

LOCATION OF THE FARM

Access route to the farm

From Marble Hall follow the N11 Roedtan Road for approximately 5km to the 4 way intersection and turn right. Follow the road approximately 1.5km to the sign Rookop Landgoed and turn left. Follow the right of way approximately 1.5km to the subject property.

Name of Local Authority

- Elias Motsoaledi Local Municipality

Distance to the nearest town

- 9 km to Marble Hall

Type and condition of the access road

- Good tar road

Responsibility of road maintenance

- Local Authority and partially the owner

Coordinates at main gate : -24.9102210497, 29.2326052869

Locality map



DESCRIPTION OF THE FARM

Layout of the farm

The property comprises of 3 farm portions, together 528.4954ha in extent, situated approximately 9km from Marble Hall. The property is used for irrigation and limited game farm purposes. The property is well developed with residential and agricultural improvements relevant to the current use. The buildings are of older standard, in well maintained condition. The property is located in Loskop Valley area with a slope from the north to the south, suitable for the current agricultural use. Water is available from the Transeland Irrigation Scheme for irrigation, and Boreholes for domestic use. Electricity is supplied by Eskom, with 4 supply points

Location

The subject property is situated approximately 8km from Mbombela, where all major amenities are available. It has easy access to the N11 Roedtan road, which is a good tar road. Direct access is from the Scherp Arabie tar road and the last part gravel road is a well maintained right of way road.

Camps

The farm is used predominantly for irrigation purposes and only the game camp is used for grazing purposes.

Topography

The property is located in a Loskop Valley with gentle to steep slopes at the mountains, suitable for the current agricultural use. Elevation range between 863m above sea level at the lowest end of the farm to 920m at the highest end.

Soil type

The large southern and eastern parts of this area are underlain by granite of the Lebowa Granite Suite and some granophyre of the Rashoop Granophyre Suite (both Bushveld Complex, Vaalian). In the north, the sedimentary rocks of the Waterberg Group (Mokolian Erathem) are most important. Specifically, sandstone, conglomerate and siltstone of the Alma Formation and sandstone, siltstone and shale of the Vaalwater Formation. Well-drained, deep Hutton or Clovelly soils often with a catenary sequence from Hutton at the top to Clovelly on the lower slopes; shallow, skeletal Glenrosa soils also occur

The subject property has mainly Hutton soils with a greyish yellow sandy loam texture, with high potential when used for irrigation purposes. Sodium levels which have previously been problematic have been eliminated with advanced soil management practices

Vegetation or grazing

SVcb 12 Central Sandy Bushveld

Distribution Limpopo, Mpumalanga, Gauteng and North-West Provinces: Undulating terrain occurs mainly in a broad arc south of the Springbokvlakte from the Pilanesberg in the west through Hammanskraal and Groblersdal to GaMasemola in the east. A generally narrow irregular band along the northwestern edge of the Springbokvlakte (including Modimolle) extending into a series of valleys and lower-altitude areas within the Waterberg including the upper Mokolo River Valley near Vaalwater, the corridor between Rankins Pass and the Doorndraai Dam, and the lowlands from the Mabula area to south of the Hoekberge. Some isolated sandy rises are found on the Springbokvlakte. Altitude about 850–1 450 m.

Vegetation & Landscape Features Low undulating areas, sometimes between mountains, and sandy plains and catenas supporting tall, deciduous *Terminalia sericea* and *Burkea africana* woodland on deep sandy soils (with the former often dominant on the lower slopes of sandy catenas) and low, broad-leaved *Combretum* woodland on shallow rocky or gravelly soils. Species of *Acacia*, *Ziziphus* and *Euclea* are found on flats and lower slopes on eutrophic sands and some less sandy soils. *A. tortilis* may dominate some areas along valleys. Grass-dominated herbaceous layer with relatively low basal cover on dystrophic

Climate, rainfall and adverse conditions (frost, hail etc.)

