



**INTERNATIONAL
SPORTING
PROPERTIES**

REAL ESTATE

2,318± ACRES | BELA BELA, LIMPOPO PROVINCE, SOUTH AFRICA | PRICE UPON QUALIFIED REQUEST







BELA BELA, LIMPOPO PROVINCE, SOUTH AFRICA – 2,318.51± ACRES

PRIME INVESTMENT PROPERTY; CAREFULLY MAINTAINED, FULLY STAFFED AND OPERATIONAL
SUCCESSFUL HUNTING RANCH WITH INCOME-PRODUCING BUFFALO HERD AND IRRIGATED FARM





GAME CAMPS WITH NATURAL GRAZING: 729.62 acres
RESERVE (FENCED): 1,482.63 acres
LODGE AND BUILDINGS: 7.41 acres
LAND UNDER IRRIGATION: 98.84 acres



LODGE / FARMHOUSE (5,500 square feet)

Harvey tile / thatched roof (*fitted and groomed in January 2020*)

6 bedrooms with in-suite bathrooms (*upgraded and painted in January 2020*)

Guest kitchen

Two guest living rooms

Industrial kitchen, pantry and cold room for professional chef (*fitted in 2018*)

Private swimming pool

Lapa with built-in bar overlooking pool

Firepit boma with view of adjacent game camp





Carport for 6 vehicles undercover

Office with BIC's and guest reception, kitchenette, guest toilets, in-suite bedroom for manager

CCTV wireless security system – 14 cameras

Separate building with fully fitted laundry and linen room and storage room

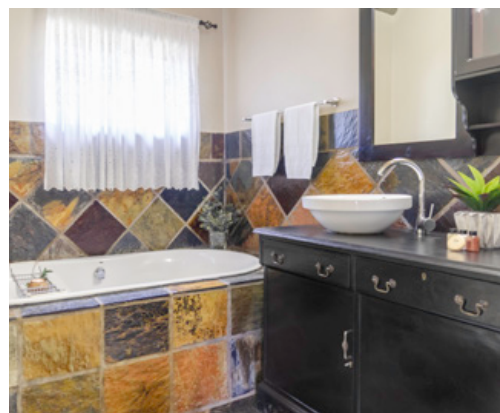
Separate flatlet with in-suite bathroom for staff-members doing late shift

Electric fenced with motorized gate fitted with intercom linked to cellphone

Garden fitted with borehole irrigation system

Incomplete Manager's house of 360 m2 (4 bedrooms with in-suite bathrooms – plans available)





ALL BEDROOMS FEATURE:

In-suite bathrooms

43" smart TV's

Inverter smart aircons

20MB speed wifi internet





Rooms are very spacious
Each room has direct access to the garden
All have open ceilings to showcase the thatched roof
Laundry and Small Staff Flatlet next to the lodge vegetable garden



OTHER BUILDINGS:

Enclosed Slaughtering Facility with heavy duty equipment to accommodate big species of animals

9.8' x 26.2' x 9.2' Cold room with 7.5 KW compressor

Meat processing room with stainless steel table tops; meat saw; mincer; sausage maker; vacuum sealer

3 Chest Freezers

Open Shed with concrete floor 75.5' x 59'

Closed Shed with concrete floor 26.2' x 59'



IRRIGATION FARMING:

98.84 acres of land developed for pivot irrigation farming

Water rights registered with Department of Water Affairs to extract water from underground water by means of boreholes
6 Boreholes fitted to pump water to central dam

2 Stetyn Pivots of 49.42 acres each (4-tower)

All equipment and vehicles required to utilize water rights are included in the sale



Currently the irrigation is utilized to grow green mealies to supply to the informal sector that sells it on the street and in informal settlements. This provides income to over 300 informal traders and generates a cash income to the farm more profitable than any other vegetables over the past decade.







BUSHVELD

Well kept Game Fence around entire property

Excellent and easy maintainable

Firebreak around property

7 Game Breeding Camps

2 Collapsible Bomas to utilize where it is needed

2 Cement Dams are not in use

4 equipped boreholes

109 yards Shooting Range

Central Boma of 2.47 acres to assist with handling of animals

Rest of the farm is only fenced on the outside and animals roam freely

2 Natural Dams are utilized as waterholes

Unfenced Bush Camp with firepit, boma and bathroom in the big open reserve.

The farm showcases 34 identified tree species (excluding shrubs).

The open reserve was never de-bushed and therefore has beautiful savannah bush with large trees.

Breathtaking Marula, African Weeping Wattle, Karee, Tambotie, Red Ivory and Jacket Plums are some of the species worth mentioning.



THE FARM IS A BIRD LOVER'S PARADISE!

243 species have been identified up to date.

Large flocks of Gynae Fowl and Swainsons Frankolin inhabit the area, resulting in a variety of natural predators roaming freely.

