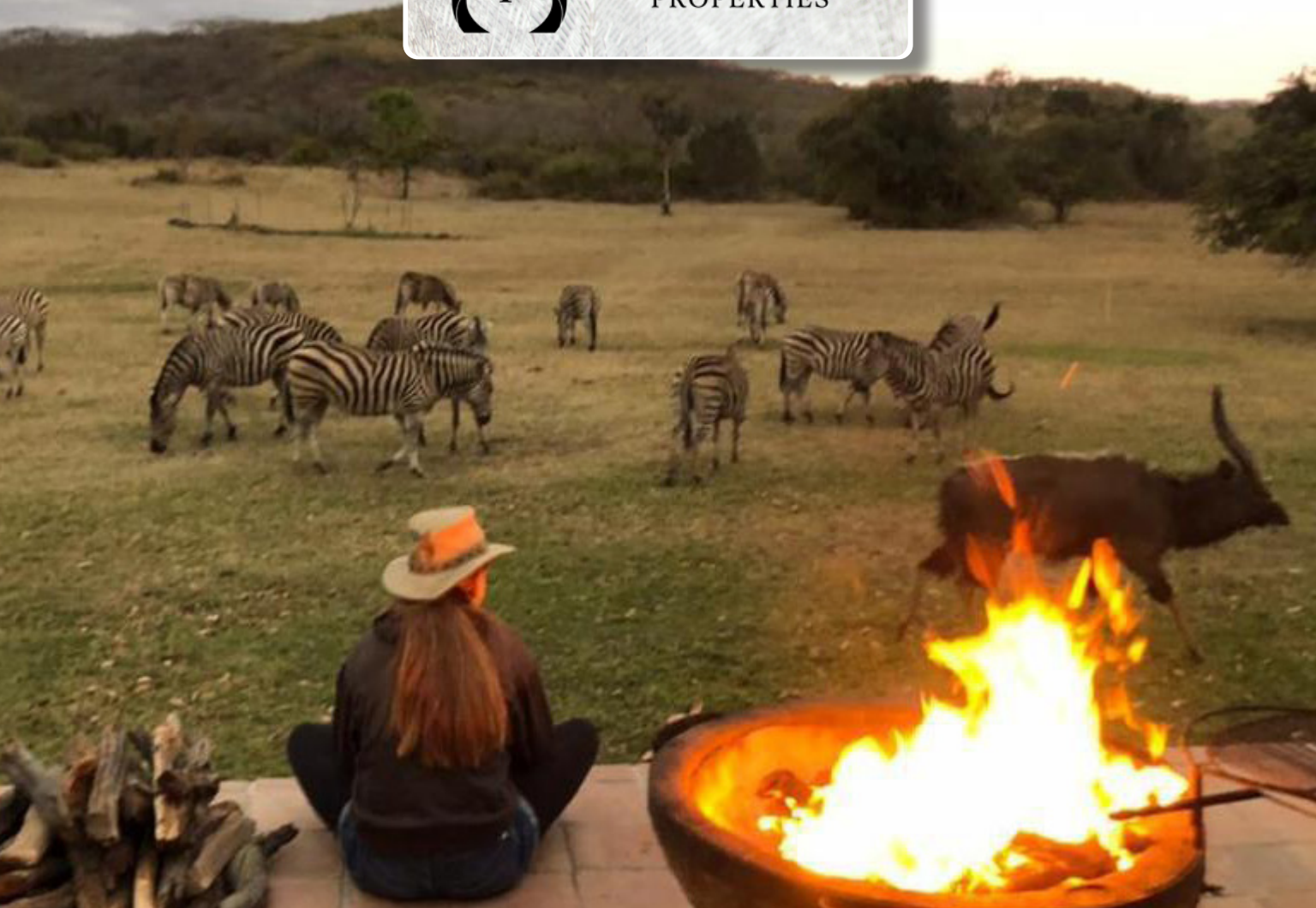




INTERNATIONAL
SPORTING
PROPERTIES



7,200± Hectares | Alaska, Chinhoyi, Zimbabwe | Price Upon Qualified Request







NYAMUSWA GAME RANCH

Alaska, Chinyohi, Zimbabwe

NYAMUSWA RANCH IS LOCATED 23KMS FROM CHINHOYI TOWN
ENCOMPASSING 7,000 HECTARES OF PRISTINE UNINHABITED INDIGENOUS BUSH





OVERVIEW

A total of approximately \$1,800,000 million USD has been spent on resurrecting and re-stocking this property with cattle and wildlife, drilling, repairing and equipping boreholes, repairing stock dams, constructing and repairing new and existing internal roads, game fencing (approximately 5,000 hectares, with 33.4kms of Bonnox Game fencing), rebuilding manager's house, staff accommodations, office and workshop and rebuilding the director's lodge.

The property is heavily wooded with indigenous trees, predominately by mountain top acacia trees, and is split into three sections by way of public access roads with approximately 5,000 hectares under the main section, fully fenced (33.4kms) and secured with 2.2mt Bonnox fencing and steel posts. This section accommodates the bulk of the game and cattle and the director's lodge, approximately 1000 hectares in the northern section north of the Sengwa public road, approximately 1,500 hectares in the northwestern section (small section is fenced) this accommodates the manager's residence, head office and workshop plus brick staff accommodation and cattle handling facilities. There are no internal cattle fences within the game section. Total property size is approximately 7,200 hectares.



The ranch is currently managed by a husband and wife team who are a very capable couple doing an excellent job with 32± employees with one security manager and 17 anti -poaching scouts (seven armed), one office administrator at HO and the rest being domestic, lodge and cattle staff.

The ranch has the latest digital Kenwood radio network with a repeater tower stationed on the highest point on the ranch fully solar powered. This allows for radio access across the entire property and back to Chinhoyi town. There are approximately 20 functional handheld and base radios (purchased and installed in 2019) . This has helped with anti-poaching, security, and more efficient ranch management. There are four permanent scout bases located on the north, east, south and west perimeter boundaries. These have solar power and charging stations for radios.

There are eight functional solar/inverter powered boreholes on the property producing particularly good water. These are used to water game and cattle year-round. Numerous watering points have been constructed throughout the ranch.

The manager's residence, HO and workshop, lodge are both off grid with 2x5kva Victron Inverters and lithium batteries. The ranch is entirely off-grid on solar.



Farm equipment includes a Case 4x4 75hp tractor (purchased in 2018) , Arthur Gardner Grader for internal roads, five ton trailer, one ton trailer, Ford Ranger 4x4 pickup (approximately 2008), two Yamaha 125cc motorbikes for security managers.

The ranch has approximately 250 head of mixed breed cattle, these generally cover the overhead costs of the ranch (not capex) through sales of progeny annually (900± head). The cattle assist with the tick control for the game. Game species re-introduced: Impala, Nyala, Blesbok , Giraffe and Sable (2022).

Game species resident and returned to the ranch: Bushbuck, Kudu, duiker, warthog, baboons, bushpig, rock dassies, vervet monkeys, Leopard, Jackal and Hyena, Giraffe, Sable amongst others. The birding on the property is apparently incredibly unique with several rare species being prolific.

The ranch has a CAAZ registered 1,000m dirt airstrip that was constructed in 2017, it remains functional and legal with shareholders using it on a regular basis.

The lodge accommodates 16 people in beds. Two brick rooms with four beds en-suite and three Tentco safari deluxe tents with two beds in each, fully electrified. There is a separate ablution block for tented accommodation with two showers and two toilets. There is internet/wi-fi connectivity at both manager's house and the lodge via satellite on a monthly subscription basis.









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