3 NOVEMBER 2026

PARK VILLAGE AUCTIONS
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ONSITE AUCTION

BUYERS' INFORMATION PACK

RUSTENBURG DISTRICT

±1546 HA Agricultural, Livestock & Game Farms With Established Shooting Range
Kgetlengrivier, North West

www.parkvillageauctions.co.za

C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300
Nico Maree: 082 625 4455

bloem3@parkvillage.co.za

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± 1 546.4410 HA



AUCTION DESCRIPTION

PTN 18 OF THE FARM RHENOSTERFONTEIN NO. 390

Extent: **±1019.0057 HA**
Type: **Agricultural, Livestock & Game Farm**
Agricultural Use: **Extensive Grazing & Intensive Cattle Farming**
Improvements: **Residential Dwellings | Agricultural Buildings | Livestock Handling Facilities**
Recreational Facilities: **Established Shooting Range & Associated Improvements**
Title Deed Number: **T53802/2008**

RE & PTN 6 OF THE FARM ZEPHANJESKRAAL OF KAFFERSKRAAL NO. 251

Combined Extent: **527.4353 HA**
Portion 0: 432.1204 HA | Portion 6: 95.3149 HA
Agricultural Use: **Crop Production | Irrigation | Natural Grazing | Livestock Farming | 30 HA Arable lands**
Improvements: **Four-Bedroom Residence | Cattle Handling Facilities | Boreholes | Irrigation Infrastructure**
Title Deed Number: **T121549/1997**

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± 1019.0057 HA

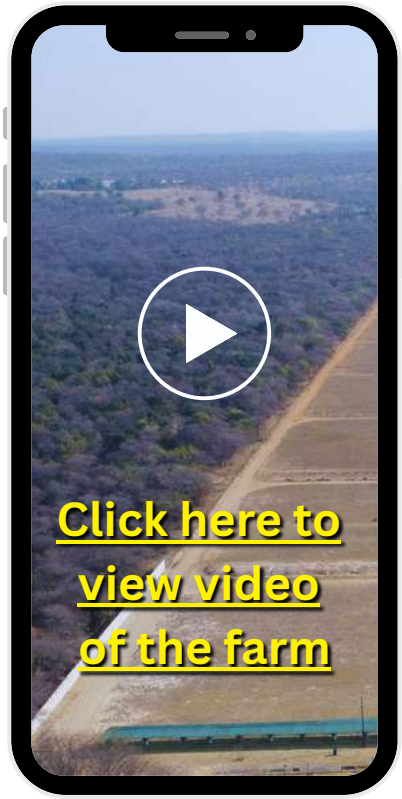


PORTION 18 RHENOSTERFONTEIN 390

The ± 1019.0057 HA Rhenosterfontein farm, situated in the Rustenburg District, North West, offers established game and intensive cattle farming facilities, complemented by residential, agricultural and shooting-range improvements.

PROPERTY HIGHLIGHTS & FEATURES

- Main Residence: **±340 m², 4 bedrooms and 2.5 bathrooms.**
- Secondary Dwelling: **±70 m², 2 bedrooms.**
- Livestock Infrastructure: **9 cattle enclosures with water supply and cattle-handling facilities.**
- Water Infrastructure: **Earthen dam and 2 boreholes, one equipped and operational.**
- Agricultural Improvements: **Barns, storage facilities and workers' accommodation.**
- Recreational Facilities: **Established shooting range with associated buildings and infrastructure.**
- **Waterval Road servitude crosses the farm**



The combination of extensive agricultural land, livestock infrastructure and recreational facilities supports continued cattle farming, game farming and sporting activities, subject to existing rights and applicable regulatory approvals.

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± 1019.0057 HA



AGRICULTURAL PROFILE & LAND USE

The Rhenosterfontein farm is an established agricultural holding utilised for game farming and intensive cattle farming, incorporating extensive natural grazing, livestock infrastructure and water facilities.

The property comprises the following agricultural features and infrastructure:

- Farm Extent: **± 1019.0057HA**
- Primary Agricultural Use: **Game farming and intensive cattle farming**
- Natural Grazing: **Extensive natural bushveld grazing areas**
- Livestock Infrastructure: **Nine cattle enclosures with water supply**
- Water Resources: **Two boreholes, one equipped and operational, and an earth dam.**
- Agricultural Facilities: **Established cattle-handling facilities and supporting farm infrastructure**
- Soil Type: **Predominantly loam soil.**
- Vegetation: **Natural savanna veld, Karee/Olive tree veld and sweetveld grass vegetation.Usable natural grazingIndicative capacity**
- **1LSU:10** Approximately 100 LSU, provided the entire farm comprises suitable natural grazing in good condition.

The property's extensive natural grazing areas and established livestock facilities provide a practical foundation for continued cattle production, grazing management and game farming.
The combination of substantial agricultural land, existing water infrastructure and livestock-handling facilities offers flexibility for extensive and intensive livestock operations, subject to water availability, veld conditions and appropriate agricultural management.

Access & Servitudes: The property is traversed by the Waterval road servitude.

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PARK VILLAGE AUCTIONS
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± 1019.0057 HA



RESIDENTIAL, AGRICULTURAL & RECREATIONAL IMPROVEMENTS

The ± 1019.0057 ha Rhenosterfontein farm features established residential, agricultural and recreational improvements supporting livestock farming, game farming and shooting-range activities.

RESIDENTIAL IMPROVEMENTS

- Main Residence: ±340 m² plastered and painted, with 4 bedrooms, 2.5 bathrooms, Harvey tile roof and outbuildings.
- Secondary Dwelling: ±70 m² two-bedroom residence.
- Additional Accommodation: workers' accommodation.

AGRICULTURAL IMPROVEMENTS & WATER INFRASTRUCTURE

- 9 cattle enclosures with water supply and cattle-handling facilities.
- 2 boreholes, one equipped and operational.
- Earthen dam.
- Older, uninsurable barns and storage structures.
- Internal farm roads and fencing, including game fencing along one boundary.

SHOOTING RANGE & RECREATIONAL FACILITIES

- Shooting-range hall with ablutions, kitchen, stores and offices.
- Small-arms, .22-calibre, airgun and Bisley ranges.
- Freestyle bush shooting range.
- Clay pigeon range with additional ablutions.
- 18-seat long-distance rifle range extending ±900 m.
- Constructed shooting points with sunshades.
- Swimming pool and recreational facilities.
- Borehole situated at the shooting-range facilities.
- Workers' accommodation and open storage.

The combination of residential, agricultural and recreational infrastructure supports continued farming and sporting activities, subject to existing rights, permits and regulatory approvals.

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Property Report

31 August 2026 15:44

Report ID | a8251655-0fb6-4f10-bed2-3ab13e046607

Nicolas Maree
PARK VILLAGE AUCTIONS CENTRAL (PTY) LTD
NM

Property Details

Farm

Jp, North West

Get Directions

-25.569713,26.979586

Legal Description

Farm Number	390 (RE Of Ptn 18)
Farm Name	RHENOSTERFONTEIN
Portion	18
Suburb	Kgetlengrivier Non Urban
Reg Division	Jp
Municipality	Kgetlengrivier
Province	North West

Land Size (Registered)	Land Size (Cadastral)	Last Sales Date	Last Sales Price
1019.0057 ha	974.7065 ha	-	-



Owner Details

1 Owner

Owner Name	ID Number	Title Deed No.	Marital Status	Share
Robbertse Christoffel Johannes	6102155171083	T53802/2008	Married Out	Share -

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Bond Details

Institution	Registration Date	Bond Number	Bond Amount
LAND & AGRICULTURAL DEVELOPMENT	13/11/2013	B54859/2013	R 8 000 000

Municipal Valuation

Valuation Year	Rating Period	Usage Category	Usage	Valuation Amount	Estimated Monthly Rates
2025	-	Agriculture	Agriculture	R 50 000	-

Transfer History

	Registration Date	Title Deed No.	Buyer	Seller	Purchase Date	Purchase Price
2008	06/06/2008	T53802/2008	Natural Person	Natural Person	-	R 0

Servitudes

Tag Value	Area / Line	Geometry	Servitude Type
A2385/1991001	Area	66941 m^2	Unclassified Rural
A2388/1991001	Area	62756 m^2	Unclassified Rural

