INVITATION TO SUBMIT OFFERS

PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

BUYERS INFORMATION PACK

MARBLE HALL / GROBLERSDAL DISTRICT

±814.2789 ha Established Irrigated Citrus & Table Grape Farming Enterprise

MOVABLE ASSETS EXCLUDED IN THE SALE

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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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SLG001

FARM DESCRIPTION

±573.1353 HA Established Irrigated Citrus & Table Grape Farming Enterprise

Farms Included

1. Portion 10 of the Farm Goedehoop No. 749, Registration Division KS
   Extent: **85.6532 ha**
2. Remainder of the Farm Ronddavel No. 1002, Registration Division JS
   Extent: **154.3885 ha**
3. Remainder of Portion 3 of the Farm Ronddavel No. 22, Registration Division JS
   Extent: **214.6873 ha**
4. Portion 432 of the Farm Loskop Noord No. 12, Registration Division JS
   Extent: **54.9867 ha**
5. Remainder of Portion 417 of the Farm Loskop Noord No. 12, Registration Division JS
   Extent: **63.4196 ha**

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± 573.1353 HA

FARM OVERVIEW

An established irrigated agricultural enterprise situated in the Marble Hall district, forming part of the productive Olifants River Valley farming region. The property is developed for commercial citrus and table grape production and is supported by established irrigation infrastructure, water storage facilities and registered irrigation allocations.

The farming unit further includes natural grazing, game-fenced land and a range of supporting improvements such as residential accommodation, workshops, sheds and packhouse facilities. Its established crops, water infrastructure and agricultural improvements make it well suited to continued intensive fruit production.

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TABLE GRAPE VINEYARDS GOEDEHOOP OPERATION

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Block nr	Cultivar Name	Rootstock	Irrigation	Plant year	Replant planned	Net / No Net	Plant width	Total Ha
A1	Crimson	Ramsey	Drip	2017	No	Net	1.5	7.14
C3	Crimson	Paulsen	Drip	2008	No	Net	1.6x3	4.4
A2	Early Sweet	Paulsen	Drip	2016	No	Net	1.5	4.02
C1	Early Sweet	Paulsen	Drip	2016	No	Net	1.5	2.85
B1	Early Sweet	Ramsey	Drip	2011	No	Net	1.6x3	2.55
D2	Flame	Ramsey	Drip	2007	No	Net	1.6x3	6.32
B2	Prime	Ramsey	Drip	2025	No	Net	1.6x3	4.75
D1	Prime	Ramsey	Drip	2002	No	Net	1.6x3	7.26
H1	Prime	Ramsey	Drip	2018	No	Net	1.5x3.5	12
F1	Sable	Ramsey	Drip	2017	No	Net	1.5x3.5	10.57
B3	Starlight	Ramsey	Drip	2010	No	Net	1.6x3	3.81
G2	Sweet Globe	Ramsey	Drip	2017	No	Net	1.5x3.5	8.89
E1	Red Globe	Paulsen	Drip	2022	No	Net	1.5x3.5	5.18
E2	Early Sweet	Paulsen	Drip	2022	No	Net	1.5x3.5	4.69
C2	Tawny	Paulsen	Drip	2014	No	Net	1.6x3	3.82
							Total Hectare Table Grapes planted	**88.25**

CITRUS ORCHARDS GOEDEHOOP OPERATION

PARK VILLAGE AUCTIONS
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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
D17144	SL12	Lemons	Genoa	Carizzo	Drip	6 993	555	2013	No	No Net	6X3	12.6
D7500	SL13	Lemons	Eureka	gle, X639, Ca	Drip	11 711	555	2014	No	Net	6X3	21.1
D17144	N151	Laat Navels	Witkrans	Swingle	Drip	8 325	555	2014	No	No Net	6X3	15
D7500	N152	Laat Navels	Witkrans	Swingle	Drip	1 665	555	2014	No	No Net	6X3	3
D17144	V7	Valencias	Midknight	Carizzo	Drip	6 105	555	2018	No	No Net	6X3	11
D17143	S12	Mandarins	Orri	C35	Drip	6 105	555	2018	No	Net	6X3	11
D17143	S13.1	Mandarins	Nadorcott LS	Carizzo	Drip	4 873	555	2018	No	Net	6X3	8.78
D17143	S13.2	Mandarins	Nadorcott LS	Carizzo	Drip	2 436	555	2018	No	Net	6X3	4.39
D17143	S13.3	Mandarins	Nadorcott LS	Carizzo	Drip	4 618	555	2018	No	Net	6X3	8.32
D17143	S13.4	Mandarins	Nadorcott LS	Carizzo	Drip	4 645	555	2018	No	Net	6X3	8.37
D17143	S13.5	Mandarins	Nadorcott LS	Carizzo	Drip	1 543	555	2018	No	Net	6X3	2.78
D17146	S14	To be Grafted	To be Grafted	Carizzo	Drip	11 655	555	2018	Yes	Net	6X3	21
											Total Hectare Citrus planted	**127.34**

PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

± 573.1353 HA

AGRICULTURAL PROFILE & LAND USE

The **±573.1353 HA** farming unit is developed as a diversified irrigated agricultural enterprise with a strong focus on commercial citrus and table grape production, complemented by irrigable land, natural grazing and game-fenced areas.

The available land-use information reflects approximately:

- **±127.34 ha citrus orchards, including mandarins, lemons and navels, with portions established under protective netting.**
- **±88.25 ha table grape vineyards, with the vineyards recorded under netting.**
- **±15.00 ha additional irrigable land offering further agricultural potential.**
- **±300.00 ha game-fenced natural grazing.**
- **±42 ha balance of land, comprising roads, infrastructure, yards and other supporting areas.**

The citrus schedule lists Nadorcott LS, Orri, Midknight, Eureka, Genoa and Witkrans. The table grape schedule lists Crimson, Early Sweet, Flame, Prime, Sable, Starlight, Sweet Globe, Red Globe and Tawny.

Together, the established fruit blocks, additional irrigable land and grazing provide a diversified farming unit suited to continued commercial production.

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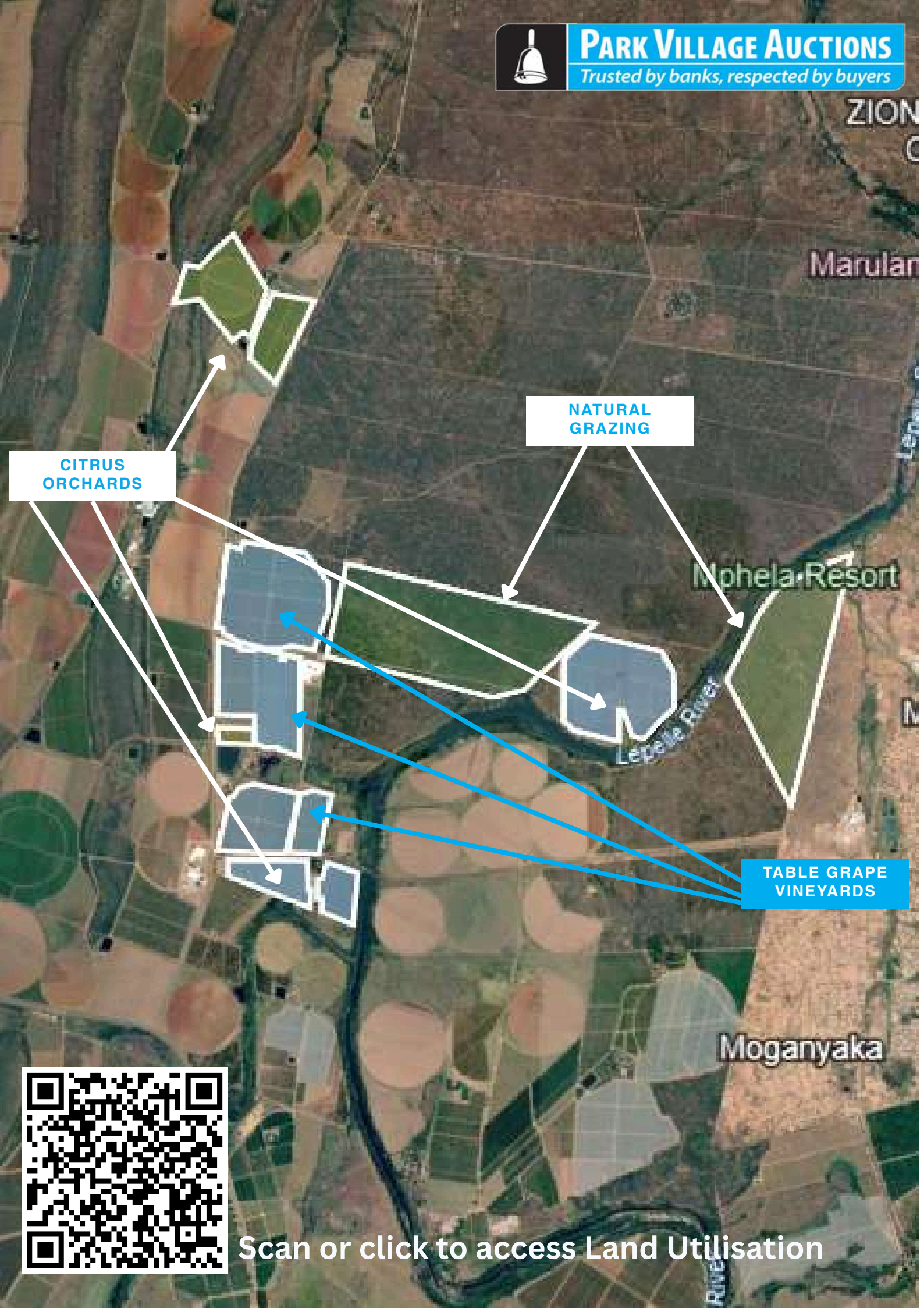
PARK VILLAGE AUCTIONS
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ZION
Marulan
NATURAL GRAZING
CITRUS ORCHARDS
Mphela Resort
Lepelle River
TABLE GRAPE VINEYARDS
Moganyaka
Scan or click to access Land Utilisation

PARK VILLAGE AUCTIONS
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± 573.1353 HA

AGRICULTURAL PROFILE & LAND USE

The ±573.1353 ha Goede Hoop farming unit is developed as an irrigated agricultural enterprise focused on commercial citrus and table grape production. The supplied block schedules record 127.34 ha of citrus and 88.25 ha of table grapes.

The citrus blocks include Genoa and Eureka lemons, Witkrans navels, Midknight Valencias, Orri mandarins and Nadorcott LS mandarins. A 21.00 ha citrus block is recorded as “to be grafted.” Selected citrus blocks are recorded under netting.

The table grape vineyards are recorded under netting and include Crimson, Early Sweet, Flame, Prime, Sable, Starlight, Sweet Globe, Red Globe and Tawny. Together, the scheduled citrus and table grape blocks account for 215.59 ha of the farming unit.

The combination of established permanent crops, available irrigable land, natural grazing and game-fenced areas provides a diversified agricultural profile, while the existing farming infrastructure supports continued intensive fruit production and further agricultural development.

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PARK VILLAGE AUCTIONS
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± 573.1353 HA

WATER & IRRIGATION

The farming enterprise is supported by an established irrigation network drawing from a combination of the Olifants River, irrigation canals, storage dams and boreholes, with registered irrigation allocations linked to the various farm portions. The available information records a combined irrigation allocation of approximately 1,945,020 m³ across the broader operation.

For the Goedehoop grouping specifically, recorded water allocations include:

- Olifants River allocation – **Portion 10 Goedehoop 749: ±211,750 m³**
- Loskop irrigation allocation – **Portion 432 Loskop Noord 12: ±197,890 m³**
- Loskop irrigation allocation – **Farm Ronddavel 1002: ±197,890 m³**
- Loskop irrigation allocation – **Portion 417 Loskop Noord 12: ±197,890 m³**
- Olifants River allocation – **Portion 417 Loskop Noord 12: ±46,200 m³**

The irrigation system supports the established citrus orchards and table grape vineyards through permanent irrigation infrastructure, with water storage dams forming an integral part of the farming operation. The available information further notes that the pumps and mother lines were recorded as being in acceptable working condition at the time of inspection.

The combination of river water, irrigation-scheme allocations, storage capacity and established distribution infrastructure provides a strong water platform for the continued operation of the permanent crops and the broader agricultural enterprise.

