



**PARK VILLAGE AUCTIONS**

*Trusted by banks, respected by buyers*

**R5,750 000**



**FOR SALE**

# **BUYERS** **INFORMATION PACK**

**Riverfront Game Farm Including All  
Game – Parys**



[www.parkvillageauctions.co.za](http://www.parkvillageauctions.co.za)



C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300



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## Property Description

### PORTION 4 OF THE FARM EXCELSIOR 271

Registered Size: **21.4133 ha** | Footprint: **±1,000 m²** | Title Deed Number: **T22752/2008**

Location: ±15 km outside Parys (12 km gravel road)

Furnishings: Some furniture is included as per inventory list.

This breathtaking estate, situated along the scenic banks of the Vaal River, offers a rare blend of luxury living, farming potential, and unmatched natural beauty. From the expansive thatch-roof main residence to the riverfront entertainment areas, every aspect of this property has been designed to combine comfort, functionality, and outdoor enjoyment.



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## IMPROVEMENTS & FEATURES:

### KEY FEATURES:

#### Main Residence (±1,000 m<sup>2</sup>)

- Bedrooms: 6 in main house + 1 in separate suite + 1-bedroom flatlet
- Bathrooms: 5.5 total
- Master suite with private bathroom and study
- 2 interlinked bedrooms with shared bathrooms
- All rooms air-conditioned; 4 open directly to riverfront with sliding doors

#### Living & Entertaining:

- Open-plan kitchen with gas stove, fridges, pantry, scullery/laundry with washing machine and dishwasher
- Cozy lounge with fireplace
- Entertainment stoep with patio furniture
- Infinity pool overlooking the river



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## IMPROVEMENTS & FEATURES:

### Additional Accommodation

- Separate suite with en-suite bathroom
- Self-contained 1-bedroom flat with bathroom

### Entertainment & Relaxation

- Boma with built-in oven
- Chapel on river's edge seating ±20
- Deck with braai overlooking river
- Ideal for boating and water sports

### Outdoor & Agricultural Amenities

- 80 m<sup>2</sup> shed for tractors & slashers
- 230 m<sup>2</sup> storage shed
- Toolroom
- Butchery with drainage, sinks, hooks, cold room, biltong dryer, egg incubator
- 4 horse stalls, chicken coop, sheep enclosure with dip
- Vegetable tunnel



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## IMPROVEMENTS & FEATURES:

### Staff Facilities

- 4-bedroom workers' accommodation with kitchen, bathroom, braai area, electricity

### Wildlife & Fencing

- 2.8m Game fencing
- 15 Impala (rooibokke)
- 4 Kudu (1 bull and 3 cows)
- 3 Nyala (1 bull and 2 cows)
- 4 Zebra (2 pregnant)
- ±15 Blesbuck
- Firefighter with trailer included

### Water & Irrigation

- 3 boreholes (2 operational)
- 2-submersible pump systems from river
- 5 hectares prepared for irrigation; potential pivot system installation

### Additional Features

- Cattle loading facility
- Eskom 3-phase electricity
- Lookout point with panoramic farm, river, and house views

### Why This Property?

This exceptional property offers a complete lifestyle package — luxurious living, productive farmland, and private river access, all just a short drive from Parys. Whether you dream of a weekend retreat, a permanent residence, or a diversified farming and hospitality venture, this estate has it all. With the sale including all game and furniture as per inventory list, it's ready for immediate enjoyment or business operation from day one.



