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BTW / VAT No.: 4210263127

## INFORMATION BROCHURE – AGRICULTURAL PROPERTY

**ONLINE AUCTION: 1 – 2 JULY 2025**

**Property: Portion 25 OF THE FARM GROOTHOEK 278.**

**REGISTRATION DIVISION KQ, LIMPOPO PROVINCE**

**Measuring: 135.3965 HA**



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**Agricultural property – Ptn 25 farm Groothoek 278, Limpopo**

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## DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS

### Auction Information

<b>Deposit</b>	10% of the bid price
<b>Commission</b>	5% plus 15% VAT thereon of the bid price
<b>Confirmation period</b>	14 days

Rules of auction and conditions of sale available at: [www.ubique.co.za](http://www.ubique.co.za)

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### Terms & Conditions

10% of the purchase price and 5% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. Balance on transfer, guarantees to be furnished within 30 days of acceptance. Bidders must provide original proof of identity and residence on registration. All bids are exclusive of VAT. Ubique Auctioneers may bid up to the reserve on behalf of the sellers. Subject to change without notification.

**Auctioneer: Rudi Müller (082 490 7686)**

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### Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither Ubique Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of Ubique Auctioneers (Pty) Ltd or the Seller/s or any other person.

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**Agricultural property – Ptn 25 farm Groothoek 278, Limpopo**

## EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS

**Street address / Location:** Ptn 25 of the farm Groothoek 278, Limpopo

**GPS Coordinates:** (Lat/Long): GPS: (Lat/Long): -24.503608 / 27.617431

**Pin location:**



**Registered Land size:** 135.3965 HA

**Zoning:** Agricultural

**Assessment Rates:** Details on page 7

*(Note: The registration of transfer of the property might be subject to the application for and issuing of a certificate by the Municipality in terms of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, read with the relevant section(s) of the applicable By-Law).*

**Improvements:** Details of improvements on **page 8-9**

**Key Investment Highlights** \*Agricultural Property / Grazing farm

*Note: By bidding on this property, prospective purchasers acknowledge that they have acquainted themselves with the extent and the nature of the property they are buying and that they accept the property as such.*

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**Agricultural property – Ptn 25 farm Groothoek 278, Limpopo**

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**GENERAL INFORMATION:****Title Deed information:****REGISTERED OWNER INFORMATION:**

OWNER INFORMATION (1)	
ROBINSON DEAN DEREK	
Person Type**	PRIVATE PERSON
ID Number	7509255090089
Name	ROBINSON DEAN DEREK
Multiple Owners**	NO
Multiple Properties**	NO
Share (%)	-

**DEEDS OFFICE PROPERTY DESCRIPTION**

PROPERTY INFORMATION			
Property Type	FARM	Diagram Deed Number	T31344/994
Farm Name	GROOTHOEK	Local Authority	THABAZIMBI LOCAL MUNICIPALITY
Farm Number	278	Province	LIMPOPO
Registration Division	KQ	Extent	135.3965H
Portion Number	25	LPI Code	TOKQ00000000027800025
Previous Description	-	Co-ordinates (Lat/Long)**	-24.503608 / 27.617431
Suburb / Town**	23KM NORTH OF THABAZIMBI A		

**REGISTERED BONDHOLDER**

ENDORSEMENTS (7)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B889/2015PTA	FIRSTRAND BANK LTD	2 100 000	-
2	I-10488/2007LGPTA	-	-	-
3	I-1227/2022AT	8025/2017	-	-
4	I-34/2023AT	8025/2017	-	-
5	VA136/2015PTA	ANGET TRUST	-	-
6	CONVERTED FROM PTA	-	-	-
7	FROM-PTNS16&24,278,K	Q	-	-

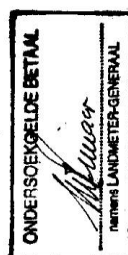
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**Agricultural property – Ptn 25 farm Groothoek 278, Limpopo**

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# Other Title Deed information

