



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



BUYERS — INFORMATION PACK

MARBLE HALL / GROBLERSDAL DISTRICT

±62.5800 HA Established Irrigated Citrus Farming Unit

MOVABLE ASSETS EXCLUDED IN THE SALE



www.parkvillageauctions.co.za



Unit 10, Ferndale Mews North, Corner of Oak and Dover Avenue, Ferndale, Randburg, Gauteng



Office: 051 430 2300
Hettelien: 078 422 0439



bloem3@parkvillage.co.za



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±67.5800HA



FARM DESCRIPTION

±62.5800 HA Established Irrigated Citrus Farming Unit

Properties Included

Remainder of Portion 23 of the Farm Krokodilsdrift No. 25, Registration Division JS
Extent: **62.5800 ha**

Title Deed Number: T99732/2015PTA



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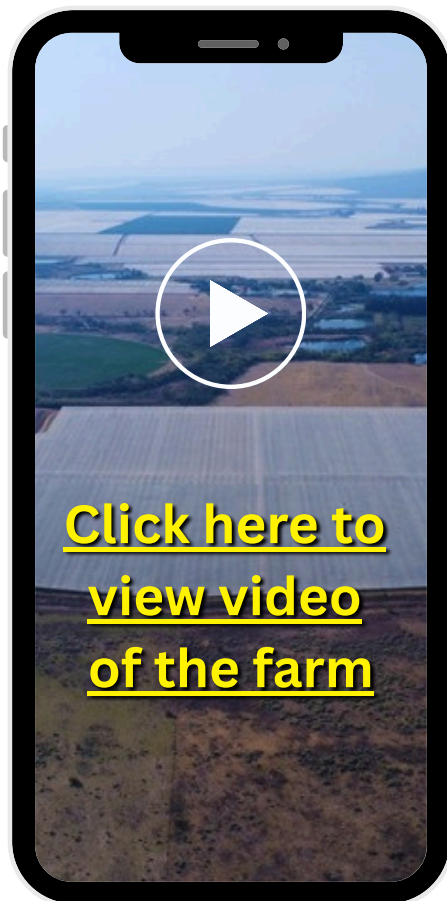
±62.5800 HA



FARM OVERVIEW

An established agricultural farming unit situated in the Marble Hall / Groblersdal agricultural region of Limpopo. The property is developed primarily for commercial citrus production, with established orchards supported by infrastructure and a recorded water allocation linked to the Hereford irrigation system.

The farming unit further includes supporting agricultural improvements and operational infrastructure, including a utility shed, implement storage and hardstanding areas. Its established citrus plantings, irrigation access and existing farm infrastructure make it well suited to continued commercial fruit production.



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CITRUS ORCHARDS EMP OPERATION



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Block nr	Commod.	Class.	Cultivar Name	Root stock	Irrig	Total Trees/Vines	Trees/Vines per ha	Plant year	Replant planned	Net / No Net	Plant width	Total Ha
D15433	V6	Valencias	Midnight	Carizzo	Drip	1 714	476	2013	No	No Net	7X3	3.6
D15433	S9	Mandarins	Nadorcott	Carizzo	Drip	6 660	1 110	2024	No	Net	6X3	6
D15433	S10	Mandarins	Nadorcott LS	C35	Drip	16 650	555	2017	No	Net	6X3	30
D15433	S11	Mandarins	Nadorcott	C35	Drip	4 718	555	2014	No	Net	6X3	8.5
Total Hectare Citrus planted												48.1



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AGRICULTURAL PROFILE & LAND USE

The ±62.5800 ha Krokodilsdrift property (EMP) is an irrigated agricultural unit focused on commercial citrus production. The EMP blocks in the supplied citrus schedule record:

- ±44.50 ha of Nadorcott and Nadorcott LS mandarins, recorded under netting.
- ±3.60 ha of Midnight Valencia oranges, recorded without netting.
- ±14.48 ha of remaining land, calculated as the difference between the stated property extent and the scheduled citrus area. Its specific uses are not identified in the cultivar schedule.

The recorded citrus blocks total ±48.10 ha. Their combination of mandarin and Valencia plantings provides an established base for continued citrus production.



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PARK VILLAGE AUCTIONS

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Hereford Canal

Lepelle River

Lepelle River

Lepelle River

CITRUS
ORCHARDS



Scan or click to access Land Utilisation



PARK VILLAGE AUCTIONS

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±62.5800 HA



AGRICULTURAL PROFILE & LAND USE

The ±62.5800 ha Krokodilsdrift property is developed as an established irrigated agricultural unit with a strong emphasis on commercial citrus production. The farm forms part of the broader Marble Hall / Groblersdal agricultural region and incorporates established orchards, supporting agricultural land and farm infrastructure.