Other Endorsements

Document Type	Document Number
Contracts (Servitudes and Real Rights)	K659/1991S

Comparable Analysis



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Jp, North West

Erf Size
10190057 m²

Area Under Roof
-

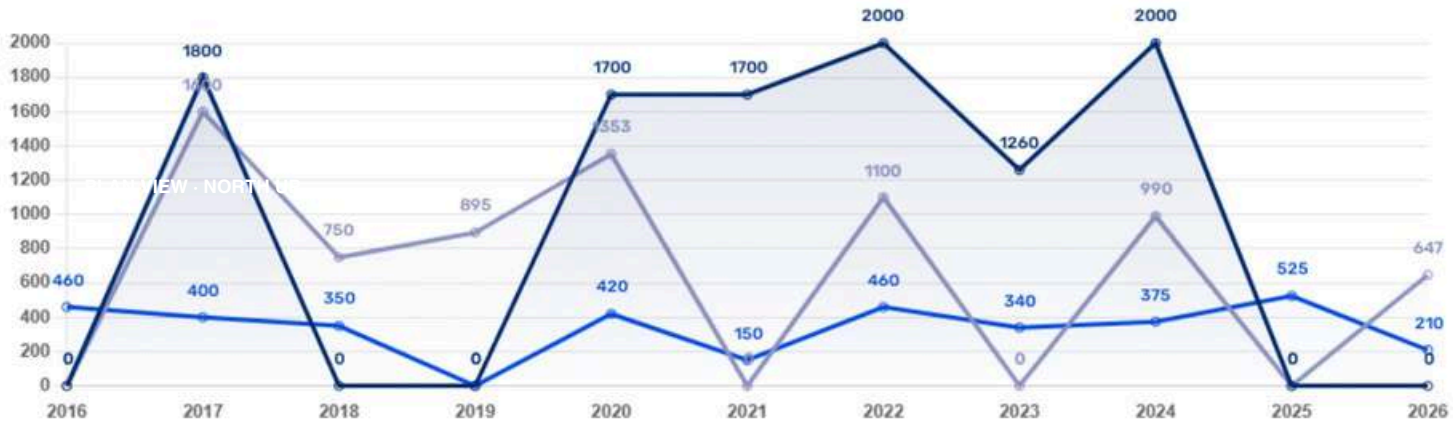
Average Sales Price
R 3 634 166

No.	Address	Erf/Ptn	Dist	Reg Date	Sales Date	Erf Size	Floor Size	Sales Price			
1	Not Available	103|97	13665	2026/05/06	2026/01/19	6358 R 304/m²	- -	R 1 930 000	-	-	-
2	Not Available	256|35	12509	2026/03/31	2025/12/04	22.12 ha R 3/m²	- -	R 650 000	-	-	-
3	Not Available	397|30	12038	2026/04/21	2026/01/16	67.19 ha R 5/m²	- -	R 3 390 000	-	-	-
4	Not Available	256|37	11986	2026/02/11	2025/09/11	21.41 ha R 19/m²	714 R5 602/m²	R 4 000 000	6	2	2
5	Not Available	256|96	10822	2026/04/29	2026/02/24	81.72 ha R 3/m²	- -	R 2 800 000	4	2	-
6	Not Available	256|86	9781	2025/10/14	2025/09/11	21.41 ha R 16/m²	351 R9 686/m²	R 3 400 000	4	2.5	-
7	Not Available	101|3	9441	2025/05/29	2024/11/13	211.60 ha R 6/m²	- -	R 12 000 000	-	-	-
8	Not Available	427|58	8982	2026/07/20	2025/09/22	25.52 ha -	- -	R 100 000	3	2	-
9	Not Available	101|7	8385	2025/05/29	2024/11/13	125.15 ha R 10/m²	- -	R 12 000 000	-	-	-
10	Not Available	427|4	7976	2026/06/03	2026/04/09	1.50 ha R 120/m²	- -	R 1 800 000	-	-	-
11	Not Available	427|45	7894	2026/06/03	2026/04/09	40.83 ha R 4/m²	166 R10 843/m²	R 1 800 000	3	2	-
12	Not Available	388|45	7063	2025/09/16	2025/07/24	11.63 ha R 23/m²	457 R5 908/m²	R 2 700 000	4	2	2
13	Not Available	251|13	6774	2025/10/16	2024/08/12	110.77 ha R 3/m²	- -	R 3 000 000	-	-	-
14	Not Available	256|0	6627	2026/06/15	2026/03/31	127.28 ha R 5/m²	302 R22 516/m²	R 6 800 000	7	7	2
15	Not Available	394|13	5434	2024/07/03	2024/05/24	154.74 ha R 1/m²	- -	R 1 500 000	-	-	-
16	Not Available	256|132	5354	2025/10/17	2025/02/14	82.16 ha R 6/m²	- -	R 5 213 332	-	-	-
17	Not Available	389|22	5335	2025/01/29	2024/11/01	171.45 ha R 1/m²	- -	R 2 400 000	-	-	-
18	Not Available	253|13	4888	2025/10/17	2025/03/25	189.32 ha R 2/m²	- -	R 3 000 000	-	-	-
19	Not Available	253|31	4463	2025/05/12	2025/03/04	3.49 ha R 52/m²	391 R4 603/m²	R 1 800 000	5	-	-
20	Not Available	391|0	3019	2026/03/23	2025/12/01	300.93 ha R 1/m²	- -	R 2 400 000	-	-	-

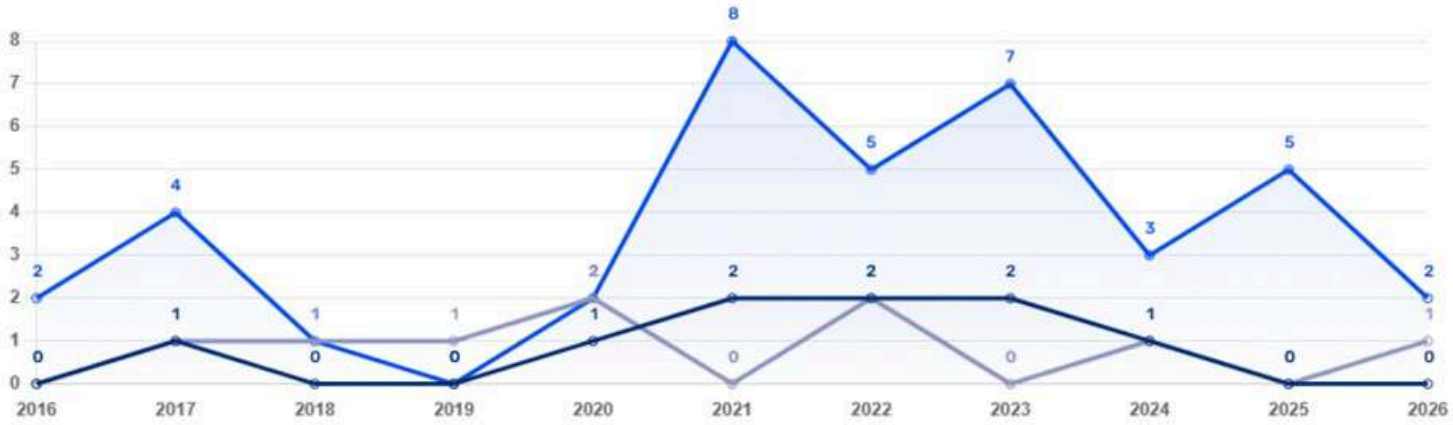
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Trends

Median Price (R'000)



Number of Registrations



Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and-despite the application of proprietary data cleaning processes-cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All Owner details, bond, home loan and property registration information in the reports is from the Deeds office where information on all property registrations, property transfers as well as all registered bonds/ home loans are kept. This is public domain information and accessible by any person.

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Rem. of Ptn 18 of the Farm Rhenosterfontein 390 JP

North W · Generated 03 Sept 2026



EXTENT	PERIMETER	SIDES	TYPE
972,77 ha	20,65 km	91	Farm portions

OPEN & DIRECTIONS

View on the live map

Get directions

Coordinates **-25.569713, 26.979586**

Live map app.propmap.co.za/p/T0JP000000000390000018~portion

Scan to open the live map

Cadastral data © Chief Surveyor General (DALRRD). Boundaries are compiled for visualisation; the registered SG diagram remainsthelegalrecord.

Property details

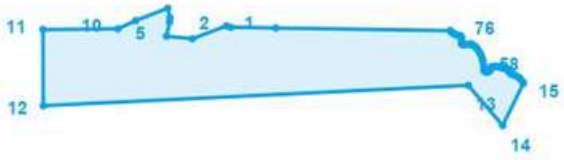
Legal description	**Remaining Extent of Portion 18 of the Farm Rhenosterfontein 390, Registration Division J.P., Province of North W**
SG code (LPI)	**T0JP00000000039000018**
26-digit key	**N374T0JP000000000390000180**
Parcel type	**Farm portions**
Farm name	**Rhenosterfontein 390 Jp**
Portion	**18**
Extent	**972,77 ha**
Perimeter	**20,65 km**
Longest side	**7,61 km**
Sides	**91**
Admin region	**JP**
Province	**North W**
Municipal ward	**Ward 6 · Kgetlengrivier**
Legal status	**S**
SG data updated	**2017-11-08**
Coordinates	**-25.569713, 26.979586**

Cadastral data © Chief Surveyor General (DALRRD). Boundaries are compiled for visualisation; the registered SG diagram remains the legal record.

Boundary & dimensions

Each side runs between the numbered corners on the diagram alongside.

TO SCALE



1–2	802 m	2–3	84 m
3–4	648 m	4–5	468 m
5–6	265 m	6–7	76 m
7–8	172 m	8–9	612 m
9–10	353 m	10–11	1,34 km
11–12	1,36 km	12–13	7,61 km
13–14	943 m	14–15	838 m
15–16	11 m	16–17	19 m
17–18	68 m	18–19	24 m
19–20	12 m	20–21	70 m
21–22	20 m	22–23	24 m
23–24	30 m	24–25	13 m
25–26	9 m	26–27	20 m
27–28	47 m	28–29	18 m
29–30	15 m	30–31	9 m
31–32	9 m	32–33	45 m
33–34	13 m	34–35	39 m
35–36	19 m	36–37	31 m
37–38	28 m	38–39	25 m
39–40	42 m	40–41	11 m
41–42	5 m	42–43	15 m
43–44	20 m	44–45	28 m
45–46	6 m	46–47	5 m
47–48	26 m	48–49	15 m
49–50	6 m	50–51	16 m
51–52	11 m	52–53	22 m
53–54	11 m	54–55	8 m
55–56	27 m	56–57	71 m
57–58	66 m	58–59	34 m
59–60	22 m	60–61	76 m
61–62	21 m	62–63	38 m
63–64	60 m	64–65	23 m
65–66	45 m	66–67	23 m
67–68	30 m	68–69	16 m
69–70	6 m	70–71	19 m
71–72	68 m	72–73	35 m
73–74	25 m	74–75	11 m
75–76	6 m	76–77	9 m
77–78	17 m	78–79	29 m
79–80	55 m	80–81	17 m
81–82	17 m	82–83	6 m
83–84	10 m	84–85	50 m
85–86	14 m	86–87	33 m
87–88	37 m	88–89	25 m
89–90	12 m	90–91	29 m
91–1	3,12 km		

Cadastral data © Chief Surveyor General (DALRRD). Boundaries are compiled for visualisation; the registered SG diagram remains the legal record.

Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north



View from the south

Cadastral data © Chief Surveyor General (DALRRD). Boundaries are compiled for visualisation; the registered SG diagram remains the legal record.

SEËLREG
STAMP DUTY R.....
FOOI 95-00
FEES R

Opgestel deur my

TRANSPORTBESORGER
~~H P R VON WIELLIGH~~

PETRO KRÜGER

VIR VERDERE ENDOSSEMENTS SEE .....
FOR FURTHER ENDORSEMENTS SEE
P - 8

T 053902 08

SERTIFIKAAT VAN GEKONSOLIDEERDE TITEL

NADEMAAL

CHRISTOFFEL JOHANNES ROBBERTSE
Identiteitsnommer 610215 5171 08 3
Getroud buite gemeenskap van goed

aansoek gedoen het om die uitreiking van 'n Sertifikaat van Gekonsolideerde Titel, kragtens die bepalings van Artikel 40 van die registrasie van Aktes wet 47 van 1937; en

NADEMAAL

CHRISTOFFEL JOHANNES ROBBERTSE
Identiteitsnommer 610215 5171 08 3
Getroud buite gemeenskap van goed

Die geregistreerde eienaar is van:

P

For Information Only

1. **RESTERENDE GEDEELTE van GEDEELTE 4 van die plaas RHENOSTERFONTEIN Nr 390, Registrasie Afdeling J.P., Noord Wes Provinsie.**

GEHOU kragtens Aktes van Transport Nr. T7294/1988 en T7295/1988

en

2. **GEDEELTE 16 ('N GEDEELTE VAN GEDEELTE 2) van die plaas RHENOSTERFONTEIN Nr 390, Registrasie Afdeling J.P., Noord Wes Provinsie**

GEHOU kragtens Akte van Transport Nr. T 053800 08

wat gekonsolideer is tot die grond hieronder beskryf;

So is dit dat, ingevolge die bepalings van genoemde Wet, ek, die **REGISTRATEUR VAN AKTES** te **PRETORIA** hierby sertifiseer dat

CHRISTOFFEL JOHANNES ROBBERTSE
Identiteitsnommer 610215 5171 08 3
Getroud buite gemeenskap van goed

sy erfgename, eksekuteurs, administrateurs of regsverkrygendes die geregistreerde eienaar is van

GEDEELTE 18 van die plaas RHENOSTERFONTEIN Nr 390, Registrasie Afdeling J.P., Noord Wes Provinsie

GROOT: 1019, 0057 (EEN DUISEND EN NEGENTIEN KOMMA NUL NUL VYF SEWE) Hektaar

SOOS AANGEDUI op Diagram L.G. Nr. 9524/2002

For Information Only

I. A. Die voormalige resterende gedeelte van gedeelte 4 van die plaas RHENOSTERFONTEIN Nr. 390 J.P., voorgetsel deur figuur ABCDEFGHabcKLM Middel Selonsrivier NPQRA op aangehegte diagram L.G. Nr. 9524/2002 is onderhewig en geregtig tot:

(a) "De eigenaren van Gedeelten A, B , C , D en E en het Resterend Gedeelte van gezegde plaats, groot als zulks 1051, 8185 hektaar, gehouden krachtens Verdelings Certifikaten T 9192/1925, T 9189/1925, 9190/1925, zyn gerechtigd tot een vrye zuiping voor hun dieren in de bestaande dam gelegen op gezegd Gedeelte D en bekend als de Bovenste dam, en zullende gezegde eigenaren van gezegde Gedeelten A, B, C, E en het Resterend Gedeelte voor dat doel recht van toegang hebben tot genoemde dam op Gedeelte D voormeld, met het bovenste groot transport pad. Doch de eigenaren van gezegde Gedeelten A, B, C, D, Een het Resterend Gedeelte voormeld zullen niet aansprakelik zijn voor enige schade veroorzaakt aan de zuipings dam en stormwatervoor leidende naar gezegde dam doorhun dieren die op gezegd Gedeelte D zijn voor zuipings doeleinden of gedeelten na de landeryen op elk gedeelte. Soos voorgestel deur figuur E F G H a b c d e f g h E op die aangehegte Kaart L.G. Nr. 9524/2002.

(b) De eigenaren van Gedeelten A, B, C, D, E en het Resterend Gedeelte voormeld zijn verplicht een afloop watervoor te maken en te onderhouden van uit de onderste dam gelegn op Gedeelte D voormeld tot voorby de waterlanden op gezegde Gedeelten A, B, C, en D ter bescherming van zulks landen.

(c) De eigenaren van Gedeelten A, B, C en D voormeld zijn gerectigd tot al het water uit de bestaande dammen op gezegd Gedeelte D met recht van waterleiding daaruit op gezegd Gedeelte D met recht van waterleiding daaruit door middel van de tans bestaande watervoren over Gedeelte D voormeld en over einge tussen gelegen gedeelte of gedeelten naar de landeryen op elk gedeelte.

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(d) De eigenaar van gezegd gedeelte D zal de stormwatervoor afkomende vanaf gedeelte C voormeld, en de stormwatervoor afkomende met de Modderfontein Turf sloot over Gedeelte E voormeld vry en ongehinderd laten zodat de stormwater daarin vry kan lopen naar de dammen op gezegd Gedeelte B. Wanneer en zolang de bestaande dammen op gezegd Gedeelte D vol zijn zal de eigenaar van gezegd Gedeelte D het recht hebben om het overige stormwater afkomende met voormelde stormwatervoren af te keren en te gebruiken op gezegd Gedeelte D.

(e) Enige watervoor of watervoren in gezamenlik gebruik en de dammen op gezegd Gedeelte D zullen gezamenlik in orde gehouden worden.

(f) Dat gedeelte van Gedeelte D voormeld welke blykens generale plan SG no A 1439/1923 gefijld by Verdelings Certifikaat T 9189/1925, een kopie van welke gezegde generale plan gehecht is aan Verdelings Certifikaat T 9192/1925 gedateerd 25 September 1925, een deel uitmaakt van de figuur 8 aangetoond op de kaart SG No A 1953/1922 gehecht aan Certifikaat van Geamendeerde Titel T 5844/1923, is onderworpen aande reservatie van een half van de rechten tot mineralen en metalen (maar geen edelgesteenten) ten faveure van JACOBUS NICOLAAS SWART.

(g) Kragtens Notariële Akte van Serwituut K659/1991S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoër, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte en Kaart, van welke serwituut die hartlyn voorgestel word deur die lyn x y op Kaart LG No. 9524/2002.

II. B. Die voormalige Gedeelte 16 ('n gedeelte van gedeelte 2) van die plaas RHENOSTERFONTEIN Nr. 390, voorgestel deur die figuur ajkcba op aangehegte diagram L.G. Nr. 9524/2002 is onderhewig en geregtig tot:

For Information Only

(a) "De eigenaren van Gedeelten A, B, C, D, E en het Resterend Gedeelte van gezegde plaats, groot 1061,8185 hektaar, gehouden krachtens Verdelings Certifikaat 9189/1925, Akte van Transport 222/1949, Verdelings Certifikaten 9191/1925 en 9192/1925 en Akte van Transport 9190/1925, zijn gerechtigd tot een vrije zuiping voor hun dieren in de bestaande dam gelegen op gezegd gedeelte D en bekend als de Bovenste dam, en zullende gezegde eigenaren van gezegde gedeelten A, B, C, E en het Resterend Gedeelte voor dat deel recht van toegang hebben tot genoemde dam op gedeelte D voormeld met het bovenste groot transport pad, doch de eigenaren van gezegde gedeelten A, B, C, D, E en het Resterend Gedeelte voormeld zullen niet aansprakelik zijn voor enige schade veroorzaakt aan de zuipings dam en stormwatervoor leidende naar gezegde dam door hun dieren die op gezegd Gedeelte D zijn voor zuipings doeleinden.

(b) De eigenaren van Gedeelten A, B, C, D, E, en het Resterend Gedeelte voormeld zijn verplicht een afloop watervoor te maken en te onderhouden van uit de onderste dam gelegen op Gedeelte D voormeld tot voorby de waterlanden op gezegde Gedeelten A, B, C, en D ter beschermíng van zulke landen.

(c) De eigenaren van Gedeelte A, B, C, en D voormeld zijn gerechtigd tot al het water uit de bestaande dammen op gezegd Gedeelte D met recht van waterleiding daaruit op gezegd Gedeelte D met recht van waterleiding daaruit door middel van de tans bestaande watervoren over Gedeelte D voormeld en over enige tussen gelegen gedeelte of gedeelten naar de landeryen op elk gedeelte.

(d) De eigenaar van gezegd Gedeelte D zal de stormwatervoor afkomende vanaf Gedeelte C voormeld, en de stormwatervoor afkomende met de Modderfontein Turf sloot over Gedeelte E voormeld vry en ongehinderd laten zodat de stormwater daarin vry kan lopen naar de dammen op gezegd Gedeelte D. Wanneer en zolang de bestaande dammen op gezegd Gedeelte D vol zijn zal de eigenaar van gezegd Gedeelte D het recht hebben om het overige stormwater afkomende met voormelde

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stormwatervoren af te keren en te gebruiken op gezegd Gedeelte D.

(e) Enige watervoor of watervoren in gezamenlik gebruik en de dammen op gezegd Gedeelte D zullen gezamenlik in orde gehouden worden.