## SG Diagram



SYE meter		RIGTINGS- HOEKE		KOÖRDINATE Y Stelsel: Lo 27° X			L.G. No. A
		Konstantes:		- 60 000,00	+2 700 000,00		6059/1993
AB	238,20	A	87.53.10	- 2 355,64	+ 9 204,51		Goedgekeur
BC	388,69	B	97.33.20	- 2 580,97	+ 9 281,75		<i>M. de Ridder</i>
CD	2488,11	C	207.24.16				nms.
DE	771,43	D	92.05.17				LANDMETER- GENERAAL
EF	2169,29	E	98.47.57				1993-08-03
FG	266,56	F	183.56.20				
GH	209,13	G	141.35.40				
HA	199,41	H	192.43.30	- 2 297,98	+ 9 395,40		
AANDUIDINGSDATA:							
EE'	23,99	FE'	180.00.00				
KONNEKSIES:							
EM	3267,73	DEK	180.00.00				
DN	3159,42	EDJ	180.00.00				
SERWITUUTDATA:							
BJ	505,81	CBJ	180.00.00	J	- 2 680,67	+ 8 785,86	
JK	39,60	KJC	152.01.30	K	- 2 669,35	+ 8 747,91	
23 LOKSHOEK				▲	-13 706,45	+ 14 288,07	
32 DONKERPOORT				▲	- 6 572,27	+ 18 732,17	
BAKENBESKRYWING:							
A.B : Stuk standaard ysterpaal en klipstapel							
C.D.E' : 12mm Ysterpen onder klipstapel							
E.F.G : 900mm Ysterpaal onder klipstapel							
H : 20mm Ysterpen en klipstapel							
SERWITUUTNOTA:							
Die lyn KJB stel voor die oostelike grenslyn van 'n Serwituut van Reg van Weg 7 meter wyd oor die Restant van Gedeelte 6 van Groothoek No. 278-KQ volgens kaart L.G. No. A 6058/1993 Transportakte No. T 31343/1994							
KOMPONENTE:							
No.	Figuur	Beskrywing	Kaart L.G. No.	Transportakte No.			
1	ABLHA	Gedeelte 24	▲ 6058/1993	T 31343/1994			
2	HLCDEFGH	Gedeelte 16	A 5113/1956	39006/1964			
HIERDIE KAART BESTAAN UIT TWEE VELLE. VEL No. 1.							
Die figuur ABCDEFGHA							
stel voor 135,3965 hektaar grond synde							
GEDEELTE 25 van die plaas							
GROOTHOEK NO. 278-KQ							
Provinsie Transvaal, en bestaan uit komponente 1 en 2 hierbo getabuleer							
Opgemeet in							
Saamgestel in Junie 1993 deur my							
<i>D de Ridder</i>							
D DE RIDDER Landmeter							
Hierdie kaart is geheg aan			Die oorspronklike		Lêer -/8		
No. T 31344/1994			kaarte is soos		M.S. No.		
ged.			hierbo getabuleer		A.P.		
t.g.v			Transport		Komp. KQ-4, 6		
Registrateur van Aktes			Grondbrief				

Gedruk deur die Instituut van Landmeters van Transvaal

## Servitudes:

As reflected on the SG Diagram (if applicable).

Agricultural property – Ptn 25 farm Groothoek 278, Limpopo



## **PROPERTY DESCRIPTION**

### **PROPERTY DESCRIPTION – Agricultural**

### **PORTION 25 OF THE FARM GROOTHOEK 278,**

### **REGISTRATION DIVISION KQ, LIMPOPO PROVINCE:**

**MEASURING:** 135.3965 hectares

Held by Deed of Transfer Nr T 1513/2015PTA

**LOCALITY INFORMATION:** GPS: (Lat/Long): -24.503608 / 27.617431 (Lat/Long)

**Directions:** The property is situated  $\pm 25$ km from Thabazimbi on the Marakele road, follow the road until it becomes a gravel road for  $\pm 6.5$ km, the property is situated on the right hand side of the road. Follow a  $\pm 1$ km gravel road to the entrance of the farm.



**Municipal account information:**

**Account number:**

**Current arrears on account** information currently not available.

**Zoning:** Agricultural

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**Agricultural property – Ptn 25 farm Groothoek 278, Limpopo**

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## **THE PROPERTY IS IMPROVED WITH THE FOLLOWING STRUCTURAL IMPROVEMENTS:**

- **MAIN DWELLING [± 400 sqm] – DOUBLE STOREY**

- Constructed of clay bricks [face brick] and thatched roof.
- Wooden window and door frames

### Interior improvements:

- Reception area
- Open plan kitchen
- Dining room
- Staircase which leads up to the first floor

(note: I was not able to view all the rooms, but according to information there are 4 bedrooms and 2 bathrooms on the first floor and 1 bathroom on the ground floor)

### Outbuildings:

- Double carport
- Small outside entertainment area

### Further outbuildings:

- Small entertainment area which is situated close to the main dwelling. This entertainment area is situated on the bank of the river.
  - The construction of this building consist of brick and a thatched roof.
- A chalet [± 50sqm] which is also utilised as an entertainment area which is situated on the banks of the river.
- 2 x Wendy houses (situated adjacent to the chalet).
- Farm store / workshop [± 350sqm] (situated ± 400 metres from the main dwelling) which is utilized as a taxidermy store as well as a workshop which is currently used to build a boat. The construction of this building consist of plastered brick and corrugated iron roof.