Within the recorded operational land-use schedule, approximately 48.10 ha is planted to citrus orchards, with a further ±14.48 ha recorded as balance land. The citrus component comprises established Nadorcott and Midnight cultivars.

The combination of established permanent citrus orchards and supporting agricultural land provides a focused farming profile suited to continued commercial citrus production.



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WATER & IRRIGATION

The Krokodilsdrift farming unit is supported by established irrigation infrastructure servicing the commercial citrus orchards. The available information records a registered irrigation allocation linked to the Hereford irrigation system, forming part of the broader water-use structure of the agricultural operation.

For the Krokodilsdrift property specifically, the recorded water allocation is:

- Hereford irrigation allocation – Remainder of Portion 23 of Krokodilsdrift No. 25 JS: ±192,500 m³

The irrigation infrastructure supports approximately 46.60 ha of established citrus orchards, while a storage dam is also recorded as part of the Krokodilsdrift operational infrastructure.

The available information further records the pumps and mother lines of the broader farming operation as being in acceptable working condition at the time of inspection. Together with the irrigation allocation and existing distribution infrastructure, this provides an established water platform for the continued commercial citrus operation.



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±62.5800 HA



BUILDINGS & IMPROVEMENTS

The Krokodilsdrift farming unit includes a smaller range of agricultural improvements supporting the citrus operation.

Recorded improvements include a utility shed, hardstanding platform and implement storage, together with a dwelling that was recorded as having been destroyed by fire.

These improvements provide supporting storage and operational infrastructure for the established citrus farming unit.

Building description - KROKODILSDRIFT - Portion 23 (Remainder) of the farm KROKODILSDRIFT no. 25 JS	Area in m²
Utility Shed	230
Hardstanding Platform - New	500
Implement Storage	400
Total	1 130



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CLIMATE, SOILS & TOPOGRAPHY

The Krokodilsdrift property is situated within the broader Loskop / Marble Hall agricultural region of Limpopo, an established summer-rainfall area characterised by hot summers, dry winters and relatively infrequent frost. Average annual rainfall in the broader region is recorded at approximately 500–700 mm.

The terrain is generally almost level to gently undulating, with localised moderately sloped areas. This topography is well suited to orchard development, irrigation infrastructure and commercial agricultural activities.

The broader area includes predominantly well-drained Hutton and Clovelly soils, with shallower Glenrosa soils occurring in places. Together with the local climate and established irrigation infrastructure, these conditions support the property's continued use for intensive citrus production.



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±62.5800 HA



Key Property Highlights

±62.5800 HA Established Irrigated Citrus Farming Unit

A focused commercial agricultural property situated in the Marble Hall / Groblersdal farming region, developed primarily for irrigated citrus production.

Established Citrus Production

Approximately 48.10 ha is recorded under citrus orchards, comprising Nadorcott and Midnight cultivars.

Dedicated Water & Irrigation Infrastructure

Supported by a recorded Hereford irrigation allocation of approximately 192,500 m³, together with established irrigation infrastructure serving the citrus orchards.

Practical Operational Improvements

Supporting infrastructure includes a ±230 m² utility shed, ±500 m² hardstanding platform and ±400 m² implement storage area.

Focused Agricultural Land Use

The property combines established citrus orchards with supporting agricultural land, providing a compact and operationally focused commercial citrus farming unit.



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ABOUT MARBLE HALL DISTRICT

The farming enterprise is situated in the Marble Hall district of Limpopo, within the productive Loskop / Olifants River Valley agricultural region. The area is well known for intensive irrigated farming and permanent fruit production, with commercial agriculture forming a major part of the surrounding landscape.

The region experiences a summer-rainfall climate, with average annual rainfall of approximately 500–700 mm. Summers are generally hot, winters are dry, and frost is relatively infrequent. These conditions, together with established irrigation infrastructure, are favourable for intensive citrus production.

The broader area includes predominantly well-drained Hutton and Clovelly soils, with generally level to gently undulating terrain. These soil and topographical characteristics support cultivation, orchards and other intensive agricultural activities.

Agricultural production in the wider Olifants River Valley includes citrus, table grapes, maize, lucerne, wheat, vegetables, sunflower and groundnuts, supported by established irrigation schemes and access to reliable water sources.