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PARK VILLAGE AUCTIONS
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OLIFANTSRIVIER BESPROEIINGSRAAD

Posbus 3
Marble Hall
0450
Tel : 013 2626600
Faks : 013 2626602
jaco@mooirivier.co.za

23 April 2014

Aan wie dit mag aangaan

IS : Inlysting vir Ged 10 van Ged 1 van die Plaas Goedehoop 749 KS

Hiermee word bevestig dat bogenoemde eiendom die volgende inlysting het onder die Olifantsrivier Besproeiingsraad:

1.	Gedeelte 10 van Ged 1 van Goedehoop 749 KS	27.5ha
	Totaal	**27.5ha**

Burger
Onder Voorsitter
Olifantsrivier besproeiingsraad

PARK VILLAGE AUCTIONS
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Loskop
Besproeiingsraad
Irrigation Board

Privaatsak / Private Bag 8684
GROBLERSDAL 0470
Tel. 087 750 3820
Fax. Admin. 086 696 4130
Water 086 516 2768

INLYSTINGSERTIFIKAAT

Verwysing	:	LOSKOP BESPROEIINGSRAAD
Navrae	:	ANNEMARIE BEZUIDENHOUT
Perseel	:	G12, G13 EN G23
Eienaar	:	HEAVEN ON EARTH COMM FARMING (PTY) LTD POSBUS 514 VAAL MARINA 1945

Hiermee word gesertifiseer dat;

- Restant van die ged van gedeelte 0416 van die plaas LOSKOP NOORD, Registrasie Afdeling 12 JS, ingelys is vir **197 890m³** (G12) ?
- Gedeelte 417 van die plaas LOSKOP NOORD, Registrasie Afdeling 12 JS, ingelys is vir **197 890m³** (G13)
- Gedeelte 432 van die plaas LOSKOP NOORD, Registrasie Afdeling 12 JS, ingelys is vir **197 890m³** (G23)

593670

G12. — 410 000 m³ inlyting ??
Boorgat — Vermeulen
2x Carin.

N. UJDUR
WATERBEHEERBESTUURDER

07/03/2016

D

8 325 Eureka/GS.
3 615 Lisb/SW.
1 110 Gosoo Cura.

PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

± 573.1353 HA

BUILDINGS & IMPROVEMENTS

The Goedehoop farming unit includes a range of established agricultural and residential improvements supporting the day-to-day operation of the enterprise.

Recorded improvements include residential dwellings, staff accommodation, a lodge building, workshops, implement and pesticide sheds, utility structures and a substantial packhouse complex. The improvements are distributed across the operational farm portions and are supported by associated hardstanding and service areas.

The main operational improvements include:

- Multiple residential dwellings and ancillary accommodation
- Staff housing
- Lodge building
- Implement and pesticide sheds
- Workshops, including a newer workshop facility
- Utility and storage structures
- Packhouse and associated processing facilities
- Supporting hardstanding and operational yard areas

The improvements form an important part of the broader commercial farming operation and provide the necessary accommodation, storage, maintenance and processing infrastructure required for an established citrus and table grape enterprise.

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± 573.1353 HA

IMPROVEMENTS SUMMARY

Building description: GOEDEHOOP - Remainder of the farm RONDDAVEL no. 1002 JS	Area in m²
Lodge Building	522
Staff Housing	1633
Implement & pesticides sheds	285
Workshops	87
Workshop - New	2285
Packhouse Complex - new	5945

Building description - GOEDEHOOP - Portion 417 of the farm LOSKOP NOORD no. 12 JS	Area in m²
Dwelling 1	313
Dwelling 2	89
Dwelling 3	158
Flatlet	17

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± 573.1353 HA

PACKHOUSE & PROCESSING FACILITIES

The Goedehoop operation includes a substantial packhouse and processing component supporting the handling and preparation of table grape production.

The main packhouse complex is recorded at approximately 5,945 m², forming a significant operational facility within the farming enterprise. Supporting infrastructure includes a new workshop of approximately 2,280 m², an implement and pesticide shed of approximately 285 m², and a workshop of approximately 85 m².

Additional supporting facilities recorded within the broader operational area include pre-cooling capacity, off-loading areas, hardstanding platforms, utility sheds, secondary sheds and storage areas, all contributing to the efficient movement, handling and preparation of agricultural produce.

The packhouse infrastructure forms an important part of the commercial farming operation and supports the post-harvest handling requirements associated with established table grape production. Schoonbee landgoed is currently attending to the packaging of all citrus productions.

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± 573.1353 HA

KEY FARMING HIGHLIGHTS

±573.1353 ha Established Irrigated Farming Enterprise

A substantial commercial agricultural unit comprising five farm portions in the Marble Hall district.

Established Citrus & Table Grape Production

Approximately 127.34 ha citrus orchards and 88.25 ha table grape vineyards, with portions under protective netting.

Strong Water & Irrigation Infrastructure

Supported by the Olifants River, irrigation canals, storage dams and boreholes, with registered irrigation allocations linked to the farm portions.

Substantial Packhouse & Operational Infrastructure

Main packhouse complex of approximately 5,945 m², supported by workshops, sheds and associated handling facilities.

Diversified Land Use & Expansion Potential

Includes approximately 15 ha additional irrigable land and 300 ha game-fenced natural grazing, adding flexibility to the farming operation.

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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 the production of citrus and table grapes.

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, vineyards 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

±573.1353 ha Established Irrigated Citrus & Table Grape Farming Enterprise

A substantial commercial farming unit comprising five farm portions, developed for intensive citrus and table grape production and supported by established irrigation and operational infrastructure.

Situated in a Prime Irrigated Agricultural Region

Located in the Marble Hall district within the productive Loskop / Olifants River Valley, an area well known for commercial citrus, table grape and irrigated crop production.

Established Permanent Crops & Irrigation Infrastructure

The farming unit includes approximately 127.34 ha citrus orchards and 88.25 ha table grape vineyards, supported by irrigation water from the Olifants River, irrigation canals, storage dams and boreholes.

Diversified Agricultural Land Use

The property further incorporates approximately 15.00 ha additional irrigable land, 300.00 ha game-fenced natural grazing and approximately 42.04 ha balance land comprising roads, yards, infrastructure and supporting areas.

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Property Report — 5 properties

Combined extent 569,93 ha · Generated 09 Sept 2026

PROPERTIES	COMBINED EXTENT	PROVINCES	REPORT DATE
5	569,93 ha	1	09 Sept 2026

OPEN & DIRECTIONS

View selection on map

Get directions

Coordinates **-24.968657, 29.367535**

Live map app.propmap.co.za/p/T0JS000000000074900010~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 **Ptn 10 of the Farm Mapochsgronde 749 JS**	T0JS00000000074900010	94,1 ha	Mapochsgronde 749 Js	Limpopo
2 **The Farm Farm 1002**	T0JS00000000100200000	154,05 ha	Farm 1002	Limpopo
3 **Rem. of Ptn 3 of the Farm Ronddavel 22 JS**	T0JS00000000002200003	207,04 ha	Ronddavel 22 Js	Limpopo
4 **Ptn 432 of the Farm Loskop Noord 12 JS**	T0JS00000000001200432	55,09 ha	Loskop Noord 12 Js	Limpopo
5 **Rem. of Ptn 417 of the Farm Loskop Noord 12 JS**	T0JS00000000001200417	59,64 ha	Loskop Noord 12 Js	Limpopo

Total: 5 properties - 569,93 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.

KLAGSBRUN EDELSTEIN BOSMAN DE VRIES INC
220 Lange Street
Nieuw Muckleneuk
Pretoria
0001

Prepared by me

CONVEYANCER
GORDON ALEXANDER LEITH

194

SEELREG
STAMP DUTY
F001 FEES R 4 400.00

DEED OF TRANSFER

T 000015397 2017

BE IT HEREBY MADE KNOWN THAT

~~**PRAVESHNEE MORGAN**~~ GORDON ALEXANDER LEITH

appeared before me, REGISTRAR OF DEEDS at PRETORIA, she the said Appearer being duly authorised thereto by a Power of Attorney signed at **PRETORIA** on **3 NOVEMBER 2016** and granted to him by

HEAVEN ON EARTH COMMERCIAL FARMING PROPRIETARY LIMITED, (IN BUSINESS RESCUE) Registration Number 2011/132408/07

FOR FURTHER ENDORSMENT SEE PAGE 16.

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And the Appearer declared that her said principal had truly and legally sold on **22 September 2016** and that she, the said Appearer, in 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

1. **PORTION 10 (A PORTION OF PORTION 1) OF THE FARM GOEDEHOOP 749, REGISTRATION DIVISION K.S., LIMPOPO PROVINCE**

   MEASURING 85,6532 (EIGHTY FIVE COMMA SIX FIVE THREE TWO) Hectares

   FIRST TRANSFERRED by Deed of Partition Transfer T7650/1960 with diagram attached thereto and held by Deed of Transfer Number T97860/2012.

   SUBJECT to the following conditions:

   A. GEREGTIG tot 'n serwituut van Reg van Oorpad, 9,45 meter wyd oor Resterende Gedeelte 1 van voormelde plaas, groot as sodanige 275,4721 hektaar gehou kragtens Aktes van Transport T25561/1945, T7026/1947 en T28721/1951 soos nader sal blyk uit figuur c C E e op Kaart A5757/1952 geheg aan Akte van Transport T7650/1960 gedateer 23 Maart 1960.

   B. Kragtens Notariële Akte van Serwituut gedateer 15/04/2005, K2172/2005S is die binnegemelde eiendom onderhewig aan 'n ewigdurende serwituut van elektriese kraggeleiding oor die eiendom verleen wesenlik langs die roete waarop ooreengekom is, onderworpe aan enige bestaande serwituut of ander saaklike reg om elektrisiteit oor die eiendom te gelei deur middel van 'n enkele bogrondse kraglyn bestaande uit geleiers op pale of strukture met sodanige struktuur ondersteunings meganisme as wat nodig of gerieflik mag wees (hierinlater tesame met die beperkings gebied verwys na in 3.1, verwys

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na as die "Serwituut Area") soos meer volledig sal blyk uit Notariele akte van Serwituut."

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

2. **PORTION 432 OF FARM LOSKOP NOORD 12**
REGISTRATION DIVISION J.S., LIMPOPO PROVINCE

MEASURING 54,9867 (FIFTY FOUR COMMA NINE EIGHT SIX SEVEN) Hectares

FIRST registered by Deed of Grant Number T506/1964 with diagram annexed thereto and held by Deed of Transfer T97860/2012.

SUBJECT to the following conditions:

(a) "Die regte van die Staatspresident soos in artikel twee-en-vyftig van die Nedersettingswet 1956, soos gewysig, bepaal wat betrekking het op die oprigting van sekere werke.

(b) Die voorwaarde dat die hierby getransporteerde grond onderworpe is aan ewigdurende serwitute van waterleiding en/of dreinering, soos omskryf in artikel 139, met insluiting van die regte bepaal in artikels 141(3) en 142 (1)(a), (b) en (c) van die Waterwet Nr 54 van 1956, soos gewysig, ten aansien van enige bestaande kanale en afvoerslote gebou onder die Loskop Staatswaterskema, ten gunste van die Republiek van Suid-Afrika en is verder onderpe aan die reg van die Minister of ander bevoegde gesag om enige verandering of vervanging te maak in die konstruksie of roete van die gesegde kanale en afvoerslote en om addisionale kanale en/of afvoerslote te bou. Die Staat sal onder geen omstandighede aanspreeklik wees vir enige skade of verlies wat deur die eienaars gely mag word oor of op die gedeeltes wat aan die gesegde serwitute onderworpe is nie.

(c) (i) Die voorwaarde dat die Minister van Landbou of ander bevoegde gesag by wie die verpligting vir die onderhoud van die verdelingsvore en afleivore hierna mag berus het die reg om damme, reservoirs, geleidings, watervore, geute, pypleidings en afleivore op die hierby getransporteerde grond aan te lê vir die toevoer van water na, of die afvoer van water van ander hoewes, of Staats- of privaatgronde, of vir publieke of ander doeleindes en om die nodige paaie langs sulke vore of afleivore te maak. Die behoorlik-

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gemagtigde amptenare van die Staat of ander gemagtigde persone het te alle tye langs die genoemde paaie vrye deurgang oor die hierby getransporteerde grond vir die doel om sluise te reel en om, ingeval van belemmering van stroom die vore of afleivore te ondersoek, skoon te maak en te herstel.

(ii) Die voorwaarde dat die Minister van Landbou of ander bevoegde gesag altyd die reg om sugslote en dreineringsvore oor die hierby getransporteerde grond aan te lê, en om materiaal daarvan te neem, benodig vir herstel of onderhoud van die sugslote en dreineringsvore. Die skoonmaak, instandhou en herstel van die gesegde sugslote en dreineringsvore moet deur die eienaar gesamentlik en afsonderlik met ander eienaars en/of huurders van hoewes binne die Loskop- nedersetting onderneem word.

(d) Die voorwaarde dat die Staat, Waterraad of ander bevoegde liggaam geen aanspreeklikheid aanvaar vir enige verlies wat die eienaar van die hierby getransporteerde grond mag ly as gevolg van waterskaarste en enige beperking van water of enige misoeste as 'n gevolg daarvan, of enige skade wat deur oorstroming, deursyfering of enige oorloop van water veroorsaak is nie, en die eienaar het geen eis teen die Staat, Waterraad of ander bevoegde liggaam vir enige vergoeding te aansien daarvan nie.