(note: The workshop also has a section which is covered with a corrugated iron roof which is utilized as a parking area).



- Employee's house and small taxidermy shop (situated at the entrance gate of the farm)

(note: I was not possible to take photographs of the improvements at the stage we visited the property, it was raining and access was not possible).

- There is a large section of  $\pm$  2 hectares which was developed as a dressage arena for horses.
- 2 x equipped boreholes which is sufficient for human and livestock.
- The improvements are situated on the banks of a small river which originates from the Sondags River.

**Remarks / Comments:**

- Accept for the dressage area on the front portion of the farm, the rest of the farm is only improved with very mountainous natural grazing.
- One of the boundary fences of the farm is game fenced and the other three fences of the farm are only fenced with normal cattle fences.

**GOOGLE EARTH & GIS IMAGES:**



**Agricultural property – Ptn 25 farm Groothoek 278, Limpopo**



## PHOTOGRAPHS OF THE PROPERTY:

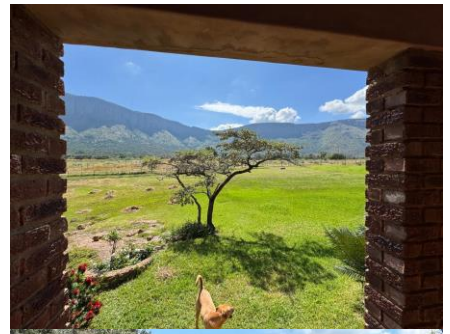


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**Agricultural property – Ptn 25 farm Groothoek 278, Limpopo**

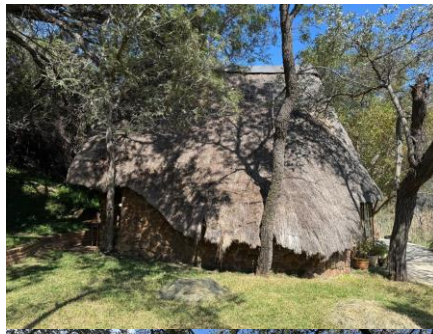
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**Agricultural property – Ptn 25 farm Groothoek 278, Limpopo**





**Agricultural property – Ptn 25 farm Groothoek 278, Limpopo**





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**Agricultural property – Ptn 25 farm Groothoek 278, Limpopo**

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**ONLINE AUCTION – PICTURESQUE MOUNTAINOUS  
GRAZING FARM (135ha)**

**THABAZIMBI DISTRICT - LIMPOPO PROVINCE**

**AUCTION STARTS @ 09h00 1 JULY 2025**

**AUCTION ENDS @ 14h00 2 JULY 2025**

**REGISTER AND BID ONLINE @ [www.ubique.co.za](http://www.ubique.co.za)**

**Location of property: GPS -24.503608 / 27.617431**

Directions: the property is situated  $\pm$  25km from Thabazimbi on the Marakele road, follow the road until it becomes a gravel road for  $\pm$  6.5km, the property is situated on the right-hand side of the road. Follow a gravel road for  $\pm$  1km to the entrance of the farm.

**Property: Portion 25 of the farm Groothoek 278, KQ: Measuring: 135.3965 ha**

**Improvements:**

**Main house** (double storey): reception area; open plan kitchen dining room; 4 bedrooms. Double carport small outside entertainment area. **Chalet** ( $\pm$  50 sqm); 2 Wendy Houses; Farm store / workshop ( $\pm$  350 sqm); Worker's house.

2 equipped boreholes.  
Eskom electricity.



**NOTES:** 1) Contact the auctioneers for a detailed information brochure and photographs. 2) Viewing by appointment only

**CONDITIONS:** 10% deposit of the purchase price and 5% commission plus VAT thereon is payable by the PURCHASER at the close of the online auction. 14-day confirmation period. Balance on registration, guarantees to be furnished within 30 days after acceptance of the offer. Buyers must supply proof of residence and identification on registration (FICA).

**For further information contact:**

**Auctioneer/RUDI MÜLLER 082 490 7686**

**EDRICH FOURIE 082 746 6141**

**Office: 018 294 7391**



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***Afslaers*  
*Auctioneers***

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Visit our website for further information, the rules of auction as well as the regulations in terms of the Consumer Protection Act.

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**Agricultural property – Ptn 25 farm Groothoek 278, Limpopo**