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PARK VILLAGE AUCTIONS

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Investment Highlights



±62.5800ha Established Irrigated Citrus Farming Unit

A compact commercial farming unit developed for intensive citrus production and supported by established irrigation and operational infrastructure.



Situated in a Prime Irrigated Agricultural Region

Located in the Marble Hall / Groblersdal agricultural region within the broader Loskop / Olifants River Valley, an area well known for irrigated citrus and other commercial agricultural production.



Established Permanent Citrus & Irrigation Infrastructure

The farming unit includes approximately 48.10 ha of established citrus orchards, comprising Nadorcott and Midnight cultivars, supported by a recorded Hereford irrigation allocation of approximately 192,500 m³ and existing irrigation infrastructure.



Focused Agricultural Land Use

The property further includes approximately 14.48 ha of balance land supporting the citrus operation and associated farming activities.



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Rem. of Ptn 23 of the Farm Krokodilsdrift 25 JS

Limpopo · Generated 10 Sept 2026



EXTENT

62,8 ha

PERIMETER

3,95 km

SIDES

27

TYPE

Farm portions

OPEN & DIRECTIONS

[View on the live map](#)

[Get directions](#)

Coordinates **-25.109369, 29.404875**

Live map app.propmap.co.za/p/T0JS00000000002500023~portion



Scan to open
the live map

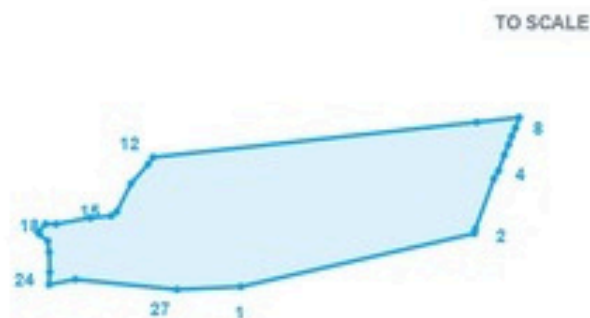
Property details

Legal description	Remaining Extent of Portion 23 of the Farm Krokodilsdrift 25, Registration Division J.S., Province of Limpopo
SG code (LPI)	T0JS00000000002500023
26-digit key	L472T0JS000000000025000231
Parcel type	Farm portions
Farm name	Krokodilsdrift 25 Js
Portion	23
Extent	62,8 ha
Perimeter	3,95 km
Longest side	1,14 km
Sides	27
Admin region	JS
Province	Limpopo
Municipal ward	Ward 14 · Elias Motsoaledi
Legal status	S
SG data updated	2018-07-13
Coordinates	-25.109369, 29.404875

Boundary & dimensions

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

1-2	835 m	2-3	17 m
3-4	186 m	4-5	32 m
5-6	60 m	6-7	38 m
7-8	32 m	8-9	31 m
9-10	40 m	10-11	149 m
11-12	1,14 km	12-13	31 m
13-14	89 m	14-15	110 m
15-16	24 m	16-17	73 m
17-18	122 m	18-19	38 m
19-20	37 m	20-21	8 m
21-22	39 m	22-23	39 m
23-24	70 m	24-25	44 m
25-26	94 m	26-27	356 m
27-1	224 m		



Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north



View from the south

GOOSEN & HATTINGH ATTORNEYS
DE JURE BUILDING
GOVERNMENT SQUARE
DOCEX 3
P O BOX 330
MARBLE HALL
0450

SEELREG
STAMP DUTY R
FOOI
FEEES R 1 900,00

Prepared by me

CONVEYANCER
PETRUS JACOBUS HATTINGH

VERBIND MORTGAGED	
VIR. FOR R 5 000 000,00	
B 15 56029	
18 11 15	
REGISTRATEUR/REGISTRAR	
BC17 15506	
GEKANSSEER CANCELLED	
REGISTRATEUR/REGISTRAR	
03 MAR 2017	

DEED OF TRANSFER T 000099732 #2015

BE IT HEREBY MADE KNOWN THAT

YOLANDA VIVIERS

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said
Apparar being duly authorised thereto by a Power of Attorney signed at
MARBLE HALL on 16 SEPTEMBER 2015 and granted to him/her by

The Trustees for the time being of
ABIE NELL TRUST
Registration Number IT5830/1994

VIR VERDERE ENDOSSERENTE SIEN	P. 4
FOR FURTHER ENDORS	

And the Appearer declared that the said **ABIE NELL TRUST** had truly and legally sold on **4 August 2015** and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