(f) Dat gedeelte van het eigendom hieronder getransporteerd, welke blykens Generale Plan LG Nr A 1439/1923 gefijld by Verdelings Certifikaat 9189/1925, een deel uitmaak van de figuur 5 aangetoond op de kaart LG Nr A 1953/1922 gehect aan Certifikaat van Geamendeerde Titel 5844/1923, is onderworpen aan de reservatie van een half van de rechten tot minerale, metale en edelgesteenten ten faveure van FERDINANDUS WILHELMUS ROBBERTSE G. ZOON.

(g) Dat gedeelte van het eigendom hieronder getransporteerd welke blykens Generale Plan LG No. A 14391923 gefijld by Verdelings Certifikaat 9189/1925 een deel uitmaak van de figuur 8 aangetoond op de kaart LG Nr A 1953/1922 gehecht aan Certifikaat van Geamendeerde Titel 5844/1923, is onderworpen aan de reservatie van een half van de rechten tot mineralen en metalen (maar geen edelgesteenten) ten faveure van Jacobus Nicolaas Swart.

EN VERDER ONDERHEWIG aan sodanige voorwaardes as wat in genoemde aktes vermeld staan of na verwys word.

En, dat kragtens hierdie sertifikaat, genoemde

CHRISTOFFEL JOHANNES ROBBERTSE
Identiteitsnommer 610215 5171 08 3
Getroud buite gemeenskap van goed

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sy erfgename, eksekuteurs, administrateurs of regverkrygendes, nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudendens die regte van die Staat.

Ten bewyse waarvan ek, voornoemde Registrateur, hierdie Akte onderteken en met die ampseël bekragtig het.

Aldus gedoen en geteken op die kantoor van die **REGISTRATEUR VAN AKTES** te **PRETORIA** op hede die

2008 -06- 06

REGISTRAR OF DEEDS
REGISTRATEUR VAN AKTES
PRETORIA

REGISTRATEUR VAN AKTES

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BLADSY/PAGE 8

T

Vir verdere endossemente sien
For further endorsements see 9

ARTIKEL 40 WET 47 VAN 1937 / SECTION 40 ACT 47 OF 1937
VERBIND MORTGAGED
B 7995/03
VIR FOR R 210 000-00
BC 06462208
2008-06-06
REGISTRATEUR/REGISTRAR

5
BC 38290/13
GEKANSELLEER
CANCELLED
3829 1/13
REGISTRATEUR/REGISTRAR
11 06 13

ARTIKEL 40 WET 47 VAN 1937 / SECTION 40 ACT 47 OF 1937
VERBIND MORTGAGED
B 8196/88
VIR FOR R 175 000-00
BC 06462108
2008-06-06
REGISTRATEUR/REGISTRAR

4
BC 38290/13
GEKANSELLEER
CANCELLED
REGISTRATEUR/REGISTRAR
11 06 13

GETRANSPORTEER AAN TRANSFERRED TO
AMORC-RHYN BELEGGINGS EIENDOMS BEPERK
RESTANT/REMAINDER 957,6660 Ha
40741 13
11 06 13
REGISTRATEUR/REGISTRAR

3

14G
VERBIND MORTGAGED
VIR FOR R 8 000 000-00
B 54859 13
13 11 13
REGISTRATEUR/REGISTRAR

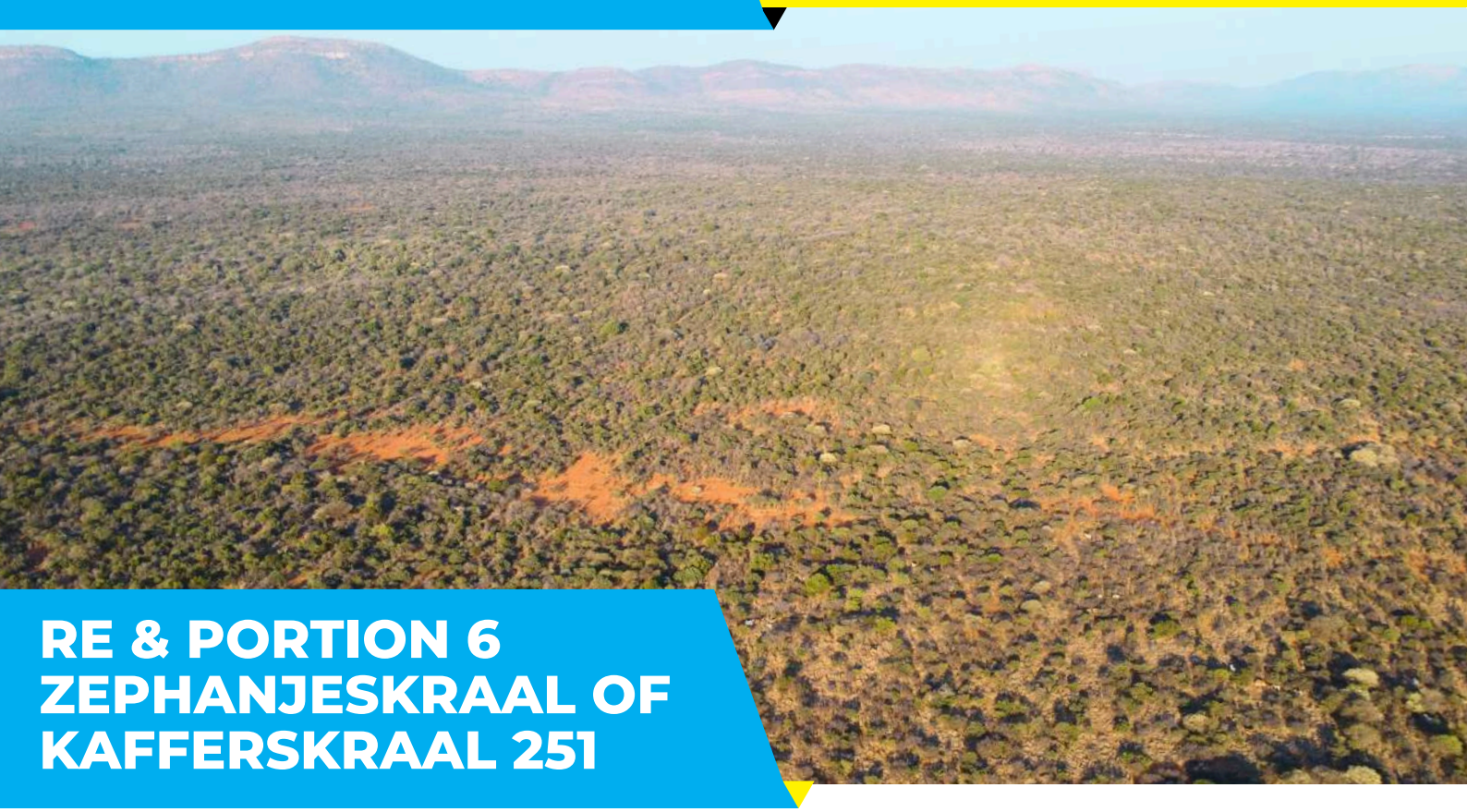
For Information only
For information only

DIE BINNEGEMELDE EIENDOM IS ONDERHEWIG AAN 'N KRAGLYNSERWITUUT TEN GUNSTE VAN ESKOM MET BYKOMENDE REGTE	THE WITHINMENTIONED PROPERTY IS SUBJECT TO A POWERLINE SERVITUDE IN FAVOUR OF ESKOM WITH ANCILLIARY RIGHTS
K 14 05304 S 03 09 14	REGISTRATEUR/REGISTRAR

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PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

+- 527.4353 HA



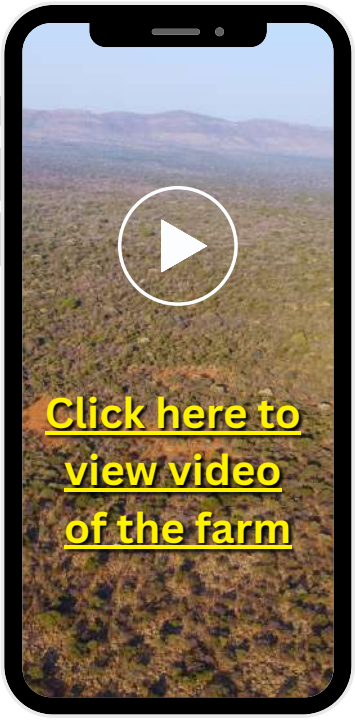
RE & PORTION 6 ZEPHANJESKRAAL OF KAFFERSKRAAL 251

The +- 527.4353 HA Zephanjeskraal of Kafferskraal farm, situated within the Rustenburg District of the North West Province, comprises two agricultural portions offered together as one lot. The property incorporates crop-producing land, extensive natural grazing, established residential improvements and agricultural infrastructure.

PROPERTY HIGHLIGHTS & FEATURES

- **Portion 0: 432.1204 ha.**
- **Portion 6: 95.3149 ha.**
- Crop-Producing Land: **Approximately 40 ha across both portions, with irrigation infrastructure.**
- Natural Grazing: **Approximately 487 ha across the two portions.**
- Residential Improvements: **Four-bedroom residence of approximately 330 m² situated on Portion 0.**
- Agricultural Infrastructure: **Cattle-handling facilities, equipped boreholes, livestock camps, fencing and internal farm roads.**

The combination of crop-producing land, irrigation facilities and extensive natural grazing provides opportunities for continued mixed agricultural operations, including cattle farming, crop cultivation and grazing management. The established residential and agricultural improvements further enhance the property's versatility as a substantial farming unit within the Rustenburg District.



www.parkvillageauctions.co.za

Office: 051 430 2300
Nico Maree: 082 625 4455

C/O R64 & Valencia Road, Waterbron, BFN

bloem3@parkvillage.co.za

PARK VILLAGE AUCTIONS
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+- 527.4353 HA



AGRICULTURAL PROFILE & LAND USE

The +- **527.4353 ha** Zephanjeskraal of Kafferskraal farm comprises two agricultural portions offering a combination of irrigated crop-producing land and extensive natural grazing, supporting mixed farming activities within the Rustenburg District.