(e) Die voorwaarde dat 'n reg van weg ten gunste van die huurders en/of eienaars van aangrensende of naburige hoewes op die Loskopnedersetting in 'n geskikte rigting na die naaste publieke pad moet te alle tye oor die hierby getransporteerde grond toegestaan moet word, mits sodanige reg- van-weg volgens die menining van die Minister van Landbou nodig is. Die hierby getransporteerde grond is geregtig op 'n derglike reg-van-weg oor die ander hoewes op die nedersetting. Ingeval van 'n geskil aangaande die rigting van sodanige reg-van-weg, sal die beslissing van die Minister finaal en bindend op alle patye wees.

(f) Die voorwaarde dat die eienaar van die hierby getransporteerde grond sodanige aantal en soort lewende hawe, wat bona fide eiendom is, soos die Minister van Landbou of ander bevoegde gesag mag voorskryf, mag laat wei op sodanige stukke Staatsgrond op die Loskopnedersetting, as wat die Minister van Landbou of ander bevoegde gesag na goeddunke en behoudens sodanige voorwaardes as wat hy mag bepaal, as 'n gemeenskaplike weiveld van tyd tot tyd mag uithou, en die eienaar sal nie geregtig wees om te eis dat enige weiveld vir die weiding van sy vee beskikbaar gestel word nie, ingeval

genoemde gemeenskaplike weiveld of enige gedeelte daarvan te enige tyd deur die Minister van Landbou teruggetrek word.

(g) Die voorwaarde dat die eienaar van die hierby getransporteerde grond tesame met ander huurders of eienaars verantwoordelik is vir die instandhouding en onderhoud van alle grens- en ander heinings op die gemelde weiveld, en vir die uitroeiing van skadelike onkruid, skadelike diere, asook van miere daarop, en moet sodanige stappe doen soos deur die Minister van Landbou of ander bevoegde gesag nodig geag mag word in verband daarmee en in verband met die gebruik van die gemeenskaplike weiveld en enige ander sake van algemene belang.

(h) Die voorwaarde dat die eienaar van die hierby getransporteerde grond tesame met ander eienaars en/of huurders van hoewes op die Loskop-nedersetting, sodanige stappe moet doen as wat nodig mag wees vir die instelling van 'n Beheerkomitee ooreenkomstig die bepalings van Artikel 78(1)(d) van die Nedersettingswet, 1956, soos gewysig, en hom moet onderwerp aan sodadige reëls as wat met die toestemming van die Minister van Landbou deur genoemde Komitee van tyd tot tyd uitgevaardig mag word."

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

3. REMAINING EXTENT OF PORTION 3 (A PORTION OF PORTION 1) OF THE FARM RONDDAVEL 22 , REGISTRATION DIVISION J.S., LIMPOPO PROVINCE

MEASURING 214,6873 (TWO HUNDRED AND FOURTEEN COMMA SIX EIGHT SEVEN THREE) Hectares

FIRST TRANSFERRED by Deed of Partition Transfer Number T3836/1983 with Diagram annexed thereto and held by Deed of Transfer Number T97860/2012

SUBJECT to the following conditions:

A. "Die eiendom hierby getransporteer is onderhewig aan ewigdurende Serwituut van Waterleiding ten gunste van die Regering van die Republiek

van Suid Afrika soos meer ten volle sal blyk uit Notariële Akte Nommer 261/1942S."

B. By virtue of Notarial Deed of Servitude dated 27/08/2004, K2171/2005S the within mentioned property is subject to:

(i) A perpetual servitude of electric power transmission across the property substantially within the servitude area subject to any existing servitude of other real right, to convey electricity across the property by means of overhead power line/s consisting of conductors mounted on poles or structures with such structures supporting mechanisms as may be necessary or convenient and;

(ii) A Perpetual servitude for telecommunication and other related purposes over the property substantially within the servitude area referred to in (i) above, by means of conductors, cables and/or appliances mounted on the poles and/or structures with such structure supporting mechanisms as may be necessary or convenient.

AS will more fully appear from the said Notarial Deed of Servitude.

C. "Die eiendom hiermee getransporteer is onderhewig aan 'n ewigdurende serwituut van reg van weg en waterleiding, 10(tien) meter wyd ten gunste van die Resterende Gedeelte van Gedeelte 7 ('n Gedeelte van Gedeelte 3) van die plaas Ronddavel 22, Registrasie Afdeling J.S., Limpopo Provinsie, groot 113,1044 (Eenhonderd en Dertien komma Een Nul Vier Vier) hektaar, die middellyn van welke serwituut aangedui word deur die lyn A B C d op Kaart LG Nommer 488/2009 hierby aangeheg."

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

4. THE FARM RONDDAVEL 1002
REGISTRATION DIVISION J.S., LIMPOPO PROVINCE

MEASURING 154,3885 (ONE HUNDRED AND FIFTY FOUR COMMA THREE EIGHT EIGHT FIVE) Hectares

FIRST REGISTERED by Certificate of Consolidated Title Number

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T97859/2012 with Diagram SG Number 487/2009 annexed and held by Deed of Transfer Number T97860/2012

SUBJECT to the following conditions:

A. "Die voormalige Gedeelte 3 ('n Gedeelte van Gedeelte 1) van die plaas RONDDAVEL 22, Registrasie Afdeling J.S., Limpopo Provinsie, (waarvan daardie gedeelte aangedui deur die figuur A B C D E F G U A op kaart LG Nommer 487/2009 aangeheg by Sertifikaat van Verenigde Titel T97859/2012 'n gedeelte vorm), is onderhewig aan die volgende voorwaardes:

1. Die eiendom hierby getransporteer is onderhewig aan ewigdurende Serwituut van Waterleiding ten gunste van die Regering van die Republiek van Suid-Afrika soos meer ten volle sal blyk uit Notariële Akte Nr. 261/1942S.

2. "By virtue of Notarial Deed of Servitude dated 27/08/2004, K.2171/2005 S the within mentioned property is subject to;

   (i) A perpetual servitude of electric power transmission across the property substantially within the servitude area subject to any existing servitude or other real right, to convey electricity across the property by means of overhead power line/s consisting of conductors mounted on poles or structures with such structure supporting mechanisms as may be necessary or convenient and:

   (ii) A perpetual servitude for telecommunication and other related purposes over the property substantially within the servitude area referred to in (i) above, by means of conductors, cables and/or appliances mounted on the poles and/or structures with such structure supporting mechanisms as may be necessary or convenient.

   As will more fully appear from the said Notarial Deed of Servitude.

B. Die voormalige Resterende Gedeelte van Gedeelte 416 van die plaas LOSKOP NOORD 12, Registrasie Afdeling J.S. Limpopo Provinsie, waarvan daardie gedeelte aangedui deur die figuur T H J K L M N P Q R S T op Kaart LG Nommer 487/2009 aangeheg by Sertifikaat van Verenigde Titel T97859/2012 'n gedeelte vorm, is onderhewig aan die volgende voorwaardes:

   (a) Die regte van die Staatspresident soos in artikel twee en vyftig van 1956, soos gewysig, bepaal betreffende sekere werke op die grond.

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(b) Die voorwaarde dat die hierby getransporteerde grond onderworpe is aan ewigdurende serwitute van waterleiding en/of dreinering, soos omskryf in artikel 139 met insluiting van die regte bepaal in artikels 139 met insluitung van die regte bepaal in artikels 141(3) en 141(a), (b) en (c) van die Waterwet No, 54 van 1956, soos gewysig, ten aansien van enige bestaande kanale en afvoerslote gehou onder die Staatswaterskema, ten gunste van die Republiek van Suid-Afrika en is verder onderworpe aan die reg van die Minister of ander bevoegde gesag om enige verandering of vervanging te maak in die konstruksie of roete van die gesegde kanale en afvoerslote en om addisionele kanale en/of afvoerslote te bou. Die Staat sal onder geen omstandighede aanspreeklik wees vir enige skade of verlies wat deur die eienaars gely mag word oor of op die gedeeltes wat aan die gesegde serwitute onderworpe is nie.

(c) (i) Die voorwaarde dat die Minister van Landbou of ander bevoegde gesag by wie die verpligting vir die onderhoud van die verdelingsvore- en afleivore hierna mag berus, die reg hê om damme, reservoirs, geleidings, watervore, geute, pypleidings en afleivore op die hiermee getransporteerde grond aan te lê vir die toevoer van water na, of die afvoer van water van ander hoewes, of Staats-of privaatgrond, of vir publieke of ander doeleindes en om die nodige paaie langs sulke vore of afleivore te maak. Die behoorlik gemagtigde amptenare van die Staat of ander gemagtigde persone het te alle tye langs genoemde paaie vrye deurgang oor die hierby getransporteerde grond vir die doel om sluise te reël en om, ingeval van belemmering van stroom, die vore of afleivore te ondersoek, skoon te maak en te herstel.

(ii) Die voorwaarde dat die Minister van Landbou of ander bevoegde gesag altyd die reg het om sugslote en dreineringsvore oor die hierby getransporteerde grond aan te lê en om material daarvan te neem, benodig vir herstel of onderhoud van die sugslote en dreineringsvore. Die skoonmaak, instandhou en herstel van die gesegde sugslote en dreineringsvore moet deur die eienaar gesamentlik of afsonderlik met ander eienaars en/of huurders van hoewes binne die Loskopnedersetting onderneem word.

(d) Die voorwaarde dat die Staat, Waterraad en ander bevoegde liggaam geen aanspreeklikheid aanvaar vir enige verlies wat die eienaar van die hierby getransporteerde grond mag ly as gevolg van waterskaarste of enige beperking van water of enige misoeste as gevolg daarvan, of enige skade wat deur oorstroming, deursyfering of enige oorloop van water veroorsaak is.

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nie en die eienaar het geen eis teen die Staat, Waterraad of ander bevoegde liggaam vir enige vergoeding ten aansien daarvan.

(e) Die voorwaarde dat 'n reg van weg ten gunste van die huurders en/of eienaars van aangrensende of naburige hoewes op die Loskop nedersetting in 'n geskikte rigting na die naaste publieke pad te alle tye oor die hierby getransproteerde grond toegestaan moet word; mits sodanige reg van weg volgens die mening van die Minister van Landbou nodig is. Die hierby getransporteerde grond is geregtig op 'n dergelike reg van weg oor ander hoewes op die nedersetting. Ingeval van 'n geskil aangaande die reigting van sodanige reg van weg, sal die beslissing van die Minister finaal en bindend op alle partye wees.

(f) Die voorwaarde dat die eienaar van die hierby getransporteerde grond sodanige aantal en soort lewende hawe wat sy bona fide eiendom is, soos die Minister van Landbou of ander bevoegde gesag mag voorskryf ,mag laat wei op sodanige stukke Staatsgrond op die Loskop nedersetting, as wat die Minister van Landbou of ander bevoegde gesag na goeddunke en behoudens sodanige voorwaardes as wat hy mag bepaal as 'n gemeenskaplike weiveld van tyd tot tyd mag uithou, en die eienaar sal nie geregtig wees om te eis dat enige weiveld vir die weiding van sy vee beskikbaar gestel word nie, ingeval genoemde gemeenskaplike weiveld of enige gedeelte daarvan te enige tyd deur die Minister van Landbou, teruggetrek word.

(g) Die voorwaarde dat die eienaar van die hierby getransporteerde grond, tesame met ander huurders of eienaars verantwoordelik is vir die instandhouding en onderhoud van elke grens- en ander heinings op die gemelde weiveld, en vir die uitroeiing van skadelike onkruid, skadelike diere, asook miere daarop en moet sodanige stappe doen soos deur die Minister van Landbou of ander bevoegde gesag nodig geag word in verband daarmee en jn verband met die gebruik van die gemeenskaplike weiveld van enige ander sake van algemene belang.

(h) Die voorwaarde dat die eienaar van die hierby getransporteerde grond, tesame met ander eienaars en/of huurders van hoewes op die Loskopnedersetting sodanige stappe moet doen as wat nodig mag wees vir instelling van 'n Bebeerkomitee ooreenkomstig die bepalings van Artikel 78(1)(d) van die Nedersettingswet 1956, soos gewysig, en hom moet

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onderwerp aan sodanige reëls met die toestemming van die Minister van Landbou deur genoemde Komitee van tyd tot tyd uitgevaardig mag word.

C. ONDERHEWIG aan die volgende voorwaardes opgelê deur die Transportgewer:

(a) Die eiendom hiermee getransporteer is onderhewig aan 'n ewigdurende sertiwuut van reg van weg 10(tien) meter wyd ten gunste van Resterende Gedeelte van Gedeelte 7 ('n Gedeelte van Gedeelte 3) van die plaas Ronddavel 22, Registrasie Afdeling J.S., Limpopo Provinsie, groot 113,1044 (Eenhonderd en Dertien komma Een Nul Vier Vier) hektaar, die Suidelike grens van welke serwituut voorgestel word deur die lyn T V W X Y G op Kaart LG Nommer 487/2009 aangeheg by Sertifikaat van Verenigde Titel T97859/2012.

