

INTERNATIONAL SPORTING PROPERTIES



LESODI GAME RANCH

7,541± Acres | Limpopo Province, South Africa | Price Upon Qualified Request



SIZE

3,052± Hectares / 7,541± Acres

LOCALITY

The farm is situated in a malaria free area within the Waterburg biosphere, which is a world heritage site in the Limpopo province , South Africa.

It is 190± km / 118± miles from Pretoria, which is 1 hour and 50 minutes by car.

REGISTRATION DETAIL

The farm is registered in two deeds by a family trust owned, VAT registered. The company is also VAT registered. There are no servitudes that could subdivide the farm.

THE IMPROVEMENTS

This 3,052±-hectare / 7,541±-acre property is a combination farm with exquisite private lodging. Professional hunting provides a good income, which is enhanced by a profitable management plan.

Accommodation:

This beautiful portion of land has an exquisite lodge overlooking a large dam. There four additional and directly serviced chalets, each with a closed deck overlooking the dam. The lodge has a fully-equipped kitchen, dining area, bar, and BBQ area.

House 1 - Main House:

The main lodge house offers luxury, true African hospitality, a warm and vibrant atmosphere, and exquisite contemporary design with three bedrooms. The main bedroom has an en-suite bathroom and the other two bedrooms share a bathroom. The modern design and open plan of the kitchen makes this a true home for any chef. Amenities include a dining room and lounge area. There is a lovely veranda overlooking the swimming pool, lapa and boma, and one of the earth dams.

House 2 - Managers House:

This house is similar to the main house in layout and design. It also offers true African hospitality and luxury, with 3 bedrooms. The main bedroom has an en-suite bathroom and the other two bedrooms share a bathroom. The modern design and outlay of the kitchen is open-plan, leading to the dining room and lounge area. There is a lovely veranda with stunning views of the mountain plains.

Other Developments:

Property includes a large store room with a butchery and cold room, plus additional smaller store rooms and rooms for game rangers. The property has two labour houses for the staff working on the property.





GAME FARM DETAIL

This is a fantastic low maintenance private game and hunting farm Game Farm.

Property is located in the malaria-free north of Pretoria in South Africa, near the Town of Vaalwater in the Limpopo Province. This is a truly well managed, well developed private game hunting property. Views overlook the well-known Waterberg Mountain, connecting the lucky viewer's soul directly to the rhythmic pulse of Africa's heartbeat.

This game farm is the ideal picture of a well-managed farm in South Africa.



ROADS

Approximately 40 kilometres / 25 miles of farm roads provide good access to different sections of the farm. There are additional and easily accessible game trails which can be used to explore the farm by foot.

GAME FENCE

The farm's boundary fence is new and approximately 10 ft (3m) high, 24 strands. All game fencing is according to the requirements of nature conservation.

WATER

There are several earth dams and a weir in the 6 mile (9.5 km) spring flowing through the farm. There are four equipped boreholes that supply the farm with clean Waterberg water, purified by nature and suitable for human consumption, and six unequipped boreholes (recently drilled). One spring supplies the one earth dam of water and a second spring supplies the remaining farm water.

RAINFALL

25.5-31.5 inches (650-800mm) annually.

TEMPERATURES

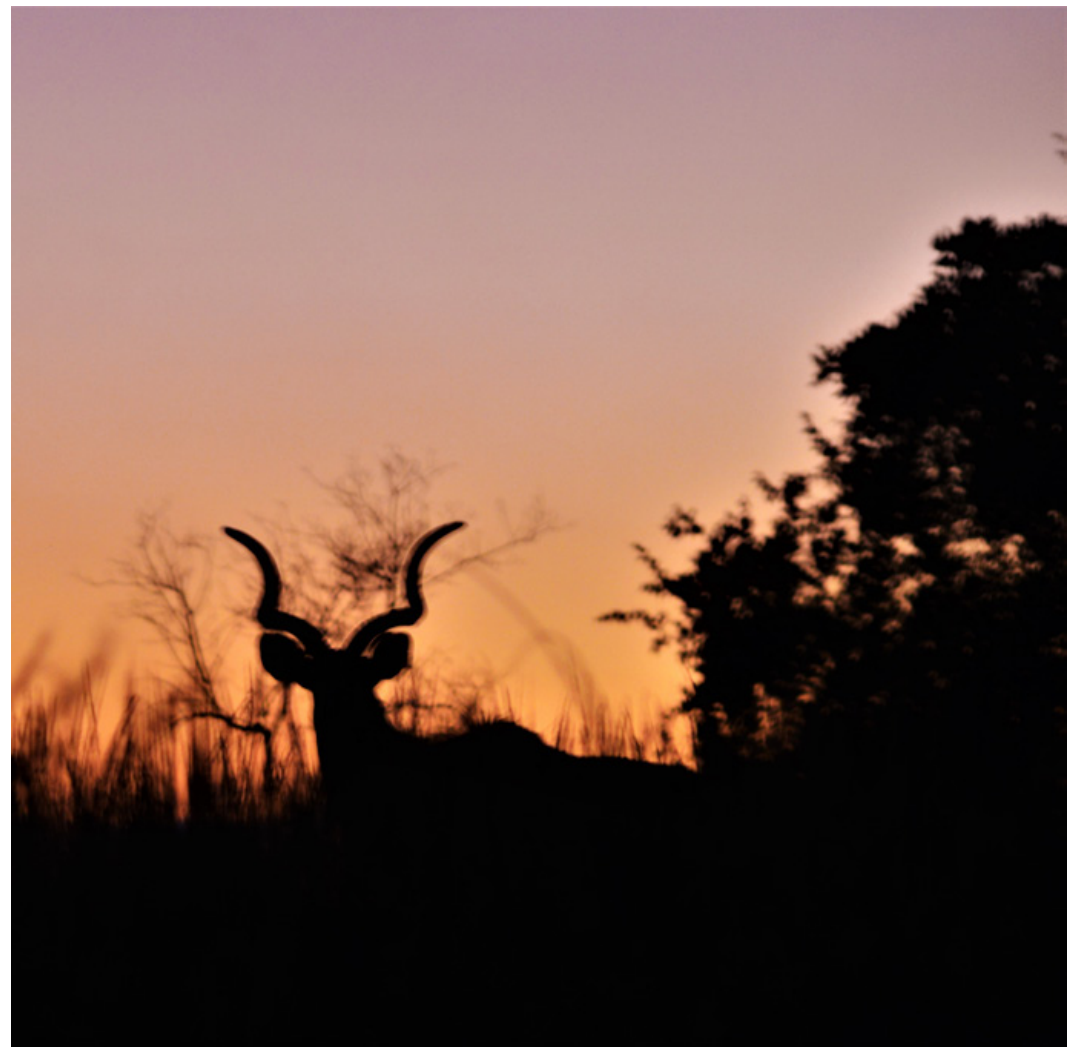
Summer - max. 104°F (38°C) and min. 62°F (17°C).