Summer rainfall with very dry winters. Effectively three seasons, namely a cool dry season from May to mid-August, a hot dry season from mid-August to about October and a hot wet season from about November to April. MAP from about 500–700 mm. Frost fairly infrequent. Mean monthly maximum and minimum temperatures for Goedehoop (in the northern part of this vegetation unit) 35.3°C and –3.1°C for November and June, respectively

Surrounding farming activity and/or developments

The surrounding area is commonly used for plantations where altitude conditions is suitable, and other orchards similar to the subject property in lower lying areas.

Description of improvements

Residential improvements.

- A Dwelling of older type and design, constructed from brick and cement under pitched Harvey tile roof with average standard finishes, in well maintained condition. It offers 3 bedrooms, 2 bathrooms, lounge, dining room and kitchen.
- B Flat with asbestos and brick walls and corrugated iron roof, with economical standard interior finishes in fair condition. It offers 2 bedrooms, 1 bathroom and living area with kitchen.
- C Patio attached to Flat 1 with steel structure and corrugated iron roof in fair condition
- D Flat 2 with brick walls and Harvey tile roof, with open plan living area, kitchen and bedroom, and separate bathroom.
- E Outbuilding of average standard and condition, comprise of cold room facilities and store rooms.
- F Swimming pool of custom type, of good standard and condition
- G Store building with brick walls and corrugated iron roof and cement floor in fair condition

Agri-related improvements & condition of improvements

- H Large open shed with steel structure and corrugated iron roof, with store rooms with brick walls, of average standard and in fair condition.
- I Large shed with brick walls and corrugated iron roof in fair condition
- J Open shed with steel structure and corrugated iron roof attached to Shed I in fair condition
- K Store building with concrete walls and corrugated iron roof and concrete floor in fair condition
- L 10 Workers accommodation buildings with brick walls and corrugated iron roof in poor condition.
- M 5 Pump houses at various locations on the farm, with rick walls and corrugated iron roofs in fair condition

Infrastructure

5 Gravel dams for irrigation purposes, fed from the river. The value of the dams are included in the water rights.

5 Boreholes with 3 equipped, at various locations on the farm. Not used for irrigation purposes on date of valuation

8 Pivots ranging from 3 Towers to 8 towers, of good standard and condition.

8 Pumps with motors and VSD equipment, of varying sizes and capacity

4 Eskom electrical power connections with transformers of varying capacity.

SERVICES**Water supply and irrigation**

Source	:	Boreholes equipped:	4
	:	Boreholes not equipped:	None
	:	Pumps:	Submersible pumps
Municipal water	:	No	
Reservoir	:	None	
Gravel dams	:	5	
Quantity of water	:	Store - 31000l/h	
		Kraal - 21000l/h	
		House -28000l/h	
		Canal - 7250l/h	
Quality	:	Good - Not used for irrigation on date of valuation	

Irrigation

Property	:	Portion 3
Scheme name/ Water source	:	Transeland Irrigation Board
Supply	:	Perennial
Source	:	Elands River
Extraction volume as per certificate	:	725,340 m ³
Storage volume as per certificate	:	None
Water rights converted in hectares	:	94.2 ha
Water rights	:	Water certificate
Rights ceded	:	No
Extraction point	:	River
Notes / comments	:	None

Property	:	Portion 14
Scheme name/ Water source	:	Transeland Irrigation Board
Supply	:	Perennial
Source	:	River
Extraction volume as per certificate	:	197,890 m ³
Storage volume as per certificate	:	Not indicated
Water rights converted in hectares	:	25.7 ha
Water rights	:	Water certificate
Rights ceded	:	No
Extraction point	:	River
Notes / comments	:	None

Property	:	Portion 15
Scheme name/ Water source	:	Transeland Irrigation Board
Supply	:	Perennial
Source	:	River
Extraction volume as per certificate	:	197,890 m ³
Storage volume as per certificate	:	Not indicated
Water rights converted in hectares	:	25.7 ha
Water rights	:	Water certificate
Rights ceded	:	No
Extraction point	:	River
Notes / comments	:	None