(b) Die eiendom hiermee getransporteer is onderhewig aan 'n ewigdurende serwituut van waterleiding 3(drie) meter wyd ten gunste van Resterende Gedeelte van Gedeelte 7 ('n Gedeelte van Gedeelte 3) van die plaas Ronddavel 22, Registrasie Afdeling J.S., Limpopo Provinsie, groot 113,1044 (Eenhonderd en Dertien komma Een Nul Vier Vier) hektaar,die middellyne van welke sertiwuut voorgestel word deur dielyne A B C D E F H H J K en L M N P Q R S op Kaart LG Nommer 522/2011 hierbyh aangeheg; en

(c) Die eiendom hiermee getransporteer is onderhewig aan 'n ewigdurende serwituut van waterleiding, groot 11,3570 (Elf komma Drie Vyf Sewe Nul) hektaar ten gunste van Resterende Gedeelte van Gedeelte 7 ('n Gedeelte van Gedeelte 3) van die plaas Ronddavel 22, Registrasie Afdeling J.S., Limpopo Provinsie, groot 113,1044 (Eenhonderd en Dertien komma Een Nul Vier Vier) hektaar, welke serwituutgebied voorgestel word deur die figuur T U V W X Y T op Kaart LG Nommer 522/2011 hierby aangeheg.

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

For Information Only

5. THE REMAINING EXTENT OF PORTION 417 OF FARM LOSKOP NOORD 12, REGISTRATION DIVISION J.S., LIMPOPO PROVINCE

MEASURING 63,4196 (SIXTY THREE COMMA FOUR ONE NINE SIX) Hectares

FIRST registered by Deed of Grant Number T 13/1971 with Diagram annexed thereto and held by Deed of Transfer Number T54215/2014

SUBJECT to the following conditions:

1. (a) "Die regte van die Staatspresident soos in artikel twee-en-vyftig van die Nedersettingswet, 1956 saamgelees met artikel 51(1) van die Wet op Landboukrediet 1966 bepaal, betreffende sekere werke op die eiendom;

(b) Die voorwaarde dat die hierby getransporteerde grond onderworpe is aan ewigdurende serwituut van waterleiding en/of dreinering, soos omskryf in artikel 139, met insluiting van die regte bepaal in artikels 141(3) en 142(1)(a), (b) en (c) van die Waterwet, 1956, soos gewysig, ten aansien van enige bestaande kanale en afvoerslote gebou onder hierdie Staatswaterskema ten gunste van die Republiek van Suid-Afrika en is verder onderworpe aan die reg van die Minister of ander bevoegde gesag om enige verandering of vervanging te maak in die konstruksie of roete van die gesegde kanale en afvoerslote en om addisionele kanale en/of afvoerslote te bou. Die Staat sal onder geen omstandighede aanspreeklik wees vir enige skade of verlies wat deur die eienaars gely mag word oor of op gedeeltes wat aan die gesegde serwitute onderworpe is nie;.

(c)(i) die voorwaarde dat die Minister van Landbou of ander bevoegde gesag by wie die verpligting vir die onderhoud van die verdelingsvore en afleivore hiena mag berus die reg het om damme, reservoirs, geleidings, watervore, geute, pypleidings en afleivore op die hierby getransporteerde grond aan te las vir die toevoer van water na, of die afvoer van water van ander hoewes, of afleivore te maak. Die behoorlik gemagtigde amptenare van die Staat of ander gemagtigde persone het te alle tye langs die genoemde paaie vrye deurgang oor die hierby getransporteerde grond vir die doel om sluise te reël en om, ingeval van belemmering van stroom die vore of afleivore te ondersoek, skoon te maak en te herstel.

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(ii) die voorwaarde dat die Minister van Landbou of ander gesag altyd die reg het om afleivore en dreineringsvore oor die hierby getransporteerde grond aan te lê en om materiaal daarvan te neem, benodig vir herstel of onderhoud van die leivore en dreineringsvore. Die skoonmaak, instandhou en herstel van die gesegde leivore en dreineringsvore moet deur die eienaar gesamentlik en afsonderlik met ander eienaars en/of huurders van hoewes binne die nedersetting onderneem word;

(d) Die voorwaarde dat die Staat, Waterraad of ander bevoegde liggaam geen aanspreeklikheid aanvaar vir enige verlies wat die eienaar van die hierby getransporteerde grond mag ly as gevolg van waterskaarste of enige beperking van water of enige misoeste as gevolg daarvan, of enige skade wat deur die oorstroming, deursypeling of enige oorloop van water veroorsaak is nie, en die eienaar het geen eis teen die Staat, Waterraad of ander bevoegde liggaam vir enige vergoeding ten aansien daarvan;

(e) Die voorwaarde dat 'n reg van weg ten gunste van die huurders en/of eienaars van aangrensende of naburige hoewes op die nedersetting in 'n geskikte rigting na die naaste publieke pad te alle tye oor diehierby getransporteerde grond toegstaan word, ten gunste van die eienaars, huurders of okkupeerders van die ander gedeeltes op die nedersetting, mits sodangie reg van weg volgens die mening van bevoegde gesag nodig is.

(f) Die voorwaarde dat die eienaar van die hierby getransporteerde grond sodanige aantal en sort lewendehawe, wat sy bona fide eiendom is, soos die Minister van Landbou of ander bevoegde gesag mag voorskryf, mag laat wei op sodanige stukke Staatsgrond op die nedersetting, as wat die Minister van Landbou of ander bevoegde gesag na goeddunke en behoudens sodanige voorwaardes as wat hy mag bepaal, as 'n gemeenskaplike weiveld van tyd tot tyd mag uithou, en die eienaar en sy opvolgers in titel sal nie geregtig wees om te eis dat enige weiveld vir die weiding van sy vee beskikbaar gestel word nie, ingeval genoemde gemeenskaplike weiveld of enige gedeelte daarvan te enige tyd deur die Minister van Landbou teruggetrek word;

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(g) Die voorwaarde dat die eienaar en sy opvolgers in titel van die hierby getransporteerde grond tesame met ander eienaars verantwoordelik is vir die instandhouding en onderhou van alle grens-en ander heidings op die gemelde weiveld en vir die uitroeiing van skadelike onkruid, skadelike diere, asook van miere daarop, en moet sodanige stappe doen soos deur die Minister van Landbou en in verband met die gebruik van die gemeenskaplike weiveld en endige ander sake van die bedoelede beheer uitgoeoefen word deur die Superintendent van die Nedersetting of 'n ander gemagtigde beampte.

(h) Die voorwaarde dat die eienaar en sy opvolgers van titel van die hierby getransproteerde grond tesame met die ander eienaars en/of huurders van hoewes op die nedersetting, hom moet onderwerp aan sodanige regulasies as wat met die toestemming van die Minster van Landbou deur 'n Beheerkomitee ingestel ooreenkomstig die bepalings van Artikel 78(1)(d) van die Nedersettingswet, 1956, saamgelees met Artikel 51(1) van die Wet op Landboukrediet, 1966 van tyd tot tyd uitgevaardig mag word;

(i) Die voorwaarde dat die eienaar, ingeval die hele of enige gedeelte van die hiermee getransporteerde grond gebruik word vir die weiding van vee van walter sort ookal, die grense daarvan asook die kante van alle besproeiingskanale, vore of afleivore wat daaroor gaan, moet omhein ooreenkomstig spesifikasies deur die Minster van landbou vasgestel.

2. Kragtens Notarieie Akte van serwituut K3353/2003S gedateer 10 Mei 2003 verleen die eienaar hiermee aan Eskom 'n ewigdurende reg tot 'n gebou en boomperking op 'n gedeelte van die binnegemelde eiendom soos meer volledig sal blyk uif gesegde Notariële Akte van Serwituut, met bykomende regte.

3. Kragtens Notariële Akte van serwituut K7690/2013S gedateer 29 Augustus 2013 is die binnegemelde eiendom onderhewig aan vloedlynserwituut ten gunste van Olifantsrivier Besproeiingsraad, onderhewig aan bykomende regte, die serwituut aangedui deur figuur ABb middel van Olifantsrivier cDEFGHJKLMNA op Kaart L.G. No 3601/1997 soos meer volledig sal blyk uit die Notariële Akte.

4. By virtue of Notarial Deed of Servitude K7691/2013S dated 29 August 2013 the within mentioned property is subject to a servitude of Right of Way = 16 (Sixteen) metres wide as indicated by figure ABCDA measuring 8409 Square Metres on Diagram S.G. No.132/2012 in favour of Kubu Kwena River Estate Home Owner's Association NPC, Registration Number 2013/108474/08, with ancillary rights, as will more fully appear from the said Notarial Deed."

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

WHEREFORE the Appearer, renouncing all rights and title which the said

HEAVEN ON EARTH COMMERCIAL FARMING PROPRIETARY LIMITED, (IN BUSINESS RESCUE), Registration Number 2011/132408/07

heretofore had to the premises, did in consequence also acknowledge it 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 **R59 500 000,00 (FIFTY NINE MILLION FIVE HUNDRED THOUSAND RAND).**

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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

2017-03-03

q.q.

In my presence

REGISTRAR OF DEEDS

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ANNEXURE TO T 000015397 / 2017

WOP Para 1 to 5

VERBIND	MORTGAGED
VIR FOR R 70 000 000,00	
B 17 08313	
2017-03-03	REGISTRATEUR/REGISTRAR

WOIP

VERBIND	MORTGAGED
VIR FOR R 20 000 000,00	
B 000002774 / 2018	
01 - 10 - 2018	REGISTRATEUR/REGISTRAR

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PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

SLG002

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

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

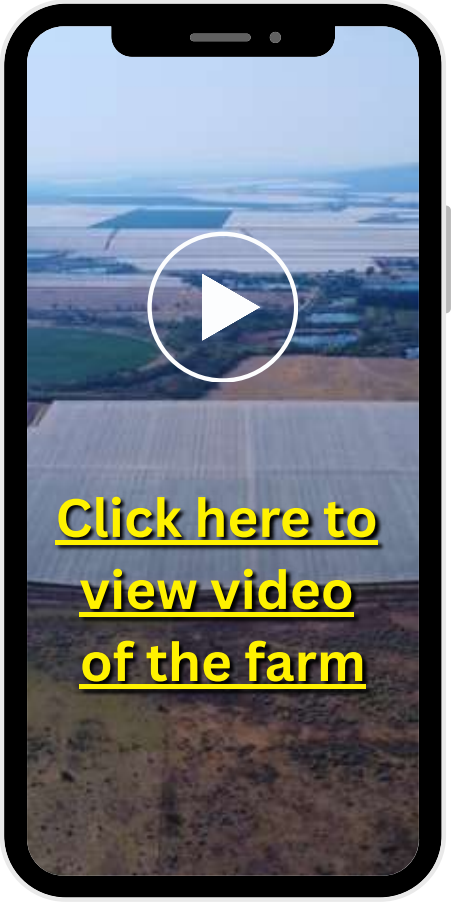
PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

±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

PARK VILLAGE AUCTIONS
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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	Midknight	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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PARK VILLAGE AUCTIONS
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±62.5800HA

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 Midknight 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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±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 Midknight 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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PARK VILLAGE AUCTIONS
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±62.5800 HA

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 m^3

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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PARK VILLAGE AUCTIONS
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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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PARK VILLAGE AUCTIONS
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±62.5800 HA

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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PARK VILLAGE AUCTIONS
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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 Midknight 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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PARK VILLAGE AUCTIONS
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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 Midknight 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	PERIMETER	SIDES	TYPE
62,8 ha	**3,95 km**	**27**	**Farm portions**

OPEN & DIRECTIONS

View on the live map

Get directions

Coordinates **-25.109369, 29.404875**

Live map app.propmap.co.za/p/T0JS000000000002500023~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

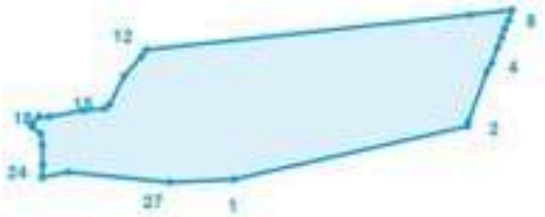
Legal description	**Remaining Extent of Portion 23 of the Farm Krokodilsdrift 25, Registration Division J.S., Province of Limpopo**
SG code (LPI)	**T0JS00000000002500023**
26-digit key	**L472T0JS000000000025000231**
Parcel type	**Farm portions**
Farm name	**Krokodilsdrift 25 Js**
Portion	**23**
Extent	**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		

TO SCALE



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.

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

SEELREG
STAMP DUTY R
FOOI
FEES 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
GEKANSELLEER
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 Appearer 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 ENDOSSEMENTE SIEN
FOR FURTHER ENDORSEMENTS SEE P.4

GhostConvey 15.4.8.7

For Information Only

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 bykomde regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte."