Winter - max. 80°F (27°C) and min. 41°F (5°C).

CLIMATE

The Vaalwater area has a unique healthy climate. The summer night temperatures drop down to below 62°F (17°C), which makes nights bearable without a need of air-conditioning.







FLORA

There is a great variety of grasses and trees, such as:

Acacia	Galpinii	Monkey Thorn
Acacia	Gerrardii	Red Thorn
Acacia	Caffra	Common hook thorn
Aloe	marlothii	Flat Flowered Aloe
Apodytes	Dimidiata	White pear
Berchemia	Zeyheri	Red ivory
Combretum	Apiculatum	Red bushwillow
Combretum	Molle	Velvet bushwillow
Combretum	Zeyheri	Large-fruited bushwillow
Faurea	Saligna	Beechwood
Ozoroa	Paniculosa	Common resin tree
Pappea	Capenses	Doppruim
Peltophorum	Africanum	Weeping wattle
Rhoicissusus	Revoillii	Bitter bush grape
Rhoicissusus	Tridentata	Bushman's grape
Sclerocarya	Birrea subsp. Caffra	Marula
Spatodea	Campanulata	African flame tree
Searsia	Dentata	Nana-berry
Terminalia	Sericea	Silver terminalia
Ximenia	Americana	Small sourplum
Ximenia	Caffra	Large sourplum
Ziziphus	Mucronata	Buffalo thorn

Trees are not only functional, but also aesthetically pleasing to the eye, as can be seen from pictures. A wide variety of indigenous trees covers this beautiful area, forming a breath-taking and tranquil landscape and providing habitat for wildlife.

DOMINANT GRASS SPECIES

Red Grass	Themeda triandra
Common Thatching Grass	Hyparrhenia hirta
White Buffalo	Panicum Coloratum
Common Russet Grass	Loudetia simple
Bristle-leaved Red Top	Melinis nerviglumis
Couch Grass	Cynodon dactylon
Guinea Grass	Panicum maximum
Common Finger Grass	Digitaria eriantha
Mountain Bristle Grass	Setaria lindenbergiana
Weeping Love Grass	Eragrotis curvula
Herringbone Grass	Pogonarthria squarrosa





FAUNA

The following game is included in the sale and are roaming freely on the open farm. The numbers below are all estimates; however, the owner believes that these numbers are very conservative. Numbers do not include newly born game.

Impala 400±	Zebra 250±
Waterbuck 20±	Kudu 75±
Eland 45±	Nyala 25±
Red Hartebeest 47±	Blue Wildebeest ±300
Giraffe 10±	TseTsebe 3± (hunting bulls)
Buffalo 23±	Sable (hunting) 12±

FREE-ROAMING GAME

Duiker, Warthog, Bushpig, Rock Rabbit, Porcupine, Ant Bear, Pangolin, Chacma Baboon, Vervet Monkey, Yellow Mongoose, African Wild Cat, Honey Badger, Hedgehog, Lesser Bush Baby, Slender Mongoose, Tree Squirrel etc.

This farm has exceptional nocturnal life.

IMPRESSION

Any wilderness is vital to mankind and this 3,052±-hectare / 7,541±-acre space with development potential is one of the greatest gifts Africa can offer you. Property allows you to take full advantage of the spectacular uninterrupted wilderness. There is a sunny lightness and warmth about this game farm and words cannot describe the true beauty of what this property can offer any investor. Farm will be sold with all vehicles including a 216 Kubota 85kw tractor, two 2-wheel motorcycles and one quad bike.

TOPOGRAPHY

This game farm has a ratio of 50% mountainous terrain and 50% flat to very slight slope. This property also has a very good carrying capacity due to the mixture of sweetveld and sourveld combination and the availability of several streams, fountains and wetland areas. The property is well balanced. Selected areas on this property were converted into open grassland areas, with some areas under management to curtail bush encroachment.



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