PORTION 0: 432.1204 HA

- Crop-Producing Land: **±30 HA incorporating irrigation infrastructure.**
- Natural Grazing: **±402 HA.**
- Primary Agricultural Use: **Crop production and cattle grazing.**
- Vegetation: **Natural savanna veld, Karee trees and indigenous grasses.**

PORTION 6: 95.3149 HA

- Crop-Producing Land: **±10 HA incorporating irrigation infrastructure.**
- Natural Grazing: **±85.3149 HA.**
- Primary Agricultural Use: **Crop production and cattle grazing.**
- Vegetation: **Natural savanna veld, Karee trees and indigenous grasses.**
- **One border is the Koster/Selonsriver**

COMBINED AGRICULTURAL COMPOSITION

- Total Farm Extent: **527.4353 HA**
- Crop-Producing Land: **±40 HA**
- Natural Grazing: **±487 HA**
- Soil Type: **Predominantly loam soil across both portions.**
- **1LSU:10 Approximately 50 LSU, provided the entire farm comprises suitable natural grazing in good condition**
- Vegetation: Natural savanna veld, Karee/Olive tree veld and sweetveld grass vegetation.

The combination of irrigated agricultural land and extensive natural grazing supports opportunities for continued crop cultivation, livestock farming and grazing management.
The two portions offer flexibility for mixed agricultural operations and potential diversification, subject to water availability, soil suitability and appropriate farming practices.

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Residential & Agricultural Improvements

The +-527.4353 ha Zephanjeskraal of Kafferskraal farm features established residential and agricultural infrastructure supporting crop production, irrigation and livestock farming.

PORTION 0: RESIDENTIAL IMPROVEMENTS

- Main Residence: **±330 m² dwelling with 4 bedrooms, 1.5 bathrooms and attached stoep areas totalling ±80 m².**
- Additional Structure: **Rondavel measuring ±12 m².**
- External Improvements: **Approximately 150 m² of paving.**

PORTION 0: AGRICULTURAL INFRASTRUCTURE

- **Cattle-Handling Facilities: Steel cattle-handling system comprising ±80 m² under roof, with ±2,300 m² of associated supporting area.**
- **2 equipped boreholes, both in use.**
- **Established cattle camps with water.**
- **Internal farm roads and good fencing.**

PORTION 6: AGRICULTURAL INFRASTRUCTURE

- **Irrigation systems supporting crop-producing activities.**
- **Farm roads and good fencing.**
- **No structural improvements recorded.**

The combination of residential improvements, irrigation systems, equipped boreholes and livestock-handling facilities supports continued mixed agricultural operations, including crop cultivation and cattle farming.

The extensive natural grazing and established infrastructure offer flexibility for agricultural diversification, subject to available water resources and appropriate land management.

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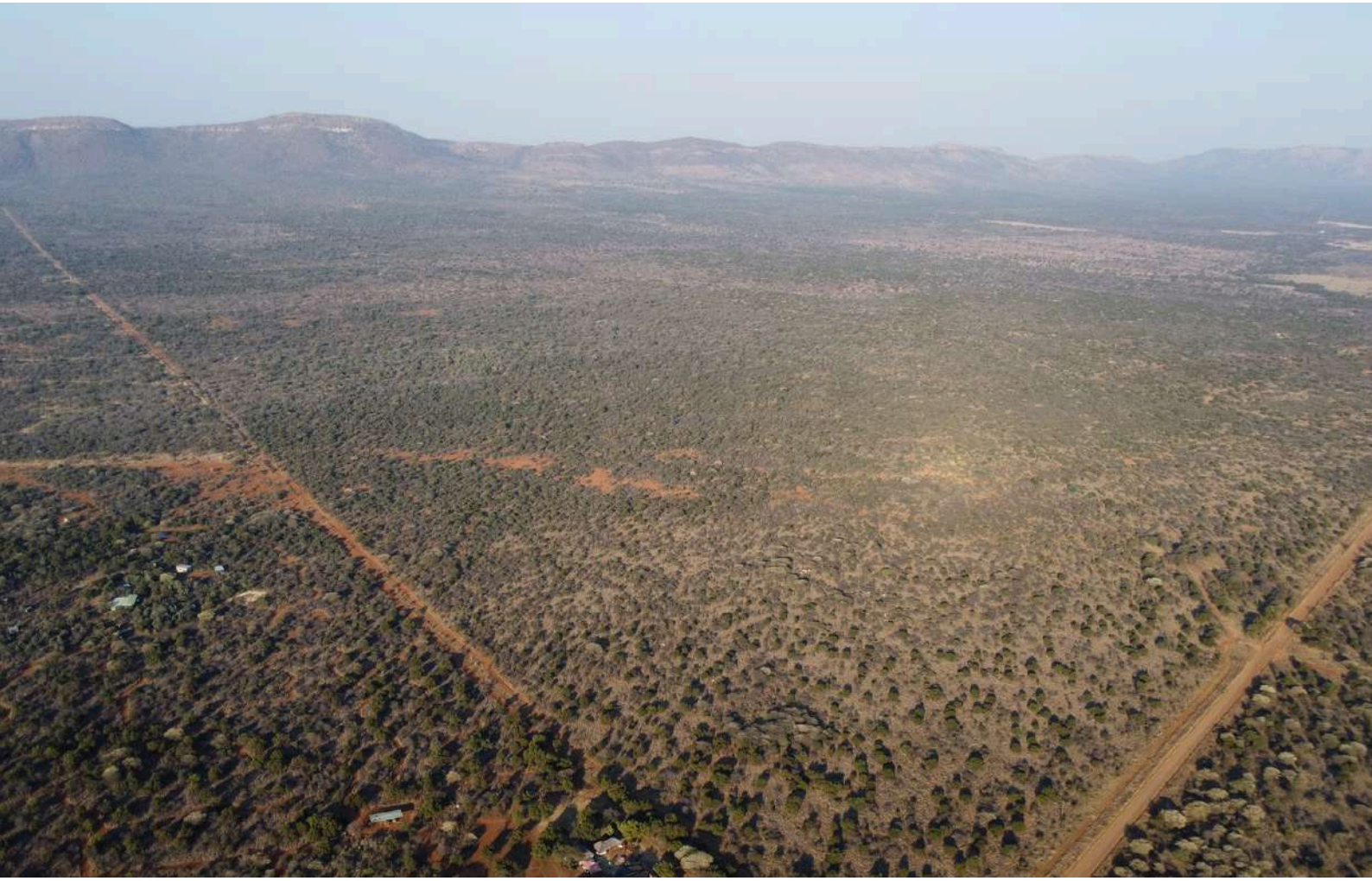
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C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300
Nico Maree: 082 625 4455

bloem3@parkvillage.co.za

Property Report

31 August 2026 15:51

Report ID | b0181bca-fbfc-4f88-9e52-b4700ff86607

Nicolas Maree
PARK VILLAGE AUCTIONS CENTRAL (PTY) LTD
NM

Property Details

Farm

Jq, North West

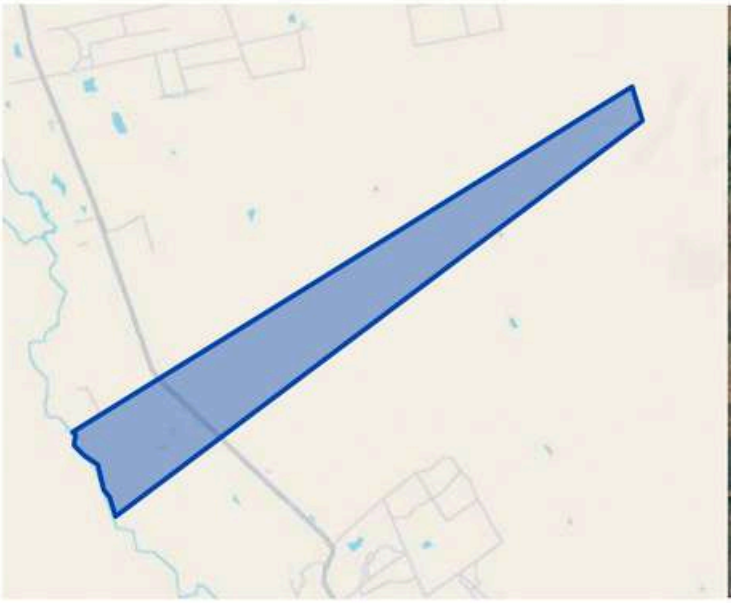
Get Directions

-25.543569,27.03336

Legal Description

Farm Number	251 (RE Of Farm 251 [-LG418/967] "ZEPHANJESKRAAL OF KAFFERSKRAAL")
Farm Name	ZEPHANJESKRAAL OF KAFFERSKRAAL
Portion	0
Suburb	Kgetlengrivier Non Urban
Reg Division	Jq
Municipality	Kgetlengrivier
Province	North West

Land Size (Registered)	Land Size (Cadastral)	Last Sales Date	Last Sales Price
432.1204 ha	428.4429 ha	12/09/1997	R450 000





Owner Details

1 Owner

Owner Name	ID Number	Title Deed No.	Marital Status	Share
Chris Robbertse Familietrust	9468/1997	T121549/1997	-	Share -