SUBJECT to the conditions therein contained

For Information Only

P H
T 99732/15

See Bond for release WCP

VERBIND MORTGAGED

VIR
FOR R 70 000 000,00

B 8313/2017

03 MAR 2017

REGISTRATEUR/REGISTRAR

BC

ONTHEF
RELEASED

REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 5

For Information Only
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Page 5

Annexure to T 99732/005

Kragtens Notariële Akte gedateer
By Notarial Deed No. K 406/17 S dated 7 august 2017
is die hierinvermelde eiendom geregtig aan
the within-mentioned property is SUBJECT to

1 'n kanaalserwituut 850 meter wyd, die westelike-noordelike en noord-westelike grens waarvan aagedui 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 (1)

2 'n serwituut 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 BESPROEIINGSRAAD

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

VIR ENDOSSEMENTE KYK BLADSY 6
FOR ENDORSEMENTS SEE PAGE .....

For Information Only

T 99732/2015

Page 6

Ptn 63 (A Ptn of Ptn 23) = 13,9231 H

[illegible] POSTEER AAN	TRANSFERRED
ABIG NELL TRUST	
[illegible]	
T 9083/2017	
2017-12-20	

(2)

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 7

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Annexure to T 99732/2015

Kragtens Notariële Akte gedateer
By Notarial Deed No. K 407 / 2019 S dated 7 august 2017
is die hierinvermelde eiendom geregtig aan
the within-mentioned property is ENTITLED to

(5)

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

VERBIND MORTGAGED

VIR
FOR R

REGISTRAR

VERBIND MORTGAGED

VIR
FOR R 20 000 000,00

B000002774/2018

01 -10- 2018

REGISTRATEUR/REGISTRAR

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PARK VILLAGE AUCTIONS
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SLG003

FARM DESCRIPTION

±178.5636 ha Established Irrigated Table Grape & Citrus Farming Enterprise

Farms Included

1. Portion 269 of the Farm Loskop Noord No. 12, Registration Division JS
   Extent: **41.8821 ha**

2. Portion 273 of the Farm Loskop Noord No. 12, Registration Division JS
   Extent: **31.7075 ha**

3. Portion 274 of the Farm Loskop Noord No. 12, Registration Division JS
   Extent: **79.8791 ha**

4. Portion 8 of the Farm Oude Stad van Meleeuw No. 28, Registration Division JS
   Extent: **25.0949 ha**

Combined Registered Extent: ±178.5636 ha

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PARK VILLAGE AUCTIONS
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±178.5636 HA

FARM OVERVIEW

An established irrigated agricultural enterprise situated in the Marble Hall / Groblersdal agricultural region, forming part of the productive Loskop / Olifants River Valley. The property is developed for commercial table grape and citrus production and is supported by established irrigation infrastructure, water storage facilities and registered irrigation allocations.

The farming unit further includes a range of supporting improvements and operational infrastructure, including residential accommodation, storage facilities and storage dams. Its established vineyards and orchards, together with water and processing infrastructure, make it well suited to continued intensive commercial fruit production.

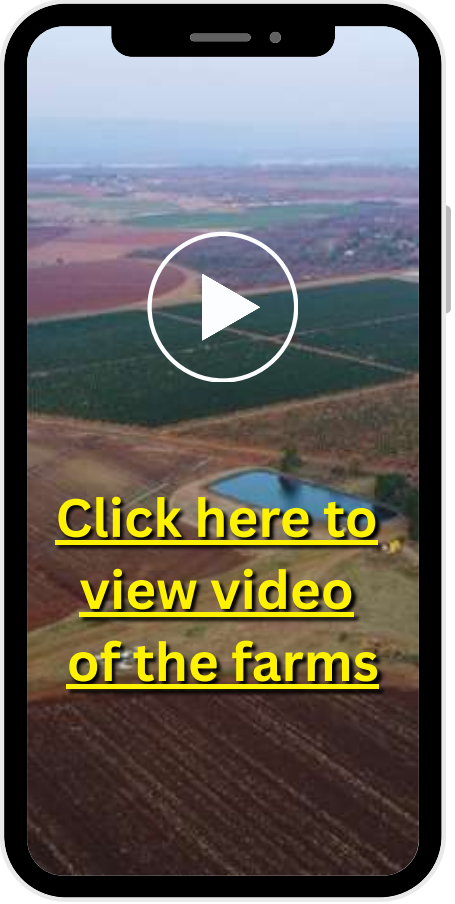

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TABLE GRAPE VINEYARDS OUDESTADT ODS

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Block nr	Cultivar Name	Rootstock	Irrigation	Plant year	Replant planned	Cultivar	Net / No Net	Plant width	Total Ha
Z1	Crimson	Ramsey	Drip	2018	No	N/A	Net	1.5x3.5	16.44
Z2	Crimson	Paulsen	Drip	2018	No	N/A	Net	1.5x3.5	15.45
V1	Prime	Ramsey	Drip	2019	No	N/A	Net	1.5x3.5	11.44
Y	Removed								
U1	Starlight	Ramsey	Drip	2019	No	N/A	Net	1.5x3.5	19.1
W1	Sweet Celebration	Ramsey	Drip	2019	No	N/A	Net	1.5x3.5	13.49
X1	Crimson	Ramsey	Drip	2019	No	N/A	Net	1.5x3.5	5.83
								Total Hectare Table Grapes planted	**81.75**

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CITRUS ORCHARDS OUDESTADT ODS

PARK VILLAGE AUCTIONS
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Block nr	Commod.	Classification	Cultivar Name	Root stock	Irrigation	Total Trees/ Vines	Trees/ Vines per ha	Plant year	Replant planned	Net / No Net	Plant width	Total Ha
D15935	S17	Mandarins	Nadorcott	Carizzo	Drip	12 232	555	2024	No	No Net	6X3	22.04
D15935	S17.2	Mandarins	Nadorcott	Carizzo	Drip	3 608	555	2024	No	No Net	6X3	6.5
											Total Hectare Citrus planted	**28.54**

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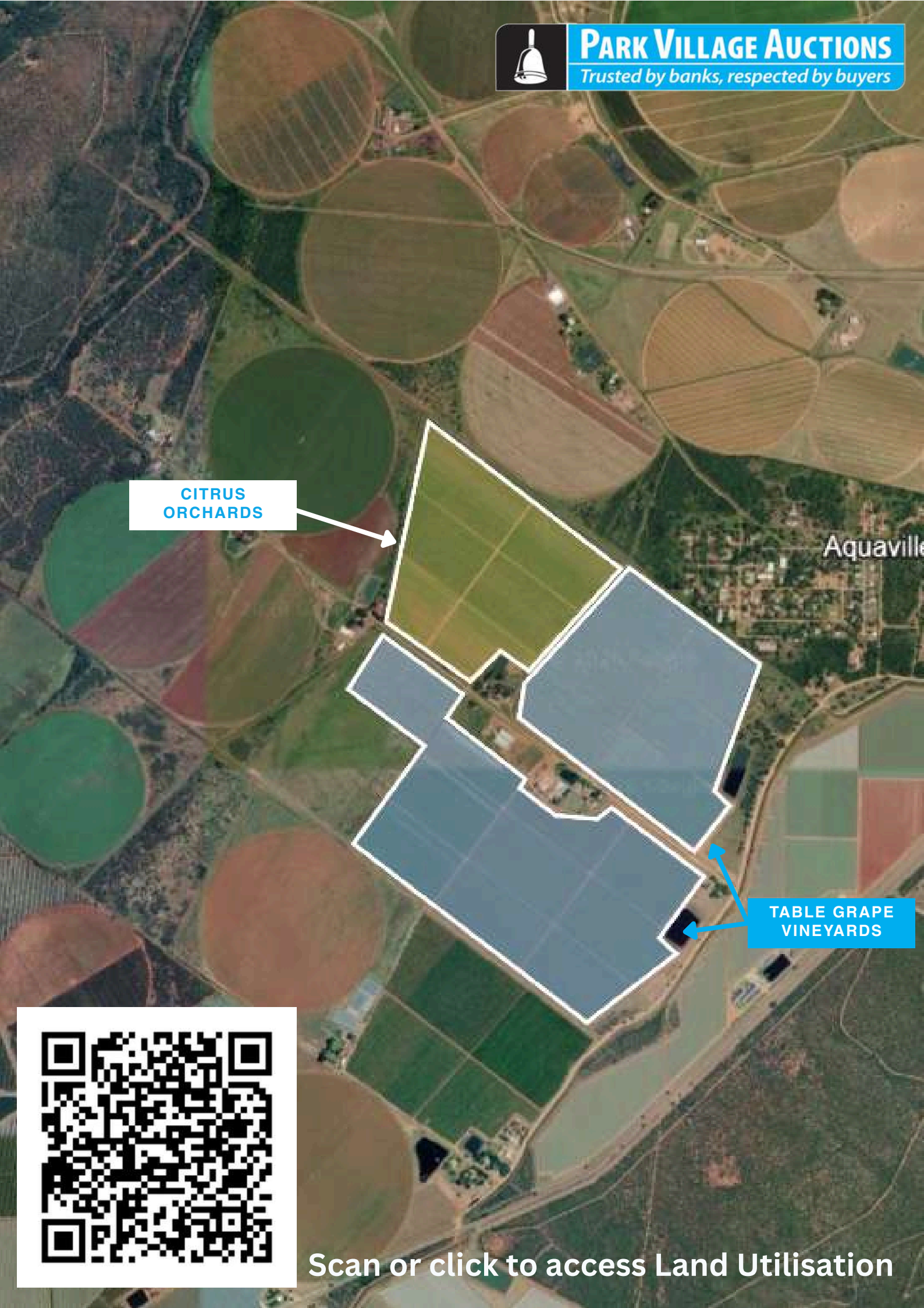
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CITRUS ORCHARDS
Aquaville
TABLE GRAPE VINEYARDS
Scan or click to access Land Utilisation

PARK VILLAGE AUCTIONS
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±178.5636 HA

AGRICULTURAL PROFILE & LAND USE

The ±178.5636 ha Oudestad farming unit is an irrigated agricultural property with recorded table grape and citrus plantings. The supplied cultivar schedules show:

- ±81.75 ha of table grape vineyards, planted to Crimson, Prime, Starlight and Sweet Celebration.
- ±28.54 ha of Nadorcott mandarin orchards, recorded at 555 trees per hectare and without netting.
- ±68.27 ha of remaining land, calculated from the stated farm extent less the scheduled crop areas. The cultivar schedules do not specify its individual uses.

The recorded vineyards and orchards total ±110.29 ha.

The combination of established vineyards, citrus orchards and supporting agricultural infrastructure provides a specialised permanent-crop farming unit suited to continued intensive commercial fruit production.

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PARK VILLAGE AUCTIONS
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±178.5636 HA

AGRICULTURAL PROFILE & LAND USE

The ±178.5636 ha Oudestad farming unit is an irrigated agricultural property with established table grape vineyards and citrus orchards. The supplied cultivar schedules record ±81.75 ha of table grapes and ±28.54 ha of Nadorcott mandarins, giving a total permanent-crop area of ±110.29 ha.

The remaining ±68.27 ha is the difference between the stated property extent and the recorded crop areas; its specific uses are not detailed in the cultivar schedules.

The table grape plantings comprise Crimson, Prime, Starlight and Sweet Celebration. A further block is marked removed and has no recorded planted area. The Nadorcott orchards are recorded at 555 trees per hectare and without netting. The schedules do not provide vine counts or vine densities.

The combination of established vineyards, citrus orchards and supporting agricultural infrastructure provides a specialised permanent-crop farming unit suited to continued intensive commercial fruit production.

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PARK VILLAGE AUCTIONS
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±178.5636 HA

WATER & IRRIGATION

The farming enterprise is supported by established irrigation infrastructure linked to the broader Loskop irrigation network and water-storage system. For the Oudestadt grouping, the available information records a dedicated irrigation allocation associated with Portion 274 of Loskop Noord No. 12.

For Info Pack 3 specifically, the recorded water allocation is:

- Loskop irrigation allocation – Portion 274 of Loskop Noord No. 12: ±793,100 m³

The irrigation system supports the established table grape vineyards and citrus orchards forming part of the Oudestadt operation, with storage dams and associated irrigation infrastructure contributing to the distribution and availability of water across the farming unit.

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. The combination of the recorded irrigation allocation, storage capacity and existing distribution infrastructure provides an established water platform for continued commercial fruit production.

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water & sanitation
Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

OLIFANTS PROTO-CMA, Private Bag X11259, **Mbombela**, 1200, Tel: 013 759 7483/7484/7485.

Enquiries: Verification Office
Reference: 12JS/274
E-mail: olifantsvnv@dws.gov.za

SLG EMPOWERMENT (PTY) LTD

OLIFANTS WATER MANAGEMENT AREA

Loskop Irrigation Board

DECLARATION OF WATER USE AS AN EXISTING LAWFUL WATER USE IN TERMS OF SECTION 33(2) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998).