MAJESTIC BIRD SPECIES SIGHTED:

White backed vultures

Cape vultures

Secretary bird

Kori bustard

Marshall eagle

Verreaux's eagle owl

Spotted eagle owl

Brown snake eagle

Black-chested snake eagle

African hawk eagle

Fish eagle

Healthy population of oxpeckers returned since we had the farm

NATURAL PREDATORS SIGHTED:

Brown Hyena (*resident*)

Serval (*resident*)

Caracal (*resident*)

Small Spotted Genet (*resident*)

Aardwolf

Antbear (*resident*)

African Wild Cat (*resident*)

Leopard

African Civet (*resident*)

Honey Badger (*resident*)

Healthy snake population. Pythons are common.

Jackal (*resident*)

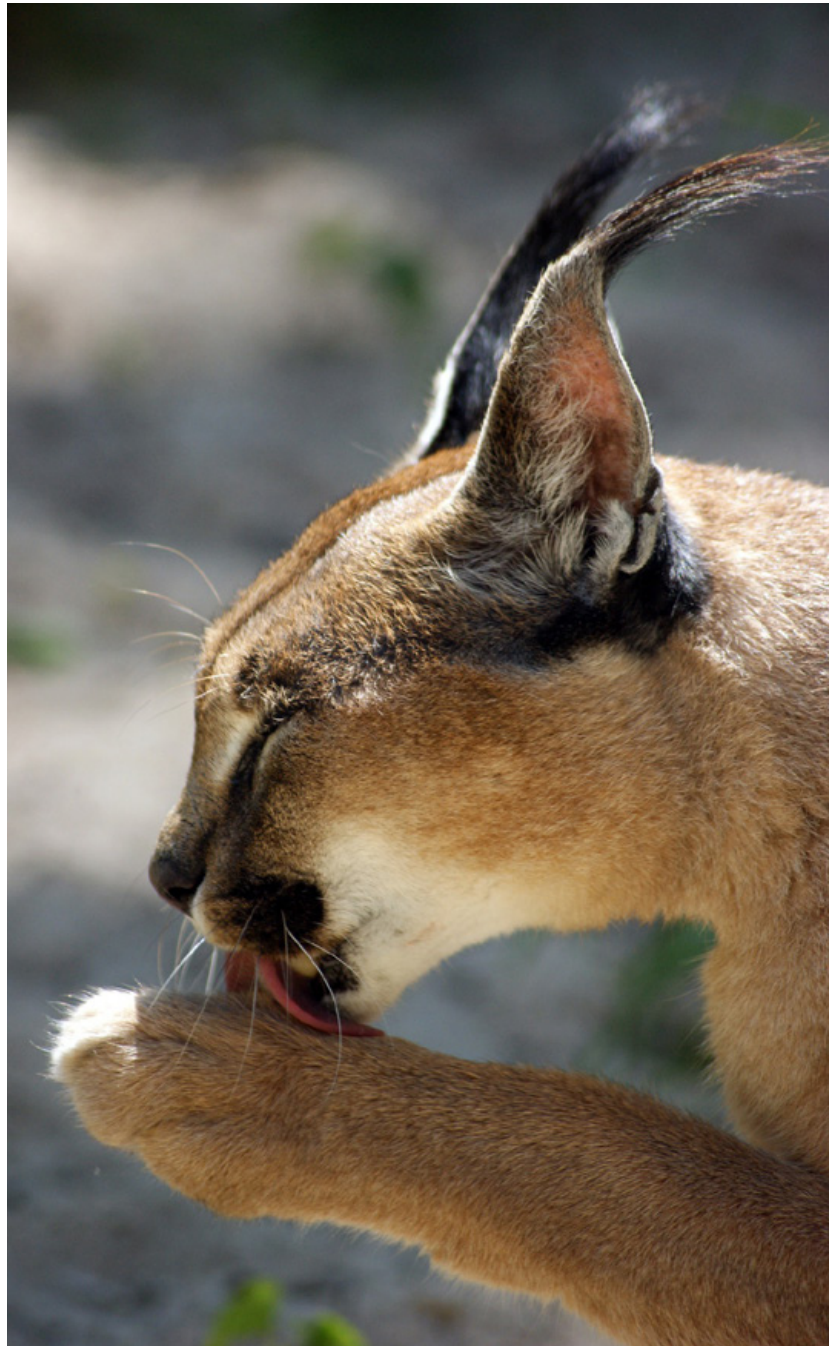
Banded Mongoose (*2 family groups resident*)

Slender Mongoose (*resident*)

White Tail Mongoose (*resident*)

Porcupine (*resident*)

Lesser Bush Babies (*resident*)







GAME COUNT *(included in sale)*

BIG RESERVE:

Kudu Cows — 16

Kudu Bulls – mature — 7

Zebra — 17

Giraffe Calfs — 5

Giraffe Cows — 5

Giraffe Bulls — 3

Waterbuck Bull — 2

Waterbuck Cows — 10

Blesbuck Ewes — 6

Blesbuck Rams — 23

Gemsbuck — 10

Blue Wildebeest Cows — 50

Blue Wildebeest Bulls — 25

Golden Wildebeest Cows — 7

Golden Wildebeest Bulls — 7

Eland Cows — 11

Eland Bulls — 11

Nyala Ewes — 6

Nyala Bulls — 17

Impala Ewes — 420

Impala Rams — 38

Black Impala Ewes — 6

Black Impala Rams — 2

King Wildebeest Bull — 1

Sable Bulls — 11

Ostriches — 3

Buffalo Bulls — 27



BREEDING CAMPS:

Black Impala Ewes — 17

Black Impala Rams — 5

Saddleback Impala Ewes — 21

Saddleback Impala Rams — 8

Common Impala Ewes — 4

Sable Bulls — 21

Springbuck Ewes — 7

Springbuck Ram — 1

Springbuck Copper Ram — 1

Springbuck Black Ewes — 2

Springbuck Black Ram — 1

Nyala Ewes — 20

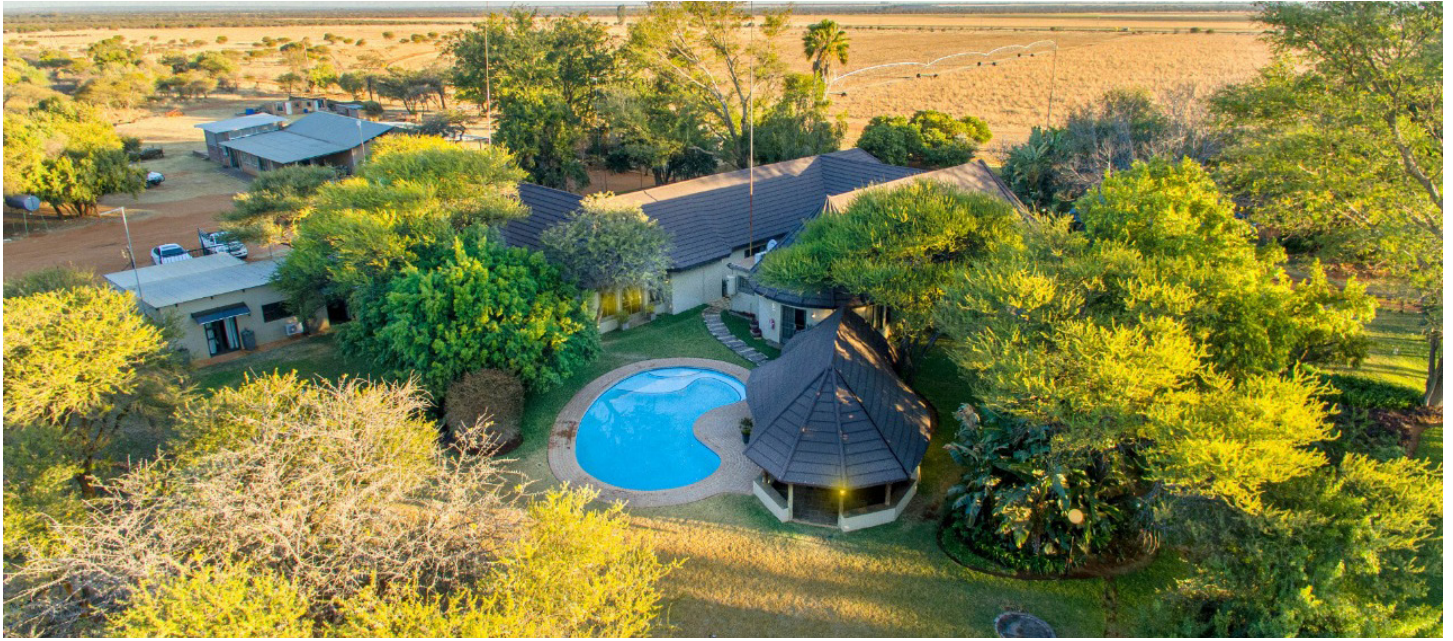
Nyala Bulls — 18

Bush Pig — 4

BUFFALO HERD: 53







WHY THIS PROPERTY IS A PRIME INVESTMENT:

Only 1 hour and 40 minutes from Sandton

Only 1 hour and 36 minutes from Johannesburg OR Tambo International

Entire distance is by highway (93 miles) and proper tar road (9 miles); only last 3 miles is dirt road

Air strip on neighbor's farm as well as on Zwartkloof which is 4 miles away

Helicopter can land right next to lodge

Property is well kept and in operation

No land claims registered on the property

Property operated as a successful hunting ranch to international hunters for the last decade

All the big 12 year repairs and maintenance have been completed as of January, 2020

Game is well stocked and in top condition

Buffalo herd provides good annual income to cover major operational costs

Water rights are rare and sought after in such close proximity to Gauteng

Irrigation farming provides an excellent source of income to cover operational costs

Lodge and staff quarters are set up to have a full staff team operate from the property



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