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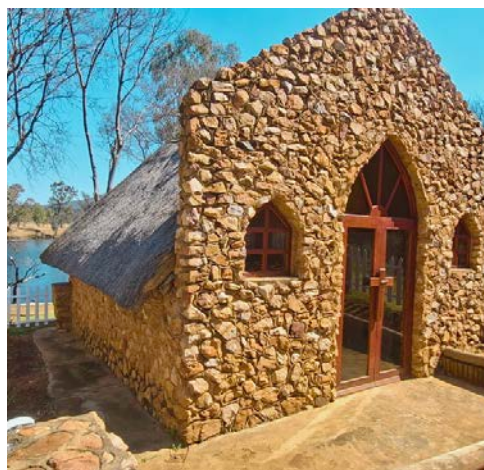
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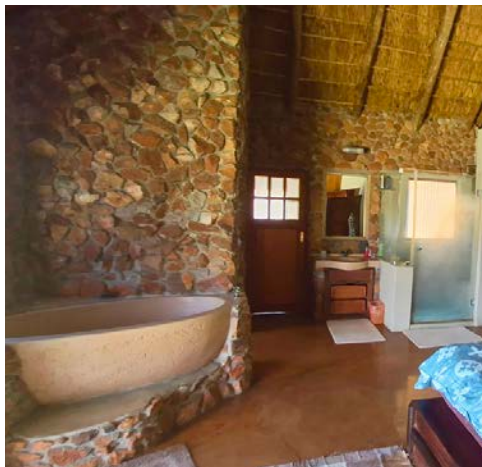
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# PORTION 4 OF THE FARM EXCELSIOR 271



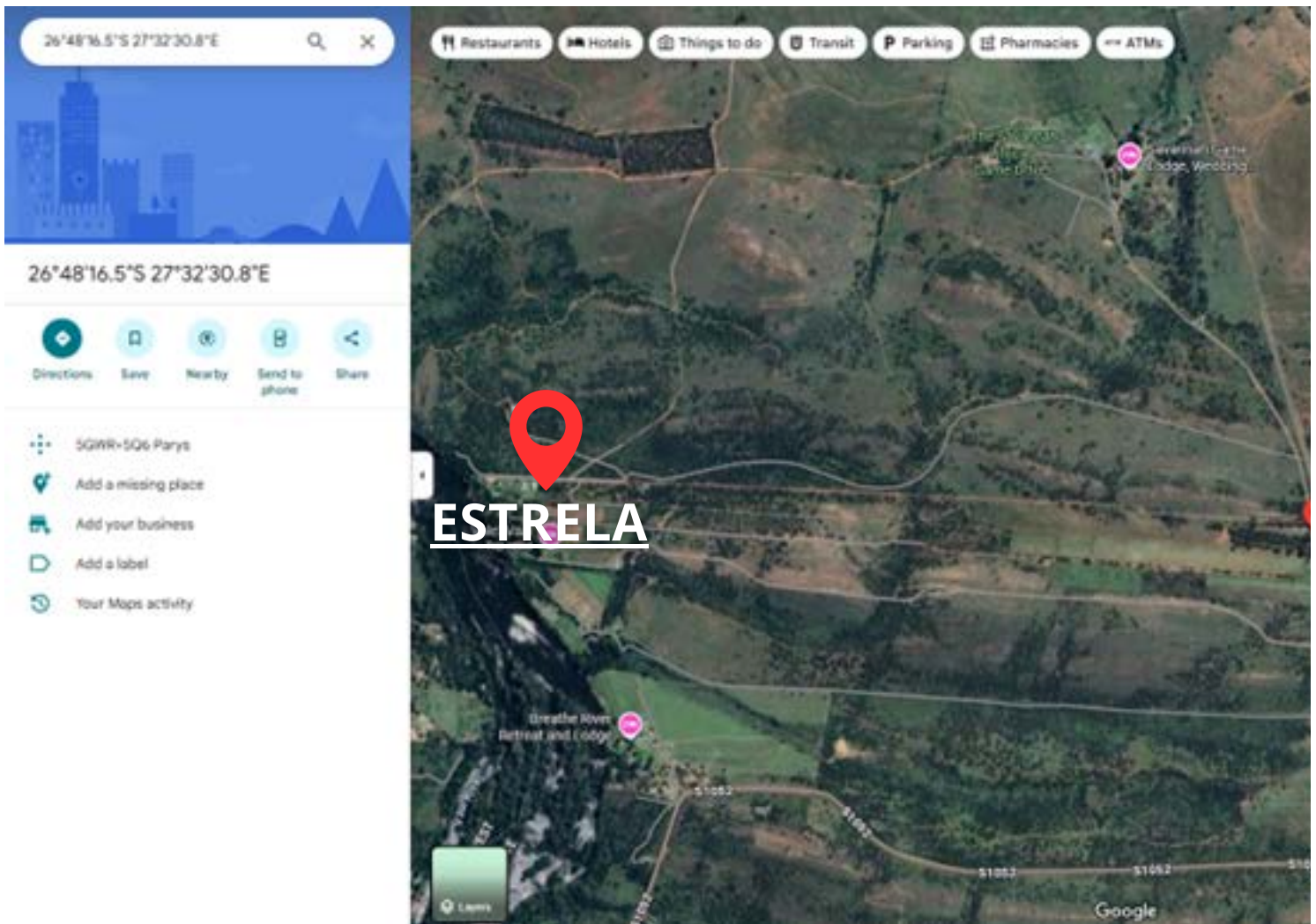
Department of Rural development  
and land reform  
Chief Surveyor General Property Search  
(November 2024 Version)  
September 4, 2025