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Municipal Valuation

Valuation Year	Rating Period	Usage Category	Usage	Valuation Amount	Estimated Monthly Rates
2025	-	Agriculture	Agriculture	R 5 660 000	-

Transfer History

	Registration Date	Title Deed No.	Buyer	Seller	Purchase Date	Purchase Price
1997	19/11/1997	T121549/1997	Legal Entity	Natural Person	12/09/1997	R 450 000
1997	23/01/1997	T5510/1997	Natural Person	Natural Person	-	R 0

Other properties on the same Title Deed

1 Property

Erf/Portion	Township	Municipality	Size
Erf 251 | Ptn 6	Jq	Kgetlengrivier	953149 m^2

Servitudes

Tag Value	Area / Line	Geometry	Servitude Type
A10239/1986001	Area	4548 m^2	Unclassified Rural
A10231/1986001	Area	13457 m^2	Unclassified Rural

Comparable Analysis



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Jq, North West

Erf Size
4321204 m²

Area Under Roof
-

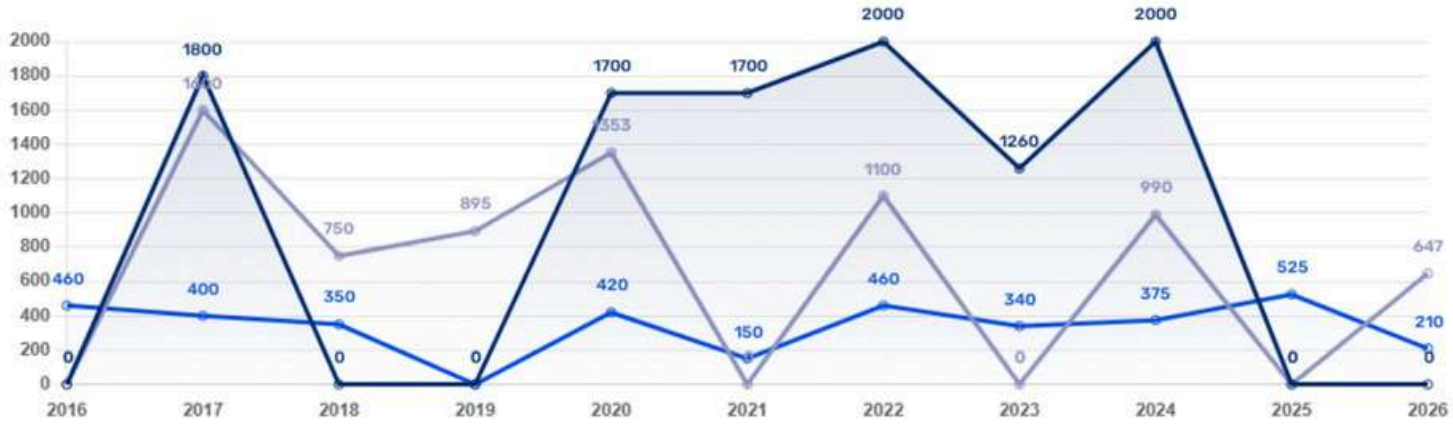
Average Sales Price
R 6 058 166

No.	Address	Erf/Ptn	Dist	Reg Date	Sales Date	Erf Size	Floor Size	Sales Price			
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2	Not Available	96|19	15089	2026/02/27	2025/07/01	360.67 ha R 2/m²	- -	R 7 660 000	-	-	-
3	Not Available	102|45	13113	2026/02/27	2025/07/01	410.64 ha R 2/m²	- -	R 9 410 000	-	-	-
4	Not Available	389|22	11420	2025/01/29	2024/11/01	171.45 ha R 1/m²	- -	R 2 400 000	-	-	-
5	Not Available	103|70	11271	2026/02/27	2025/07/01	30.70 ha R 9/m²	- -	R 2 800 000	-	-	-
6	Not Available	103|103	11173	2026/02/27	2025/07/01	52.49 ha R 13/m²	- -	R 6 570 000	-	-	-
7	Not Available	103|85	10858	2026/02/27	2025/07/01	63.39 ha R 8/m²	- -	R 5 350 000	-	-	-
8	Not Available	103|137	10325	2026/02/27	2025/07/01	271.89 ha R 1/m²	- -	R 3 930 000	-	-	-
9	Not Available	391|0	9059	2026/03/23	2025/12/01	300.93 ha R 1/m²	- -	R 2 400 000	-	-	-
10	Not Available	256|86	8407	2025/10/14	2025/09/11	21.41 ha R 16/m²	351 R9 686/m²	R 3 400 000	4	2.5	-
11	Not Available	103|97	7706	2026/05/06	2026/01/19	6358 R 304/m²	- -	R 1 930 000	-	-	-
12	Not Available	101|8	6140	2025/05/29	2024/11/13	246.86 ha R 5/m²	- -	R 12 000 000	-	-	-
13	Not Available	256|0	6066	2026/06/15	2026/03/31	127.28 ha R 5/m²	302 R22 516/m²	R 6 800 000	7	7	2
14	Not Available	256|96	5916	2026/04/29	2026/02/24	81.72 ha R 3/m²	- -	R 2 800 000	4	2	-
15	Not Available	253|13	5638	2025/10/17	2025/03/25	189.32 ha R 2/m²	- -	R 3 000 000	-	-	-
16	Not Available	101|13	5558	2025/05/29	2024/11/13	128.48 ha R 9/m²	- -	R 12 000 000	-	-	-
17	Not Available	101|7	5151	2025/05/29	2024/11/13	125.15 ha R 10/m²	- -	R 12 000 000	-	-	-
18	Not Available	101|3	4820	2025/05/29	2024/11/13	211.60 ha R 6/m²	- -	R 12 000 000	-	-	-
19	Not Available	256|132	4095	2025/10/17	2025/02/14	82.16 ha R 6/m²	- -	R 5 213 332	-	-	-
20	Not Available	251|13	801	2025/10/16	2024/08/12	110.77 ha R 3/m²	- -	R 3 000 000	-	-	-

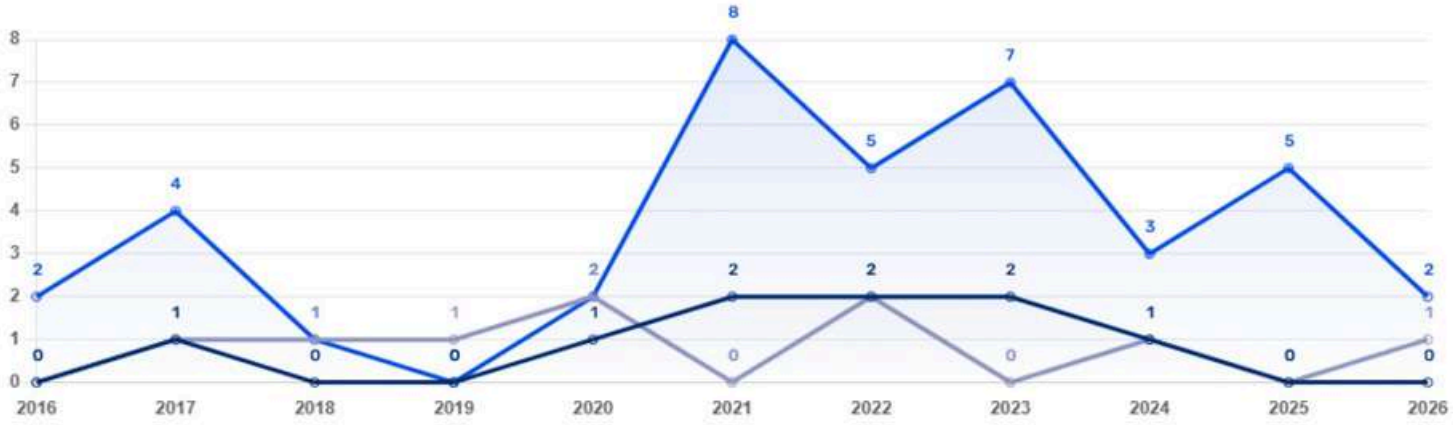
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Trends

Median Price (R'000)



Number of Registrations



Disclaimer

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Property Report

31 August 2026 15:53

Report ID | 7e916132-6a0b-423d-87cd-526f08316707

Nicolas Maree
PARK VILLAGE AUCTIONS CENTRAL (PTY) LTD
NM

Property Details

Farm

Jq, North West

Get Directions

-25.545886,27.03556

Legal Description

Farm Number	251
Farm Name	ZEPHANJESKRAAL OF KAFFERSKRAAL
Portion	6
Suburb	Kgetlengrivier Non Urban
Reg Division	Jq
Municipality	Kgetlengrivier
Province	North West

Land Size (Registered)	Land Size (Cadastral)	Last Sales Date	Last Sales Price
95.3149 ha	99.697 ha	12/09/1997	R450 000





Owner Details

1 Owner

Owner Name	ID Number	Title Deed No.	Marital Status	Share
Chris Robbertse Familietrust	9468/1997	T121549/1997	-	Share -

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Municipal Valuation

Valuation Year	Rating Period	Usage Category	Usage	Valuation Amount	Estimated Monthly Rates
2025	-	Agriculture	Agriculture	R 1 716 000	-

Transfer History

	Registration Date	Title Deed No.	Buyer	Seller	Purchase Date	Purchase Price
1997	19/11/1997	T121549/1997	Legal Entity	Natural Person	12/09/1997	R 450 000
1997	23/01/1997	T5510/1997	Natural Person	Natural Person	-	R 0

Other properties on the same Title Deed

1 Property

Erf/Portion	Township	Municipality	Size
Erf 251 | Ptn 0	Jq	Kgetlengrivier	4321204 m^2