Irrigation surface area

Type of irrigation system : Pivot 8 Pivots
Potential of land under irrigation : High
Crops under irrigation : Cash crops
Total Extent of Water rights : 145.6000 ha
Extent of irrigable land : 235.0000 ha
Confirmation of extent : GPS Maps (Attached)

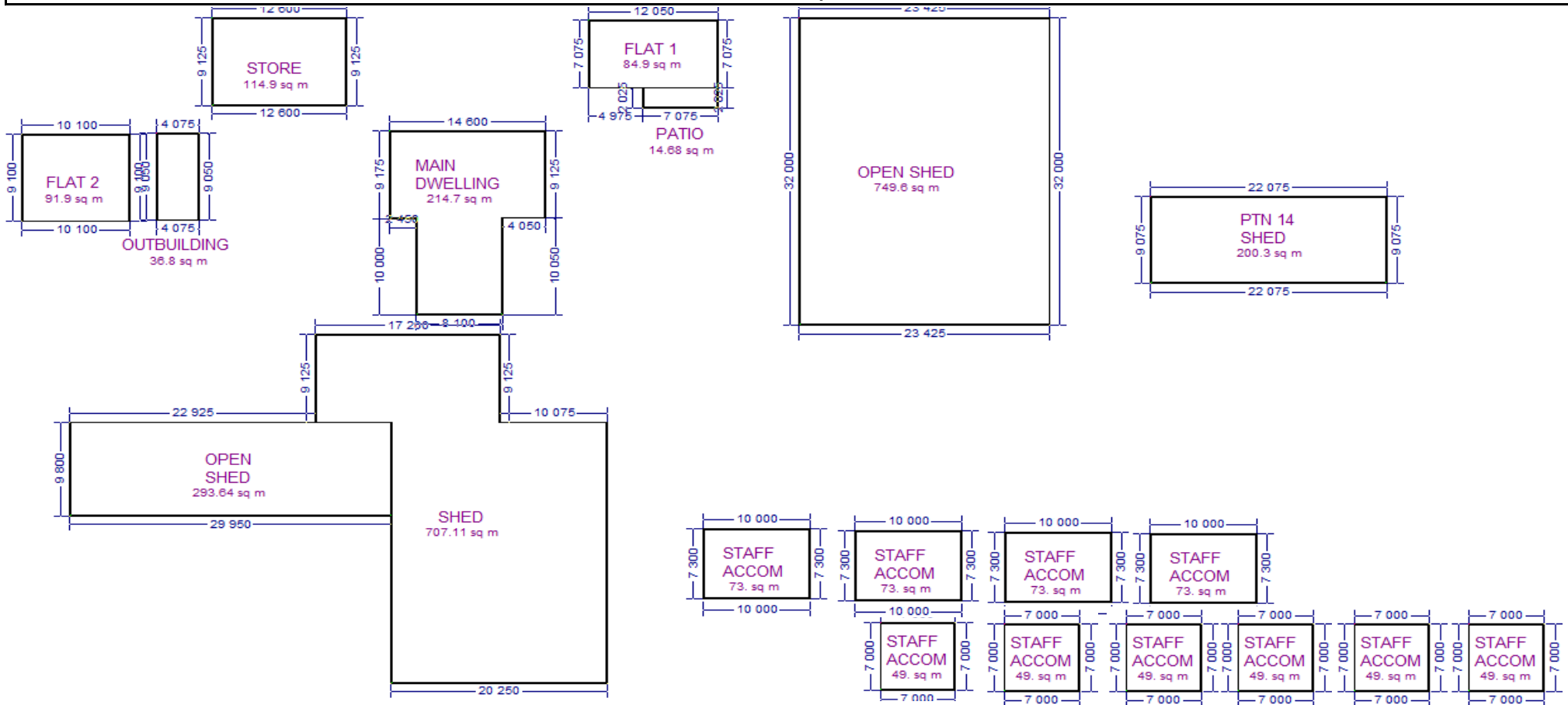
Electricity

Supply : Eskom
Number of supply points : 4
K.V.A. : 200 Kva, 200Kva, 50Kva and 50Kva