## Legend

- Provinces
- Farm Portion \_Query result
- Public Place
- Allotment Township
- Provinces
- Parent Farm
- Farm Portion
- Holding
- Erven



Sources: Esri, HERE, Garmin,  
USGS, OpenStreetMap  
contributors and  
the GIS User Community.



**CLICK ON THE ABOVE MAP TO ACCESS THE LOCATION**



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# Why Parys

Nestled on the southern banks of the Vaal River, just a short drive from Johannesburg, Parys is a picturesque Free State gem with both rich history and vibrant rural charm. Founded in 1876 and named nostalgically by a German surveyor for its resemblance to Paris on the Seine, the town has grown into a serene destination prized for its riverfront living, artistic flair, and welcoming communities.

Parys offers a delightful blend of activities and attractions for the whole family. Its cobbled streets host a flourishing local art scene—galleries, murals, and craft shops add colourful creativity to daily life. Outdoor enthusiasts enjoy river rafting, kayaking, and fishing on the Vaal, while adrenaline-seekers are drawn to the annual Dome Adventure Festival and Crater Cruise mountain bike event that celebrate both adventure and culture.

Beyond its recreational offerings, Parys is rich in heritage and natural wonder. It lies near the Vredefort Dome, one of the largest and oldest meteorite impact sites in the world, now a UNESCO World Heritage Site—underscoring the area's geological and historical significance. With a growing number of guesthouses, wedding venues, restaurants, and boutique shops, Parys delivers a lifestyle that's both enchanted and effortless.

What truly sets Parys apart is the sense of community and warmth that runs through every street and riverbank. Whether you are drawn by the tranquillity of a riverside picnic, the thrill of water sports, or the charm of its vibrant weekend markets, Parys offers a way of life that is both inspiring and restorative — making it a place not just to visit, but to call home.



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## Investment Highlights



**Turnkey Opportunity:** All furnishings, equipment (as per the inventory list), and livestock are included, allowing for immediate occupation or operation. This eliminates additional start-up costs and ensures the property is ready to enjoy or generate income from day one.



**Prime Riverfront Location:** 21.4 hectares with extensive Vaal River frontage, offering rare lifestyle and leisure value within easy reach of Johannesburg. The combination of river access and proximity to town ensures both exclusivity and convenience.



**Diverse Income Potential:** Equipped for agriculture, game farming, hospitality, and events, including facilities for livestock, crops, and guest functions. Investors can create multiple revenue streams while enjoying the benefits of a self-sustaining estate.



**Exclusive Lifestyle Estate:** A unique combination of luxury living, farming infrastructure, and natural beauty — rarely available at this scale and price. It is ideally suited for those seeking both a private retreat and a high-value long-term asset.



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# End — **THANK YOU**

Thank you for your interest in this exceptional riverfront property. Opportunities like this, combining luxury, lifestyle, and investment potential on the banks of the Vaal, are truly rare. We look forward to welcoming you to view the farm and to assisting you in discovering the unique possibilities it holds.

**For further inquiries and to schedule a property viewing, please contact us.**

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