This declaration is in respect of the following property:

PROPERTY DESCRIPTION	*Farm Name*	*Farm Number*	*Registration Division*	*Portion Number*	*Property Extent (ha)*
	Loskop Noord	12	JS	274	79,8791

Under Section 33(2) of the National Water Act, 1998 (Act 36 of 1998) ["the Act"], the following volume(s) are declared as existing lawful water use(s) on the above-mentioned property:

Type of water use	*Volume (m^3/annum)*
Taking of water for irrigation purposes	**197 890***
Taking of water for non-irrigation purposes	

*Determination is based on a scheduled extent of 25,70 hectares.

This declaration is in regard ***only*** to the extent of water use as administered by the above-mentioned Irrigation Board or Water User Association. Other water uses that may occur on this property will be verified separately, in terms of Section 35 of the Act.

This declared use may be continued with under Section 34(1) of the Act subject to any existing conditions or obligations attached to the use until a licence replaces it.

In terms of Section 148(1)*(e)* of the Act you may appeal against this declaration to the Water Tribunal within 30 (thirty) days from the date of this letter. The Water Tribunal can be contacted as follows:

The Registrar of the Water Tribunal, Mr Luyanda Xuba
Water Tribunal
Private Bag X316
Pretoria
0001

Tel: 012 336 8168
E-Mail: xubal@dws.gov.za

A copy of the appeal must be submitted to this office.

You may, in terms of the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000), request reasons for the decision within 90 days of this letter.

The Department of Water and Sanitation will amend your registration certificate or the registration certificate of the applicable Water Management Institution if it does not reflect the above details. If an appeal is lodged, the certificate may be amended again depending on the outcome of the appeal.

Yours faithfully

ACTING HEAD PROVINCIAL OPERATIONS: MPUMALANGA

DATE: 06/11/2023

water & sanitation
Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

OLIFANTS PROTO-CMA, Private Bag X11259, **Mbombela**, 1200, Tel: 013 759 7483/7484/7485.

Enquiries: Verification Office
Reference: 12JS/269
E-mail: olifantsvno@dws.gov.za

SLG EMPOWERMENT (PTY) LTD

OLIFANTS WATER MANAGEMENT AREA

Loskop Irrigation Board

DECLARATION OF WATER USE AS AN EXISTING LAWFUL WATER USE IN TERMS OF SECTION 33(2) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998).

This declaration is in respect of the following property:

PROPERTY DESCRIPTION	*Farm Name*	*Farm Number*	*Registration Division*	*Portion Number*	*Property Extent (ha)*
	Loskop Noord	12	JS	269	41,8821

Under Section 33(2) of the National Water Act, 1998 (Act 36 of 1998) ["the Act"], the following volume(s) are declared as existing lawful water use(s) on the above-mentioned property:

Type of water use	*Volume (m^3/annum)*
Taking of water for irrigation purposes	**197 890***
Taking of water for non-irrigation purposes	

*Determination is based on a scheduled extent of 25,70 hectares.

This declaration is in regard *only* to the extent of water use as administered by the above-mentioned Irrigation Board or Water User Association. Other water uses that may occur on this property will be verified separately, in terms of Section 35 of the Act.

This declared use may be continued with under Section 34(1) of the Act subject to any existing conditions or obligations attached to the use until a licence replaces it.

water & sanitation
Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

OLIFANTS PROTO-CMA, Private Bag X11259, **Mbombela**, 1200, Tel: 013 759 7483/7484/7485.

Enquiries: Verification Office
Reference: 12JS/273
E-mail: olifantsmv@dws.gov.za

SLG EMPOWERMENT (PTY) LTD

OLIFANTS WATER MANAGEMENT AREA

Loskop Irrigation Board

DECLARATION OF WATER USE AS AN EXISTING LAWFUL WATER USE IN TERMS OF SECTION 33(2) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998).

This declaration is in respect of the following property:

PROPERTY DESCRIPTION	*Farm Name*	*Farm Number*	*Registration Division*	*Portion Number*	*Property Extent (ha)*
	Loskop Noord	12	JS	273	31,7075

Under Section 33(2) of the National Water Act, 1998 (Act 36 of 1998) ["the Act"], the following volume(s) are declared as existing lawful water use(s) on the above-mentioned property:

Type of water use	*Volume (m^3/annum)*
Taking of water for irrigation purposes	**197 890***
Taking of water for non-irrigation purposes	

*Determination is based on a scheduled extent of 25,70 hectares.

This declaration is in regard *only* to the extent of water use as administered by the above-mentioned Irrigation Board or Water User Association. Other water uses that may occur on this property will be verified separately, in terms of Section 35 of the Act.

This declared use may be continued with under Section 34(1) of the Act subject to any existing conditions or obligations attached to the use until a licence replaces it.

PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

±178.5636 HA

BUILDINGS & IMPROVEMENTS

The Oudestadt farming unit includes a substantial range of agricultural, residential and processing improvements supporting the day-to-day operation of the enterprise.

Recorded improvements include residential dwellings, garages and ancillary rooms, storerooms, utility sheds, secondary sheds and stores, a packhouse complex, pre-cooling facilities, off-loading areas and hardstanding platforms. These improvements support both the farming and post-harvest handling requirements of the table grape and citrus operation.

The improvements form an important part of the broader commercial farming operation, providing residential, storage, handling and processing infrastructure suited to an established table grape and citrus enterprise.

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

PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

SUMMARY OF IMPROVEMENTS

Building description - OUDESTAD - Portion 8 of the farm OUDE STAD VAN MELEEU no. 28 JS	Area in m²
Main Dwelling	420
Garages & Rooms	135
Dwelling 2	180
Dwelling 3	165
Dwelling 4	120
Storerooms	1050
Main utility shed	995
Secondary sheds and stores	450
Storage Facility	995
Pre-cooler Facility	904
Off-Loading	1130
Hardstanding Platform	680
Total	**7224**

PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

±178.5636 HA

PROCESSING FACILITIES

The Oudestadt operation includes an established storage faciltiy and post-harvest handling component supporting the commercial table grape and citrus enterprise.

The main storage is recorded at approximately 905 m². Supporting infrastructure includes a pre-cooler facility of approximately 904 m², an off-loading area of approximately 1,130 m², and a hardstanding platform of approximately 680 m².

Additional supporting facilities include a main utility shed of approximately 995 m², secondary sheds and stores of approximately 450 m², and storerooms / former office complex of approximately 1,050 m², providing further operational and storage capacity within the farming unit.

The storage, pre-cooling and off-loading infrastructure forms an important part of the commercial farming operation and supports the handling, preparation and movement of produce associated with the established table grape and citrus production.

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Climate, Soils & Topography

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

The terrain is generally almost level to gently undulating, with some moderately sloped areas and localised steeper sections near water-storage features. The topography is considered well suited to permanent crop production and associated agricultural activities.

The broader farming area includes well-drained Hutton and Clovelly soils, with shallower Glenrosa soils occurring in places. Together with the regional climate and established irrigation infrastructure, these conditions support the intensive production of table grapes and citrus.

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PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

±178.5636 HA

Key Farming Highlights

±178.5636 ha Established Irrigated Farming Enterprise
A substantial commercial agricultural unit comprising four farm portions in the Marble Hall / Groblersdal agricultural region.

Established Table Grape & Citrus Production
Approximately 81.75 ha of table grape vineyards and 28.54 ha of Nadorcott mandarin orchards are recorded for Oudestad. The grape cultivars comprise Crimson, Prime, Starlight and Sweet Celebration.

Strong Water & Irrigation Infrastructure
Supported by established irrigation infrastructure, water-storage facilities and a recorded Loskop irrigation allocation of approximately 793,100 m³ linked to Portion 274 of Loskop Noord No. 12.

Operational Infrastructure
The farming unit includes a ±905 m² storage, ±904 m² pre-cooler facility, ±1,130 m² off-loading area and associated utility sheds, stores and hardstanding areas.

Specialised Permanent-Crop Farming Unit
The combination of established vineyards, citrus orchards, irrigation infrastructure and post-harvest handling facilities provides a well-developed platform for continued intensive commercial fruit production.

www.parkvillageauctions.co.za

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PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

Investment Highlights

±178.5636 ha Established Irrigated Table Grape & Citrus Farming Enterprise

A substantial commercial farming unit comprising four farm portions, developed for intensive table grape and citrus production and supported by established irrigation, storage and post-harvest infrastructure.

Situated in a Prime Irrigated Agricultural Region

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

Established Permanent Crops & Irrigation Infrastructure

he farming unit includes approximately 81.75 ha of table grape vineyards and 28.54 ha of citrus orchards, supported by established irrigation infrastructure and a recorded Loskop irrigation allocation of approximately 793,100 m³.

Integrated Processing & Operational Infrastructure

The property further benefits from a ±905 m² storage, ±904 m² pre-cooler facility, ±1,130 m² off-loading area, utility sheds, storage facilities and hardstanding areas supporting the commercial fruit operation.

www.parkvillageauctions.co.za

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Property Report — 4 properties

Combined extent 178,71 ha · Generated 10 Sept 2026

PROPERTIES	COMBINED EXTENT	PROVINCES	REPORT DATE
4	178,71 ha	1	10 Sept 2026

OPEN & DIRECTIONS

View selection on map

Get directions

Coordinates **-25.179379, 29.335478**

Live map app.propmap.co.za/p/T0JS000000000001200269~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 **Ptn 269 of the Farm Loskop Noord 12 JS**	T0JS00000000001200269	41,92 ha	Loskop Noord 12 Js	Limpopo
2 **Ptn 273 of the Farm Loskop Noord 12 JS**	T0JS00000000001200273	31,84 ha	Loskop Noord 12 Js	Limpopo
3 **Ptn 274 of the Farm Loskop Noord 12 JS**	T0JS00000000001200274	79,61 ha	Loskop Noord 12 Js	Limpopo
4 **The Farm Oude Stad Van Meleeuw 28 JS**	T0JS00000000002800000	25,34 ha	Oude Stad Van Meleeuw 28 Js	Limpopo

Total: 4 properties - 178,71 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.

SEELREG
STAMP DUTY
FOOI
FEES R 4890-00

Prepared by me

CONVEYANCER
WENTZEL MARIA CORNELIA

Para 1-4

VERBIND MORTGAGED

VIR
FOR R 56 000 000-00

B000000887/2019
28-03-2019

REGISTRATEUR/REGISTRAR

T000002386/2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MICHIEL VAN NIEKERK DE BRUIN

appeared before me, the Registrar of Deeds Limpopo at Polokwane, the said appearer, being duly authorised thereto by a power of attorney signed at GROBLERSDAL on 7 MARCH 2019
and granted to him/her by

HAND AAN DIE PLOEG BELEGGINGS CC
REGISTRATION NUMBER 1998/010370/23

And the appearer declared that his/her principal had on 31 January 2019 truly and legally sold by Private Treaty,

further endorsement page

And that he/she in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

SLG EMPOWERMENT (PTY) LTD
REGISTRATION NUMBER 2015/173599/07

It's Successors in title or assigns, in full and free property

1. PORTION 8 OF THE FARM OUDE STAD VAN MELEEUW 28
   Registration Division J.S. Limpopo Province

   MEASURING 25,0949 (TWENTY FIVE comma ZERO NINE FOUR NINE) hectares;

   FIRST REGISTERED by Deed of Crown Grant number 520/1949
   with diagram attached thereto and now held by
   Deed of Transfer T55410/1998

SUBJECT to the following conditions:

A. Hierdie transport geskied behoudens die verdere voorwaardes:

   (a) Die regte van die Staatspresident soos in Artikel vier-en-dertig van die "Kroongrond Nederzettingswet 1912" bepaal.

   (b) Die voorwaarde dat die hiermee getransporteerde grond onderworpe is aan 'n ewigdurende Serwituut van Waterleiding soos bepaal in Artikels 103 en 106 van die Besproeiings- en Waterbewarings Wet 8 van 1912, soos gewysig deur Wet 46 van 1934 ten aansien van enige bestaande kanale en afvoerslote, binne die Loskop Besproeiings-Nedersettingsgebied, ten gunste van die Republiek van Suid-Afrika, en verder onderworpe aan die reg van die Minister van Lande of ander bevoegde gesag om enige verandering of vervanging in die konstruksie of roete van die gesegde kanale en afvoerslote te maak en bykomstige kanale en/of afvoerslote te bou. Die staat sal onder geen omstandighede aanspreeklik wees vir enige skade of verlies wat deur die eienaar, sy eksekuteur, administrateur, Opvolgers-in-titel of Regverkrygendes gely mag word oor of op die gedeelte wat aan die gesegde serwituut onderworpe is.

