva Eskom connection
- 100kva Eskom connection (not connected)

#### 5. Facilities

- Two-bedroom house with two bathrooms.
- One chalet with two bedrooms, bathroom and open plan kitchen and living area.
- 1 hanger / shed
- 2 Stores / Offices
- Worker's accommodation, 3 bedroom and 1 bathroom compon.
- 16 Camps with cattle fence - all with water
- 3m game fence on one section, the rest 2.4m



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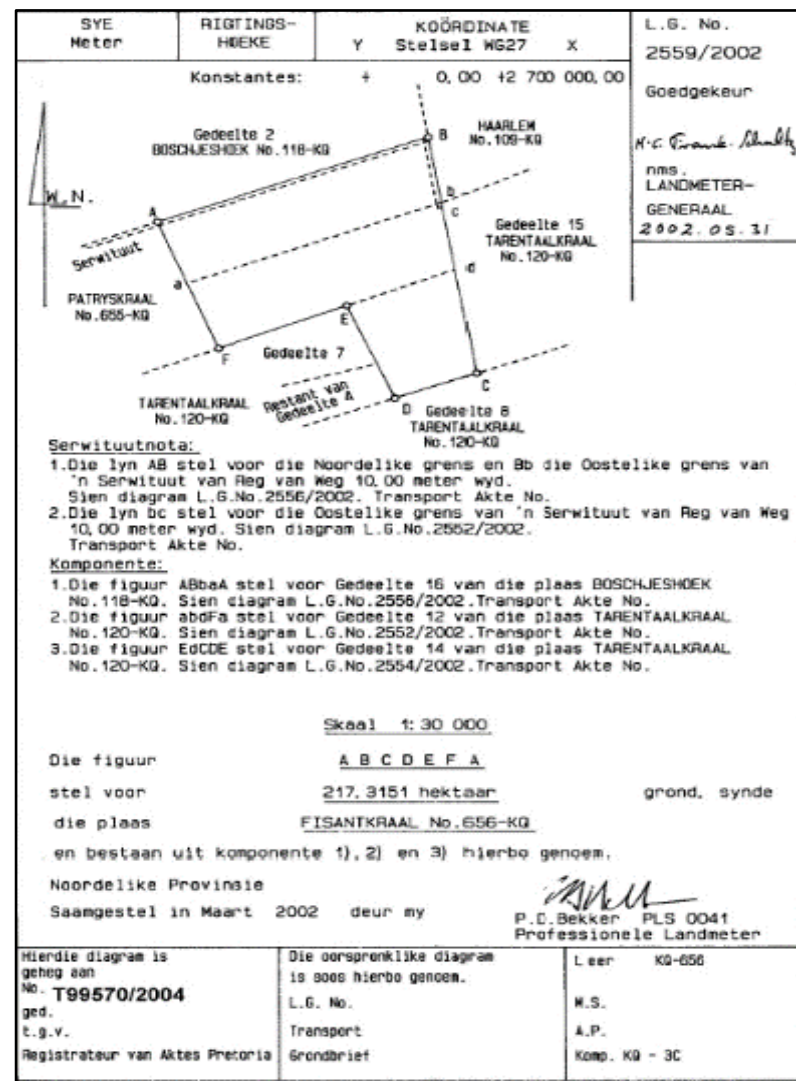
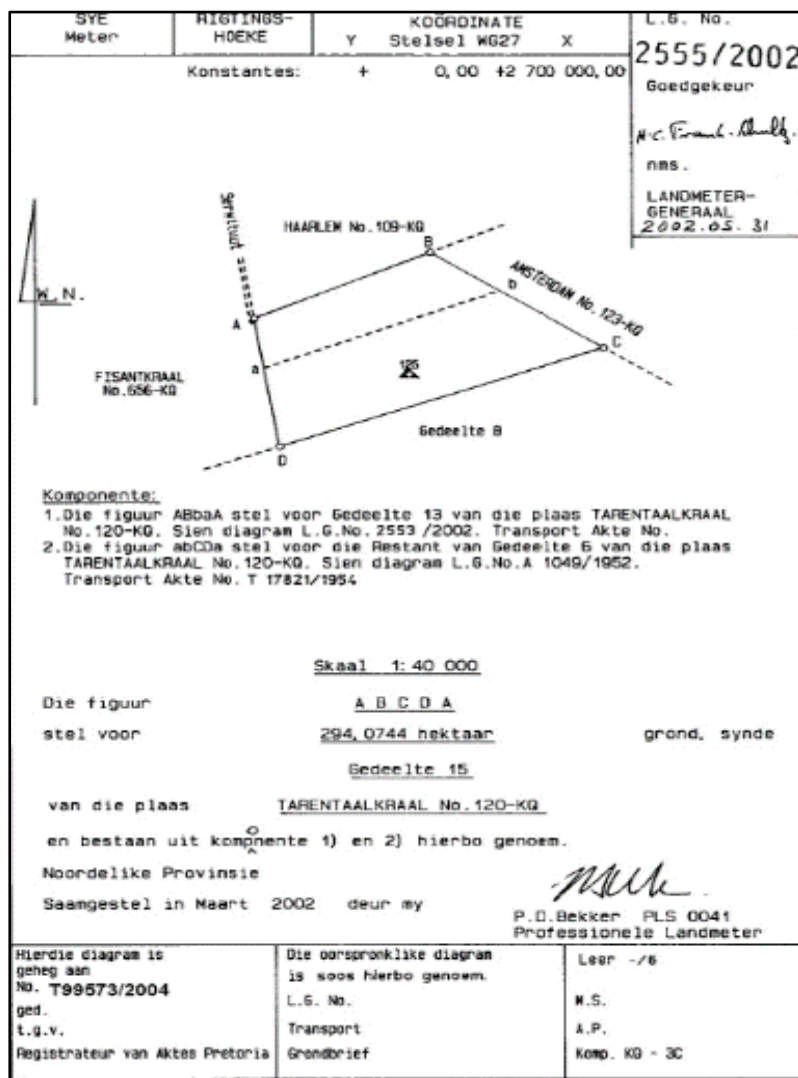
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## 5. ADDITIONAL INFORMATION