Servitudes

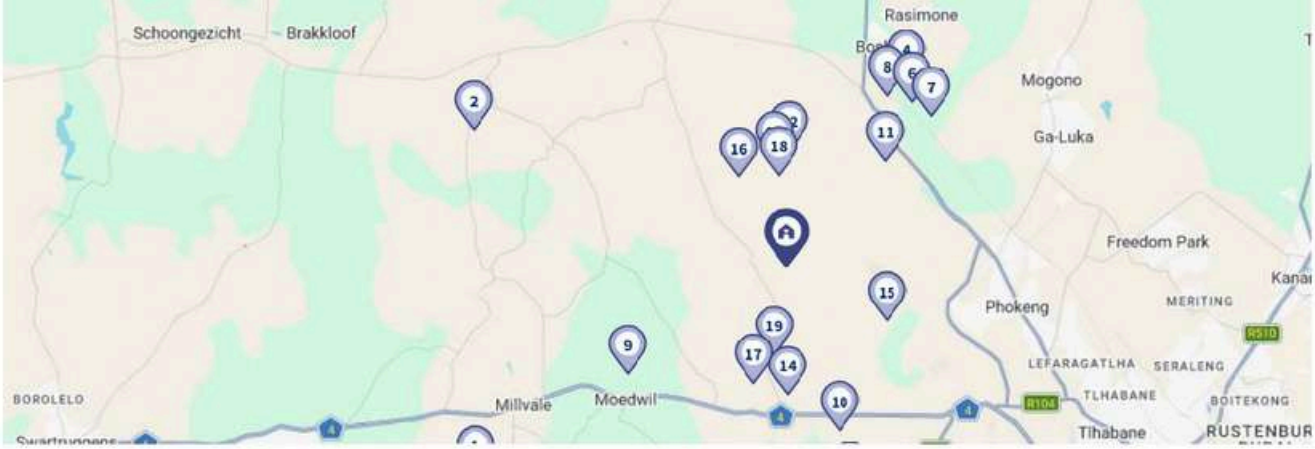
Tag Value	Area / Line	Geometry	Servitude Type
A10231/1986001	Area	13457 m^2	Unclassified Rural
A10236/1986001	Area	2969 m^2	Unclassified Rural

Other Endorsements

Document Type	Document Number
Unknown	JQ,251,6
Contracts (Servitudes and Real Rights)	K3064/1987S
Contracts (Servitudes and Real Rights)	K3787/1985S

Comparable Analysis

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Jq, North West

Erf Size	Area Under Roof
953149 m²	-

Average Sales Price
R 5 238 166

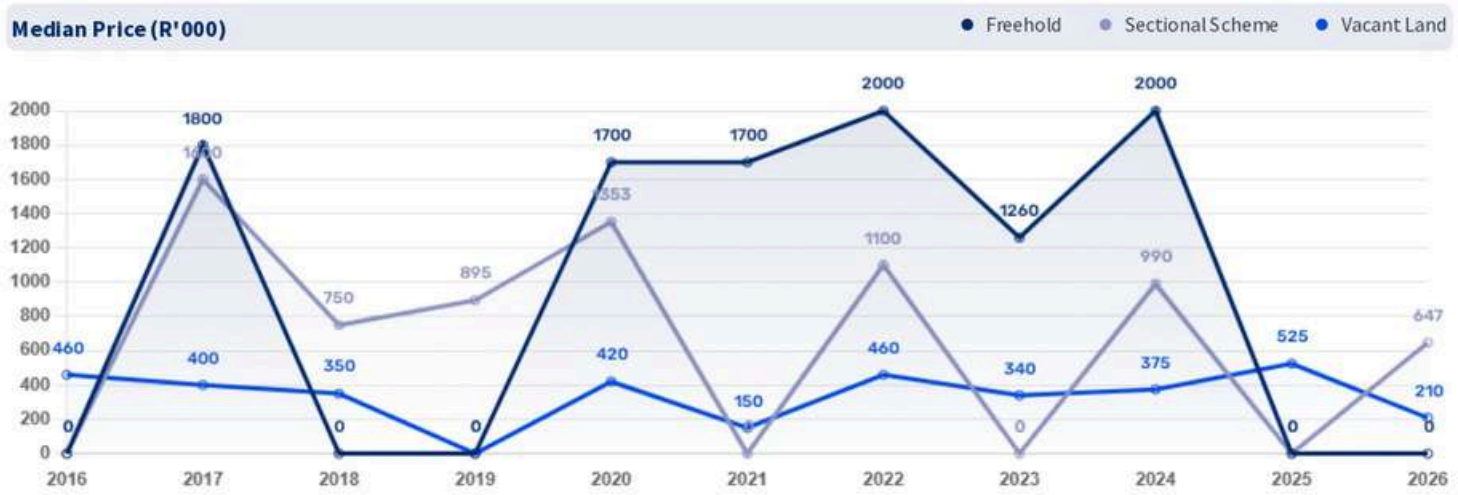
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2	Not Available	232|23	17087	2025/08/28	2025/05/29	114.21 ha R 3/m²	350 R10 285/m²	R 3 600 000	4	3	-
3	Not Available	592|0	12898	2025/11/27	2025/09/05	112.24 ha R 3/m²	- -	R 3 500 000	-	-	-
4	Not Available	102|4	11673	2026/02/27	2025/07/01	35.37 ha R 3/m²	- -	R 1 080 000	-	-	-
5	Not Available	256|37	11104	2026/02/11	2025/09/11	21.41 ha R 19/m²	714 R5 602/m²	R 4 000 000	6	2	2
6	Not Available	103|85	10931	2026/02/27	2025/07/01	63.39 ha R 8/m²	- -	R 5 350 000	-	-	-
7	Not Available	103|71	10913	2026/02/27	2025/07/01	86.32 ha R 4/m²	- -	R 3 370 000	-	-	-
8	Not Available	103|137	10434	2026/02/27	2025/07/01	271.89 ha R 1/m²	- -	R 3 930 000	-	-	-
9	Not Available	391|0	9106	2026/03/23	2025/12/01	300.93 ha R 1/m²	- -	R 2 400 000	-	-	-
10	Not Available	256|86	8088	2025/10/14	2025/09/11	21.41 ha R 16/m²	351 R9 686/m²	R 3 400 000	4	2.5	-
11	Not Available	103|97	7746	2026/05/06	2026/01/19	6358 R 304/m²	- -	R 1 930 000	-	-	-
12	Not Available	101|8	6382	2025/05/29	2024/11/13	246.86 ha R 5/m²	- -	R 12 000 000	-	-	-
13	Not Available	101|13	5826	2025/05/29	2024/11/13	128.48 ha R 9/m²	- -	R 12 000 000	-	-	-
14	Not Available	256|0	5797	2026/06/15	2026/03/31	127.28 ha R 5/m²	302 R22 516/m²	R 6 800 000	7	7	2
15	Not Available	256|96	5613	2026/04/29	2026/02/24	81.72 ha R 3/m²	- -	R 2 800 000	4	2	-
16	Not Available	101|7	5474	2025/05/29	2024/11/13	125.15 ha R 10/m²	- -	R 12 000 000	-	-	-
17	Not Available	253|13	5442	2025/10/17	2025/03/25	189.32 ha R 2/m²	- -	R 3 000 000	-	-	-

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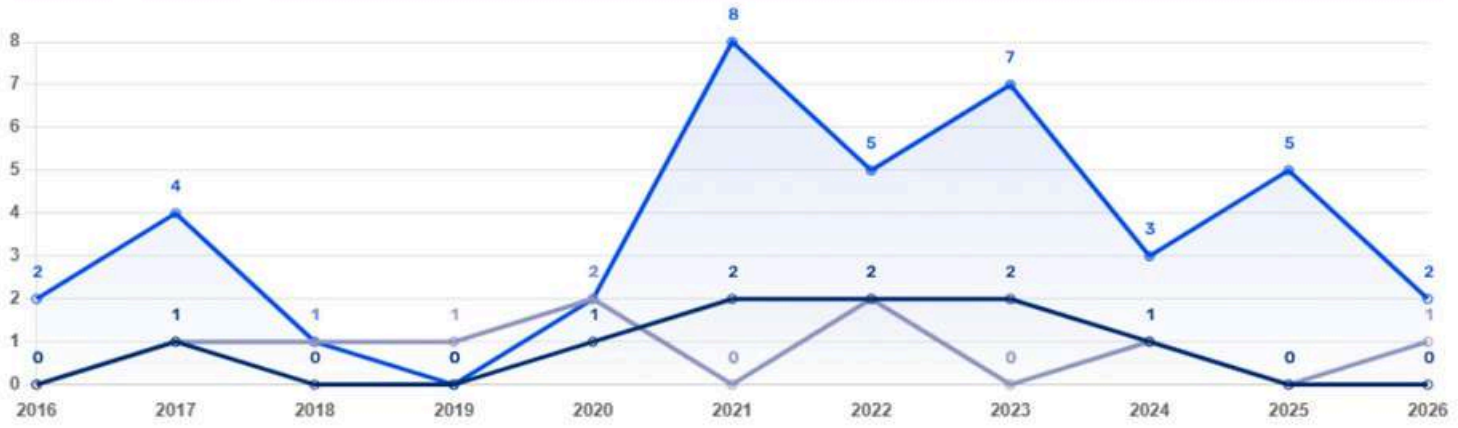
No.	Address	Erf/Ptn	Dist	Reg Date	Sales Date	Erf Size	Floor Size	Sales Price			
18	Not Available	101|3	5080	2025/05/29	2024/11/13	211.60 ha R 6/m²	- -	R 12 000 000	-	-	-
19	Not Available	256|132	3853	2025/10/17	2025/02/14	82.16 ha R 6/m²	- -	R 5 213 332	-	-	-
20	Not Available	251|13	996	2025/10/16	2024/08/12	110.77 ha R 3/m²	- -	R 3 000 000	-	-	-

Trends

Median Price (R'000)



Number of Registrations



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Property Report — 2 properties

Combined extent 527,09 ha · Generated 21 Oct 2026



PROPERTIES	COMBINED EXTENT	PROVINCES	REPORT DATE
2	527,09 ha	1	21 Oct 2026

OPEN & DIRECTIONS

View selection on map | Get directions

Coordinates **-25.544316, 27.033404**

Live map app.propmap.co.za/p/T0JQ00000000025100000~portion

Scan to open the live map

Cadastral data © Chief Surveyor General (DALRRD). Boundaries are compiled for visualisation; the registered SG diagram remainsthelegalrecord.