(c) (i) Die voorwaarde dat die Minister van Lande of ander bevoegde gesag by wie die verpligting vir die onderhoud van die verdelingsvore of afleivore hierna mag berus, die reg het om damme, reservoirs, geleidings, watervore, geute, pypleidings en afleivore op die hiermee getransporteerde grond aan te lê vir die toevoer van water na, of die afvoer van water van ander hoewes, of Staats- of privaatgrond, of vir publieke of ander doeleindes en om die nodige paaie langs sulke vore of afleivore te maak, sonder die betaling deur die Staat of ander bevoegde gesag van enige vergoeding nieteenstaande enigiets vervat in Artikel 34 van die "Kroongrond Nederzettings Wet 1912" soos van tyd tot tyd gewysig, of die Besproeiings- of Waterbewaringswet 8 van 1912, soos gewysig. Die behoorlike gemagtigde amptenare van die Staat of ander gemagtigde persone het te alle tye langs die genoemde paaie vrye toegang oor die hiermee getransporteerde grond vir die uitsluitelike doel om sluise te reguleer en om, ingeval van belemmering van stroom, die vore of afleivore te ondersoek, skoon te maak en te herstel. Die eienaar of sy behoorlik aangestelde verteenwoordiger het desgelyks vrye toegang langs die voorsegde paaie op die persele van ander huurders en/of eienaars van persele op die Loskop Besproeiings-nedersetting en hulle regsopvolgers, maar alleen vir die doeleindes van ondersoek of herstel van vore of afleivore wat die toevoer van water na of die aflei van water van die hiermee getransporteerde grond regstreeks beïnvloed. Die eienaar is gesamentlik en afsonderlik met ander eienaars en/of huurders van persele op die Loskop Besproeiings Nedersetting verantwoordelik vir die onderhoud, herstelling en instandhouding van die gemeenskaplike stelsel van watervoorsiening vir die hiermee getransporteerde grond insluitende die hoofkanaal na genoemde Nedersetting, asook alle takkanale en sifone.

(ii) Die voorwaarde dat die Minister van Lande of ander bevoegde gesag altyd die reg het om sugslote nie breër as 15,24 meter nie, oor die hiermee getransporteerde grond aan te lê, om serwitute vir daardie doel te registreer en om materiaal van die hiermee getransporteerde grond te neem benodig vir die herstelling aan, of onderhoud van die gesegde sugslote, sonder betaling van enige vergoeding daarvoor, met dien verstande egter dat die Minister, na goeddunke, mag besluit of daar omstandighede bestaan wat betaling van vergoeding aan die eienaar regverdig. Die bedrag van sodanige vergoeding sal deur die Minister vasgestel word en sy beslissing sal finaal wees. Die skoonmaak, instandhouding en herstelling van die gesegde sugslote moet deur die eienaar gesamentlik en ander eienaars en/of huurders van persele op die Loskop Besproeiingsnedersetting onderneem word.

(d) Die voorwaarde dat die Staat, besproeiingsraad of ander bevoegde liggaam geen aanspreeklikheid aanvaar vir enige verlies wat die eienaar van die hierby getransporteerde grond mag ly ter oorsake van waterskaarste of enige beperking van water of enige misoeste as gevolg daarvan, of enige skade wat deur oorstroming, deursyfering en enige oorloop van water veroorsaak is nie, en die eienaar het geen eis teen die Staat, Besproeiingsraad of ander bevoegde liggaam vir enige vergoeding ten aansien daarvan nie.

(e) Die voorwaarde dat, ingeval die gehele of enige gedeelte van die hiermee getransporteerde grond gebruik word vir die weiding van vee, van watter soort ook die grense daarvan, asook die kante van alle besproeiingskanale, vore en afleivore wat daaroor gaan, tot bevrediging van die Minister van Lande of ander bevoegde liggaam omhein moet word.

(f) Die voorwaarde dat 'n reg-van-weg ten gunste van die huurders en/of eienaars van persele op die Loskop Besproeiingsnedersetting na die naaste publieke pad, te alle tye deur die eienaar oor die hiermee getransporteerde grond toegestaan moet word, wie 'n dergelike reg-van-weg sal geniet oor die ander persele op die nedersetting, mits sodanige regte, volgens die mening van die Minister van Lande nodig is. Ingeval van geskil aangaande die rigting van sodanige voorgangsregte, sal die beslissing van die Minister van Lande finaal en bindend vir alle partye wees.

(g) Die voorwaarde dat op die hiermee getransporteerde grond geen handel gedryf mag word nie sonder die skriftelike toestemming van die Minister van Lande op aanbeveling van die Landraad verleen.

(h) Die voorwaarde dat die eienaar sodanige en soort lewendehawe, wat sy bona fide eiendom of die eiendom van die Staat is, as wat die Minister van Lande of ander bevoegde gesag mag voorskryf, mag laat wei op sodanige Kroongrond op die Loskop Besproeiingsnedersetting soos die Minister van Lande of ander bevoegde gesag, na goeddunke en behoudens sodanige voorwaardes as hy bepaal, as 'n gemeenskaplike weigrond van tyd tot tyd mag uithou, en die eienaar is nie geregtig om te eis dat enige weigrond vir die weiding van sy vee beskikbaar gestel word nie ingeval genoemde gemeenskaplike weigrond of enige gedeelte daarvan te eniger tyd deur die Minister van Lande teruggetrek word.

(i) Die voorwaarde dat die eienaar tesame met ander eienaars, huurders of persone wat veroorloof is om van die algemene weigrond gebruik te maak, verantwoordelik is vir die instandhouding en onderhoud van alle grense- en ander heinings op die weigrond, en vir die uitroeiing van skadelike diere, asook die miere daarop, en moet sodanige stappe doen soos deur die Minister van Lande of ander bevoegde liggaam nodig geag word in verband daarmee en in verband met die gebruik van die gemeenskaplike weiveld en enige ander sake van algemene belang.

(j) Die voorwaarde dat die eienaar tesame met ander eienars en/of huurders van hoewes op die Loskop Nedersetting, wanneer die Minister van Lande sulks verlang, sodanige stappe doen as nodig mag wees vir die instelling van 'n komitee van Beheer ooreenkomstig die bepalings van Artikel 46(1)(d) van die "Kroongrond Nederzettings Wet 1912", soos gewysig, en hom moet onderwerp aan sodanige regulasies as wat, met die toestemming van die Minister van Lande, deur genoemde Komitee van tyd tot tyd opgstel en uitgereik mag word.

AND FURTHER SUBJECT to all such conditions as are mentioned or referred to in the aforesaid deed/s.

2. PORTION 273 OF THE FARM LOSKOP NOORD 12
REGISTRATION DIVISION J.S. LIMPOPO PROVINCE

MESURING 31,7075 (THIRTY ONE comma SEVEN ZERO SEVEN FIVE) hectares;

FIRST REGISTERED by Deed of Grant 399/1960 with diagram attached en now held by Deed of Transfer T55410/1998

SUBJECT TO THE FOLLOWING CONDITIONS:

A. ONDERHEWIG AAN DIE VOLGENDE VOORWAARDES, naamlik:

(a) Die regte van die Staatspresident, soos bepaal in Artikel twee-en-vyftig van die Nedersettingswet 21 van 1956;

(b) Die voorwaarde dat die hiermee getransporteerde grond onderworpe is aan ewigdurende serwitute van waterleiding en of dreining, soos omskryf in Artikel 139(ii) en (iii) met insluiting van die regte bepaal in

Artikels 141(3) en 142(1)(a), (b) en (c) van die Waterwet 54 van 1956, ten aansien van enige bestaande kanale en afvoerslote gebou onder die Loskop Besproeiingskema, ten gunste van die Republiek van Suid-Afrika en is verder onderworpe aan die reg van die Minister of ander bevoegde gesag om enige verandering of vervanging te maak in die konstruksie of roete van die gesegde kanale en afvoerslote en om addisionele kanale en/of afvoerslote te bou. Die Staat sal onder geen omstandighede aanspreeklik wees vir enige skade of verlies wat deur die eienaars gely mag word oor of op die gedeeltes wat aan die gesegde serwitute onderworpe is nie.

(c) (i) Die voorwaarde dat die Minister van Landboukrediet en Grondbesit of ander bevoegde gesag by wie die verpligting vir die onderhoud van die verdelingsvore en afleivore hierna mag berus die reg het om damme, reservoirs, geleidings, watervore, geute, pypleidings en afleivore op die hierby getransporteerde grond aan te lê vir die toevoer van water na, of die afvoer van water van ander hoewes, of Staats- of privaatgrond, of vir publieke of ander doeleindes en om die nodige paaie langs sulke vore of afleivore te maak. Die behoorlik gemagtigde amptenare van die Staat of ander gemagtigde persone het te alle tye langs die genoemde paaie vrye deurgang oor die hiermee getransporteer grond vir die uitsluitelike doel om sluise te reël en om, ingeval van belemmering van stroom die vore of afleivore te ondersoek, skoon te maak en te herstel.

(ii) Die voorwaardes dat die Minister van Landboukrediet en Grondbesit of ander bevoegde gesag altyd die reg het om sugslote, nie breër as 15,74 meter nie, oor die hiermee getransporteerde grond aan te lê, om serwitute vir daardie doel te registreer en om materiaal van die hiermee getransporteerde grond te neem benodig vir hersteling aan, of onderhoud van die sugslote. Die skoonmaak, instandhouding en herstelling van die gesegde sugslote moet deur die eienaar gesamentlik en afsonderlik met ander eienaars en/of huurders van hoewes op die Loskop Besproeiingsnedersetting onderneem word.

(d) Die voorwaarde dat die Staat, Waterraad of ander bevoegde liggaam geen aanspreeklikheid aanvaar vir enige verlies wat die eienaar van die hiermee getransporteerde grond mag ly as gevolg van waterskaarste of enige beperking van water of enige misoeste as 'n gevolg daarvan, of enige skade wat deur oorstroming, deursyfering of enige oorloop van water veroorsaak is nie, en die eienaar het geen eis teen die Staat, Waterraad of ander bevoegde liggaam vir enige vergoeding ten aansien daarvan nie.

(e) Die voorwaarde dat 'n reg-van-weg ten gunste van die huurders en/of eienaars van persele op die Loskop Besproeiingsnedersetting in 'n

geskikte rigting na die naaste publieke pad, altyd deur die eienaar, oor die hiermee getransporteerde grond toegestaan moet word, wie 'n dergelike reg-van-weg sal geniet oor die ander persele op die nedersetting, mits sodanige regte volgens die mening van die Minister van Landboukrediet en Grondbesit, nodig is. Ingeval van geskil aangaande die rigting van sodanige pad, sal die beslissing van die Minister van Landboukrediet en Grondbesit finaal en bindend op alle partye wees.

(f) Die voorwaarde dat die eienaar van die hiermee getransporteerde grond sodanige aantal en soort lewendehawe, wat sy bona fide eiendom is, soos die Minister van Landboukrediet en Grondbesit of ander bevoegde gesag mag voorskryf, mag laat wei op sodanige stukke Staatsgrond op die Loskop Besproeiingsnedersetting, as wat die Minister van Landboukrediet en Grondbesit of ander bevoegde gesag, na goeddunke en behoudens sodanige voorwaardes as wat hy mag bepaal, as 'n gemeenskaplike weigrond van tyd tot tyd mag uithou, en die eienaar sal nie geregtig wees om te eis dat enige weigrond vir die weiding van sy vee beskikbaar gestel word nie, ingeval genoemde gemeenskaplike weigrond of enige gedeelte daarvan te enige tyd deur die Minister van Landboukrediet en Grondbesit teruggetrek word.

(g) Die voorwaarde dat die eienaar van die hiermee getransporteerde grond tesame met ander huurders of persone wat veroorloof is om van die algemene weigrond gebruik te maak, verantwoordelik is vir instandhouding en onderhoud van alle grense- en ander heinings op die gemelde weigrond en vir die uitroeiing van skadelike onkruid, skadelike diere, asook van miere daarop, en moet sodanige stappe doen soos deur die Minister van Landboukrediet en Grondbesit of ander bevoegde gesag nodig geag mag word in verband daarmee en in verband met die gebruik van die gemeenskaplike weiveld en enige ander sake van algemene belang.

(h) Die voorwaarde dat die eienaar van die hiermee getransporteerde grond tesame met ander eienaars en/of huurders van hoewes op die Loskopnedersetting, sodanige stappe moet doen as nodig mag wees vir die instelling van 'n Komitee van Beheer ooreenkomstig die bepalings van Artikel 78(1)(d) van die Nedersettingswet, 1956, en hom moet onderwerp aan sodanige regulasies as wat, met die toestemming van die Minister van Landboukrediet en Grondbesit deur genoemde Komitee van tyd tot tyd opgestel en uitgereik mag word.

B. ONDERWORPE aan die bepalings van Artikel 35(1)(a) van Wet 28 van 1966 dat die eiendom nie sonder die toestemming van die Minister van Landbou onderverdeel mag word nie.