SLG EMPOWERMENT PROPRIETARY LIMITED
Registration Number 2015/173599/07

its Successors in Title or assigns, in full and free property

**REMAINING EXTENT OF PORTION 23 (A PORTION OF
PORTION 5) OF THE FARM KROKODILSDRIFT 25,
REGISTRATION DIVISION J. S. LIMPOPO PROVINCE;**

**MEASURING : 76,5017 (SEVENTY SIX COMMA FIVE ZERO
ONE SEVEN) Hectares**

**FIRST TRANSFERRED BY DEED OF TRANSFER T6510/1972 WITH
DIAGRAM L.G. No. A 8978/1970 ATTACHED THERETO AND HELD BY
DEED OF TRANSFER T4120/2007**

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

"Kragtens Notariële Akte K573/1979-S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte."

SUBJECT to the conditions therein contained

WHEREFORE the Appearer, renouncing all right and title which the said **ABIE NELL TRUST** Registration Number IT5830/1994 heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

SLG EMPOWERMENT PROPRIETARY LIMITED
Registration Number 2015/173599/07

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R6 625 000,00 (SIX MILLION SIX HUNDRED AND TWENTY FIVE THOUSAND RAND)**

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS. at PRETORIA on

18 11 15

In my presence

REGISTRAR OF DEEDS

q.q.

P H
T 99732/15

See Bond for release WdP

VERBOD		MORTGAGED	
VIR FOR R 70 000 000 00			
B 8313/2017		~~REGISTRAR/REGISTRAR~~	
03 MAR 2017			

BC
ONTHEF RELEASED
REGISTRAR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 2

Page 5

Annexure to T 99732/005

Kragtens Notariële Akte gedateer
By Notarial Deed No. K 40617 S dated 7 august 2017
is die hierinvermelde eiendom geregtig aan
the within-mentioned property is SUBJECT to

1 'n kanaalsenwituut 850 meter wyd, die westelike-noordelike en noord-westelike grens
waarvan aangedui word deur die lyn B C D E F G H J K L M N p
op kaart LG NO 1051/2009 hierby aangeheg

2 'n senwituut van reg weg, 650 meter wyd, die Oostelike-suidelike-, en suid-Oostelike
grens waarvan aangedui word deur die lyn a B C D E F G H J K L M N p op kaart LG
NO 1051/2009 HIERBY AANGEHEG;

IN FAVOUR OF HEREFORD BESPROEINGSRAAD

soos meer volledig sal blyk uit gemelde Notariële Akte waarvan
as will more fully appear on reference to the said Notarial Deed.
'n afskrif hieraan geheg is
a copy whereof is hereunto annexed.

2017-12-20
Datum/Date

REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY 6
FOR ENDORSEMENTS SEE PAGE 6

T 99732/2015

Page 6

Ptn 63 (A Ptn OF Ptn 23) = 13,9251 H

PORTER ~~AM~~ TRANSFERRED	
ABIG NOLL TRUST	
T 9083/2017	
2017-12-20	

(2)

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 7

Page 7
Annexure to T 99732/2015

Kragtens Notariële Akte By Notarial Deed No. K 407/2019	gedateer s dated 7 august 2017
is die hierinvermelde eiendom geregtig aan the within-mentioned property is ENTITLED to	
A SERVITUDE OF VEHICULAR AND PEDESTRIAN RIGHT OF WAY	
OVER PORTION 64 OF THE FARM KROKODILSDRIFT 25, J S=44,1580 HECTARES	
soos meer volledig sal blyk uit gemelde Notariële Akte waarvan as will more fully appear on reference to the said Notarial Deed. 'n afskrif hieraan geheg is a copy whereof is hereunto annexed.	
2017-12-20	
Datum/Date	REGISTRATEUR/REGISTRAR

VERBOD	GED
VIR FOR R	
3	
	REGISTRAR

Vir proceedure

VERBIND	MORTGAGED
VIR FOR R	20 000 000,00
B000002774/2018	
01-10-2018	REGISTRATEUR/REGISTRAR

W. P.



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End — **THANK YOU**

Thank you for considering this ±62.5800 ha established irrigated citrus farming unit in the Marble Hall / Groblersdal agricultural region.

We trust that this information pack has provided a comprehensive overview of the property's agricultural profile, established citrus orchards, supporting improvements and position within the broader Loskop / Olifants River Valley agricultural region.

Should you require any additional information or documentation, or wish to arrange a viewing, 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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