Properties

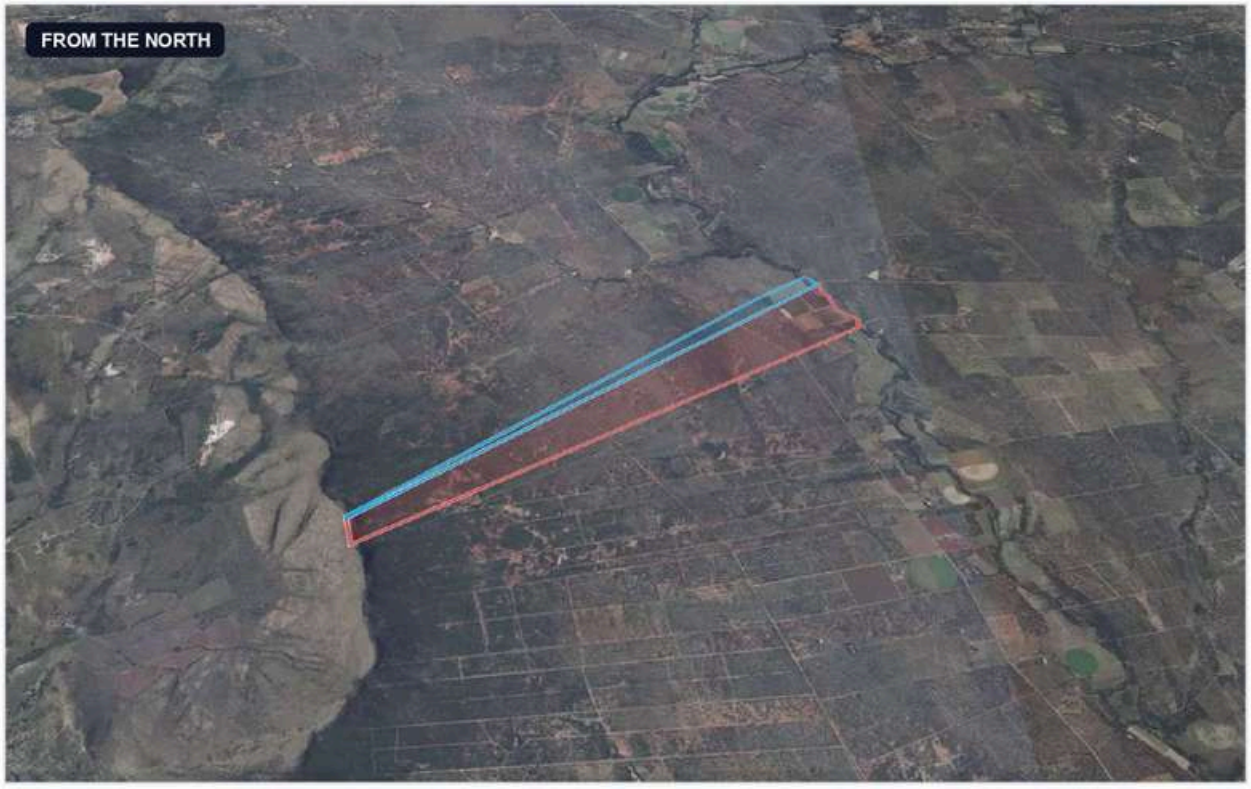
PROPERTY	SG CODE (LPI)	EXTENT	AREA / FARM	PROVINCE
1 **Rem. of the Farm 251 Jq**	T0JQ00000000025100000	427,59 ha	251 Jq	North W
2 **Ptn 6 of the Farm 251 Jq**	T0JQ00000000025100006	99,49 ha	251 Jq	North W

Total: 2 properties · 527,09 ha

Cadastral data © Chief Surveyor General (DALRRD). Boundaries are compiled for visualisation; the registered SG diagram remains the legal record.

Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north



View from the south

Cadastral data © Chief Surveyor General (DALRRD). Boundaries are compiled for visualisation; the registered SG diagram remains the legal record.

For Information Only

STRYDOM·BRITZ ING. INC.

UITVOERING · EXECUTION

Reg Nr. 95/06530/21

140

TEL. 460099
PTA 140

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

(a) Datum van indiening / Date of lodgement:

FINALE DAGBOEK
1997 -11- 18
FINAL BLACKBOOK

ONTVANG
1997 -11- 11
RECEIVED

(b)

31/12/97

	Ondersoekers/Examiners	Kamers Rooms	Skakeling / Linking		Verwerp/ Reject	Passeer/ Pass
1.	Botha		1	4		✓
2.		131				
3.	M.W. JOUBERT					

B. VIR AKTEBESORGER SE GEBRUIK/
FOR CONVEYANCER'S USE:
Aard van Akte bv: Transport, Verband, ens.
Nature of Deed e.g. Transfer, Bond, etc.

Transport

T 21549/97

(Kort beskrywing van eiendom (slegs para. 1 in Akte) / Brief description of property (only para. 1 in Deed)

1 Zephaniestraal/Kafferskraal 251

6

Verw. Nr. / Ref. No. :
C 12611

Skakeling / Linking
7 | 4

GELYKTYDIGES/SIMULS

	Kode Code	Name van Partye / Names of Parties	Firma No Firm No.	No in stel/batch	Titelaktes ens. binne Titles etc. within
1	T	Robbertse / Vd Merwe	140	1	T5570/97
2	BC.	" / Landbank	43	2	
3	B	Vd Merwe / Absa	21	3	
4	T	Schultze / Chris Robbertse Trust	140	4	
5	BC.	" / Landbank	43	5	
6	T	Liebenberg / Schultze	140	6	
7	B	Schultze / Boland	85	7	
8					
9					
10					
11					
12					
13					

18 NOV 1997

REGISTRASIE VERSOEK DEUR:
REGISTRATION REQUEST BY:

DATUM:
DATE:

PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers



ABOUT RUSTENBURG DISTRICT

The properties are situated within the Rustenburg District of the North West Province, falling under the Kgetlengrivier Local Municipality. The surrounding region forms part of an established agricultural area characterised by livestock farming, crop production, natural grazing and bushveld vegetation.

The region experiences a warm summer-rainfall climate, with average annual rainfall generally ranging between approximately 550 mm and 700 mm. Summers are typically hot, while winters are cooler and relatively dry, with occasional frost in low-lying areas.

The surrounding landscape comprises gently undulating plains, rolling hills and areas of rocky terrain. Natural vegetation consists predominantly of savanna bushveld, with indigenous grasses, shrubs and scattered trees providing grazing opportunities for livestock and game.

The region features a variety of soil types, including sandy loams, clay loams and shallow stony soils. Agricultural suitability varies according to soil depth, drainage, rainfall and available water resources.

The Rustenburg and Kgetlengrivier agricultural areas are associated with cattle farming, game farming and selected crop-producing activities. Agriculture remains an important component of the regional economy, supported by nearby agricultural service centres and transport routes.

The properties incorporate a combination of extensive natural grazing, irrigated crop-producing land, livestock-handling facilities, equipped boreholes and residential improvements, supporting a variety of agricultural activities.

The combination of established farming infrastructure, natural bushveld grazing, crop-producing areas and recreational facilities enhances the properties' versatility, offering opportunities for livestock production, crop cultivation, game farming and recreational activities, subject to agricultural suitability, water availability and applicable regulatory approvals.

www.parkvillageauctions.co.za

C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300
Nico Maree: 082 625 4455

bloem3@parkvillage.co.za

PARK VILLAGE AUCTIONS
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Investment Highlights

±1,500.2067 Ha Agricultural, Livestock & Game Farms
Substantial agricultural holdings offered in two separate lots, featuring extensive natural grazing, irrigated crop-producing land, established livestock infrastructure and recreational facilities.

Situated in an Established Agricultural Region
Located in the Rustenburg District, within the Kgetlengrivier Local Municipality, an established agricultural region associated with cattle farming, game farming, crop production and extensive grazing operations.

Diversified Agricultural Land & Infrastructure
Approximately 40 ha of irrigated crop-producing land on Lot 2, complemented by extensive natural grazing, equipped boreholes, livestock-handling facilities, cattle enclosures and supporting agricultural infrastructure across the properties.

Established Residential & Recreational Improvements
The properties feature residential dwellings, agricultural structures and livestock facilities, while Rhenosterfontein offers an established shooting-range complex with multiple shooting disciplines, associated buildings and recreational facilities, subject to applicable approvals.

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End

THANK YOU

Thank you for considering the agricultural properties situated within the Rustenburg District, North West Province.

We trust that this information pack has provided a comprehensive overview of the properties' agricultural potential, extensive natural grazing, irrigated crop-producing land, established farming infrastructure and recreational facilities.

Should you require any additional information or supporting documentation, or wish to arrange a viewing of either auction lot, please do not hesitate to contact us.
We look forward to assisting you further.

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

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