AND FURTHER SUBJECT to all such condititons as are mentioned or referred to in the aforesaid deeds.

3. **PORTION 274 OF THE FARM LOSKOP NOORD 12 REGISTRATION DIVISION J.S. Limpopo Province;**

   MEASURING 79,8791 (SEVENTY NINE comma EIGHT SEVEN NINE ONE) hectares;

   FIRST REGISTERED by Deed of Grant 486/1969 with diagram attached thereto and now held by Deed of Transfer T55410/1998

SUBJECT TO the following conditions:

A. Onderworpe aan die volgende:

1. Die regte van die Staatspresident soos in Artikel twee-en-vyftig van die Nedersettingswet 1956 saamgelees met Artikel 51(1) van die Wet op Landboukrediet 28/1966 bepaal, betreffende sekere werke op die grond.

2. (a) Die voorwaarde dat die hierby getransporteerde grond onderworpe is aan ewigdurende serwitute van waterleiding en of dreinering, soos omskryf in Artikel 139 met insluiting van die regte bepaal in Artikels 141(3) en 141(1)(a), (b) en (c) van die Waterwet 54 van 1956, soos gewysig, ten aansien van enige bestaande kanale en afvoerslote gebou onder hierdie Staatswaterskema, ten gunste van die Republiek van Suid-Afrika en is verder onderworpe aan die reg van die Minister of ander bevoegde gesag om enige verandering of vervanging te maak in die konstruksie of roete van die gesegde kanale en afvoerslote en om addisionele kanale en/of afvoerslote te bou. Die Staat sal onder geen omstandighede aanspreeklik wees vir enige skade of verlies wat deur die eienaars gely mag word oor of op die gedeeltes wat aan die gesegde serwitute onderworpe is nie.

(b) (i) Die voorwaarde dat die Minister van Landbou of ander bevoegde gesag by wie die verpligting vir die onderhoud van die verdelingsvore en afleivore hierna mag berus die reg het om damme, reservoirs, geleidings, watervore, geute, pypleidings en afleivore op die hierby getransporteerde grond aan te lê vir die toevoer van water na, of die toevoer van water van ander hoewes, of Staats- of privaatgrond, of vir publieke of ander doeleindes en om die nodige paaie langs sulke vore of afleivore te maak. Die behoorlik gemagtigde amptenare van die Staat of ander gemagtigde persone het te alle tye langs die genoemde paaie vrye deurgang oor die hierby getransporteerde grond vir die doel om sluise te reël en om, ingeval van belemmering van stroom die vore of afleivore te ondersoek, skoon te maak en te herstel.

(ii) Die voorwaarde dat die Minister van Landbou of ander bevoegde gesag altyd die reg het om afleivore en dreineringsvore oor die hierby getransporteerde grond aan te lê en om materiaal daarvan te neem, benodig vir herstel of onderhoud van die leivore en dreineringsvore. Die skoonmaak, instandhouding en herstel van die gesegde leivore en dreineringsvore moet deur die eienaar gesamentlik en afsonderlik met ander eienaars en/of huurders van hoewes binne die nedersetting onderneem word.

(c) Die voorwaarde dat die Staat, Waterraad of ander bevoegde liggaam geen aanspreeklikheid aanvaar vir enige verlies wat die eienaar van die hierby getransporteerde grond mag ly as gevolg van waterskaarste of enige beperking van water of enige misoeste as gevolg daarvan, of enige skade wat deur oorstroming, deursypeling of enige oorloop van water veroorsaak is nie, en die eienaar het geen eis teen die Staat, Waterraad of ander bevoegde liggaam vir enige vergoeding ten aansien daarvan nie.

(d) Die voorwaarde dat 'n reg-van-weg ten gunste van die huurders en/of eienaars van aangrensende of naburige hoewes op die nedersetting in 'n geskikte rigting na die naaste publieke pad te alle tye oor die hierby getransporteerde grond toegestaan moet word, ten gunste van die eienaars, huurders of okkupeerders van die ander gedeeltes op die nedersetting, mits sodanige reg-van-weg volgens die mening van die Minister van Landbou nodig is. Ingeval van 'n geskil aangaande die rigting van sodanige reg-van-weg, sal die beslissing van die Minister finaal en bindend op alle partye wees.

(e) Die voorwaarde dat die eienaar van die hierby getransporteerde grond sodanige aantal en soort lewendehawe, wat sy bona fide eiendom is, soos die Minister van Landbou of ander bevoegde gesag mag voorskryf, mag laat wei op sodanige stukke Staatsgrond op die nedersetting, as wat die Minister van Landbou of ander bevoegde gesag na goeddunke en behoudens sodanige voorwaardes as wat hy mag bepaal, as 'n gemeenskaplike weiveld van tyd tot tyd mag uithou, en die eienaar en sy opvolgers in titel sal nie geregtig wees om te eis dat enige weiveld vir die weiding van sy vee beskikbaar gestel word nie, ingeval genoemde gemeenskaplike weiveld of enige gedeelte daarvan te enige tyd deur die Minister van Landbou teruggetrek word.

(f) Die voorwaarde dat die eienaar en sy opvolgers in titel van die hierby getransporteerde grond tesame met ander huurders of eienaars verantwoordelik is vir instandhouding en onderhoud van alle grens- en ander heinings op die genoemde wieveld en vir die uitroeiing van skadelike onkruid, skadelike diere, asook van miere daarop, en moet sodanige stappe doen soos deur die Minister van Landbou of ander bevoegde gesag nodig geag mag word in verband daarmee en in verband met die gebruik van die gemeenskaplike weiveld en enige ander sake van algemene belang, in die afwesigheid van sodanige Komitee sal die bedoelde beheer uitgeoefen word deur die Superintendent van die Nedersetting of 'n ander gemagtigde beampte.

(g) Die voorwaarde dat die eienaar en sy opvolgers in titel van die hierby getransporteerde grond tesame met ander eienaars en/of huurders van hoewes op die nedersetting, hom moet onderwerp aan sodanige regulasies as wat met die toestemming van die Minister van Landbou deur 'n Beheerkomitee ingestel ooreenkomstig die bepalings van Artikel 78(1)(d) van die Nedersettingswet, 1956, saamgelees met Artikel 51(1) van die Wet op Landboukrediet 28/1966 van tyd tot tyd uitgevaardig mag word.

(h) Die voorwaarde dat die eienaar, ingeval die hele of enige gedeelte van die hiermee getransporteerde gronde gebruik word vir die weiding van vee van watter soort ookal, die grense daarvan asook die kante van alle besproeiingskanale, vore of afleivore wat daaroor gaan, moet omhein ooreenkomstig spesifikasies deur die Minster van Landbou vasgestel.

(i) Die voorwaarde dat die eienaar, tesame met ander eienaars en/of huurders, verantwoordelik is vir die onderhoud en instandhouding van alle weë oor die nedersetting wat nie deur die Provinsiale Administrasie, die Afdelingsraad of ander openbare liggaam geadministreer of beheer word nie.

AND FURTHER SUBJECT to all such conditions as are mentioned or referred to in the aforesaid deed.

4. PORTION 269 OF THE FARM LOSKOP NOORD 12 REGISTRATION DIVISION J.S. LIMPOPO PROVINCE

MEASURING 41,8821 (FORTY ONE comma EIGHT EIGHT TWO ONE) hectares;

FIRST TRANSFERRED by Deed of Crown Grant 214/1954 with diagram attached thereto and now held by Deed of Transfer T55411/1998

SUBJECT TO THE FOLLOWING CONDITIONS:

A. (a) The right of the Governor-General as described in section thirty-four of the Land Settlement Act, 1912, relating to certain works on the land.

(b) the conditions tha the land shall be subject to a servitude of aqueduct inperpetuity as defined in section 103 and 106 of the Irrigation and Conservation Waters Act, 8 of 1912, as amended by Act 46 of 1934, in respect of any existing canals and drains (constructed under the Loskop Irrigation Scheme) in favour of the Government of the Union of South Africa, and shall further be subject to the right of the Minister of Lands or other competent authority to effect any change in or substitution of the construction or route of any of the said canals and drains and to construct additional canals and/or drains. The Government shall under no circumstances be liable for any damage or loss that may be sustained by the owner on or over the portion which is subject to the said servitude;

(c) (i) the condition that the Minister of Lands or other competent authority who may hereafter be responsible for the maintenance of distribution of furrows and drains, shall have the right to build dams, reservoirs, mains, water furrows, gutters, pipe-lines and drains on the land for the supply of water to or the drainage of water from other holdings or Government or private land or for public or other purposes, and to construct the necessary roads along such furrows or drains without payment by the Government or other competent authority of any compensation, notwithstanding anything contained in Section 34 of the Land Settlement Act, 1912, or the Irrigation Conservation of Waters Act, 8 of 1912, as amended. The duly authorised officers of the Government or other authorised persons shall at all times have free access to the said roads over the land for the exclusive purpose of regulating sluices and of inspecting, clearing and repairing the furrows or drains in all cases of stream obstruction;

(ii) the condition that the Minister of Land or other competent authority shall at all times have the right to construct drainage canals, not wider than 50 feet, on the land, to register servitudes for such purpose and to take from the land material necessary for the repair and maintenance of drainage canals without payment of any compensation therefore; provided, however, that the Minister may at his discretion decide whether circumstances exist which justify the payment of compensation to the owner. The amount of such compensation shall be determined by the Minister whose decision shall be final. The owner, shall, however, be jointly and severally liable with other lessees and/or owners of holdings on the Loskop Irrigation Settlement for the cleaning, maintenance and repair of the drainage canals;

(d) the condition that the Government, Irrigation Board or any other competent body shall not be liable for any loss which the owner of the land may suffer by reason of water scarcity, or any restriction on water or any failure of crops as a result thereof, or any loss occasioned by flooding, seepage or overflow of water, and the owner shall have no claim against the Government, Irrigation Board or any other competent body for any compensation in respect thereof.

(e) the condition that a right-of-way over the land in favour of the lessees and/or owners of other holdings on the Loskop Irrigation Settlement, by a convenient route to the nearest public road, shall at all times be granted by the owner, who shall enjoy a similar right over the other holdings on the Settlement, provided that such rights are necessary in the opinion of the Minister of Lands. In the event of disagreement as to the route of such rights-of-way, the decision of the Minister of Lands shall be final and binding on all parties concerned.

(f) the condition that the owner of the land shall have the right to graze such number and kind of livestock, being his bona fide property, as the Minister of Land or other competent authority may prescribe, on such portions of Crown land on the Settlement as the Minister of Land or other competent authority at his discretion and subject to such conditions as he may prescribe, may reserve from time to time as common pasturage and the owner shall not have the right to demand that any pasturage shall be made available for the grazing of his stock, should the common pasturage aforementioned or any part thereof at any time be withdrawn by the Minister.

(g) the condition that the owner of the land shall, together with other lessees, owners, or persons allowed to make use of the common pasturage, be liable for the upkeep and maintenance of all boundary and other fences on the pasturage and for the eradication of noxious weeds and extermination of vermin and ants thereof and shall take such steps as are deemed necessary by the Minister of Lands or other competent authority in connection therewith and in connection with the use of the common pasturage and any other matters of general import;

(h) the condition that the owner of the land shall, together with other owners and/or lessees on the Loskop Settlement, when the Minister of Lands so requires, take such steps as may be deemed necessary for the establishment of a Committee of Management in terms of the provisions of section 46(1)(d) of the Land Settlement Act, 1912, as amended, and shall comply with such regulations as the said Committee, with the consent of the Minister, may make and issue from time to time.

AND FURTHER subject to all such conditions as are mentioned or referred to in the aforesaid deed.

WHEREFORE the Appearer, renouncing all the right and title his said Principal heretofore had to the premises, did, in consequence also acknowledge him to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

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REGISTRATION NUMBER 2015/173599/07

it's Successors in Title or assigns, now are and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R57 680 000.00
(FIFTY SEVEN MILLION SIX HUNDRED AND EIGHT THOUSAND RAND)

IN WITNESS WHEREOF I, the said Registrar, together with the appearer, 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 Limpopo, at Polokwane
on

28-03-2019

Signature of appearer q.q.

In my presence

Registrar of Deeds

BLADSY/PAGE 14

AKTE No./DEED No. T2386/2019

Para 1-4

VERBIND MORTGAGED

VIR FOR R 77 500 000-00

B 000002576/2019

2019-07-26

REGISTRATEUR/REGISTRAR

WOP

VERBIND MORTGAGED

VIR FOR R 20 621 542-00

B 000002577/2019

2019-07-26

REGISTRATEUR/REGISTRAR

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End THANK YOU

Thank you for considering this ±814.2789 ha established irrigated citrus and table grape farming enterprise in the Marble Hall district with all movable assets excluded.

We trust that this information pack has provided a comprehensive overview of the property's agricultural profile, established permanent crops, irrigation infrastructure, improvements and position within the productive 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.

www.parkvillageauctions.co.za

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