### SURVEYOR GENERAL DIAGRAMS



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# ADDITIONAL INFORMATION

## LAYOUT



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# ADDITIONAL INFORMATION

## TITLE DEED SUMMARIES

\*\* ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA

Search Date	2022/02/03 14:38	Farm Number	120
Reference	-	Registration Division	KQ
Report Print Date	2022/02/08 10:34	Portion Number	15
Farm Name	-	Remaining Extent	NO
Deeds Office	Pretoria	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	FARM	Diagram Deed Number	T99573/2004
Farm Name	TARENTAALKRAAL	Local Authority	THABAZIMBI LOCAL MUNICIPALITY
Farm Number	120	Province	LIMPOPO
Registration Division	KQ	Remaining Extent	NO
Portion Number	15	Extent	294.0744 H
Previous Description	-	LPI Code	TOKQ00000000012000015
Suburb / Town**	24KM NORTH OF THABAZIMBI A	Co-ordinates (Lat/Long)**	-24.469519 / 27.205131

OWNER INFORMATION

No owner information to display

ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	CONVERTED TO LMP	-	-	-
2	CONSOLIDATE FROM	REG DIV KQ, NAME TARENTAALKRAAL, NO 120, PRTN 13	-	-
3	CONSOLIDATE FROM	REG DIV KQ, NAME TARENTAALKRAAL, NO 120	-	-

ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
		,PRTN 6		

HISTORIC DOCUMENTS

No historic documents to display

\*\* ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA

Search Date	2022/02/03 14:41	Farm Number	656
Reference	-	Registration Division	KQ
Report Print Date	2022/02/08 10:36	Portion Number	0
Farm Name	-	Remaining Extent	NO
Deeds Office	Limpopo	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	FARM	Diagram Deed Number	T99570/2004
Farm Name	FISANTKRAALAAL	Local Authority	THABAZIMBI LOCAL MUNICIPALITY
Farm Number	656	Province	LIMPOPO
Registration Division	KQ	Remaining Extent	NO
Portion Number	0	Extent	217.3151 H
Previous Description	-	LPI Code	TOKQ00000000065600000
Suburb / Town**	26KM NORTH OF THABAZIMBI A	Co-ordinates (Lat/Long)**	-24.473907 / 27.186802

OWNER INFORMATION (1)

RUPERT INV PTY LTD

Owner 1 of 1

Company Type**	-	Document	T88716/2013PTA
Registration Number	200002441907	Microfilm / Scanned Date	-
Name	RUPERT INV PTY LTD	Purchase Price (R)	2 240 000
Multiple Owners**	NO	Purchase Date	2013/06/28
Multiple Properties**	NO	Registration Date	2013/10/30
Share (%)	-		

ENDORSEMENTS (5)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	K5206/2004SPTA	-	-	-
2	CONVERTED FROM PTA	-	-	-
3	CONSOLIDATE FROM	REG DIV KQ, NAME BOSCHJESHOEK, NO 118, PRTN 16	-	-
4	CONSOLIDATE FROM	REG DIV KQ, NAME TARENTAALKRAAL, NO 120, PRTN 14	-	-
5	CONSOLIDATE FROM	REG DIV KQ, NAME TARENTAALKRAAL, NO 120, PRTN 12	-	-



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