Fencing

Type of fence : Game and cattle fence (at homestead only)
Distance of game fence : 3 km
Condition : Good
Height and number of strands : 2.4m with 19 strands
Electrified : No
Number of camps : 1 Game Camp
Condition of camps and grazing : Good

ANNEXURE A - Sketch of Improvements - not to scale



ANNEXURE D - PHOTOS



Dwelling A



Flat 1



Flat 2



Swimming pool



Outbuilding with Cold room facilities



Store with staff accommodation



Open shed



Open shed



Store (Ptn 14)

Store



Staff accommodation houses



Pump house



Pump house



Pumps and infrastructure



Pump house



Pumps and infrastructure



River Pump Station



Pumps and infrastructure



Pumps and infrastructure



River extraction point



Irrigation dam



Irrigation dam



Irrigation land with Pivot



Irrigation land with Pivot



Irrigation land with Pivot



Irrigation land with Pivot



Irrigation land with Pivot



Game camp

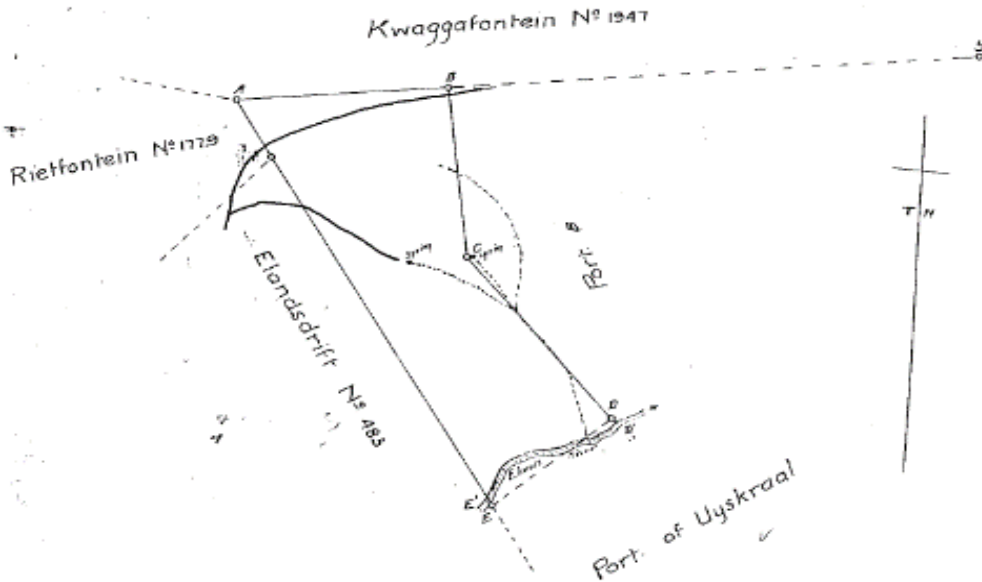
ANNEXURE C - SG Diagram

A No. 3853/25

Form B3—Diagram Form for a Sub-Division of a Farm or portion of a Farm.
 Form No. 3712 1985.

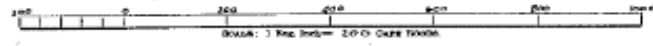
SIDE	LENGTH	ANGLE	(N) CO-ORDINATES	(E)
AB	409.81	A 65 46.10	A - 372.577	+ 62.358
BC	562.00	B 91 5 20	B - 5319.28	+ 673.62
CD	444.13	C 214 2.20	C - 3269.06	+ 314.35
DE	297.86	D 89 53 0	D - 2970.00	- 15.00
EF	854.06	E 80 43 50	E - 3121.05	- 214.21
FA	137.88	F 178 29 20	F - 3654.25	+ 505.70
			Σ	2,804.22 + 798.56

Rect. Area = 418 Mor 207.59. Kds.
 The A-C-D-Midriver at D' = 180° D-D' = 14.0 rds (approximately)
 & F-Midriver at E'-E = 180° E-E' = 19.0



Taken care of under:
 Now registered under:
 No. 10
 REGISTRARIS AFDELING JS
 REGISTRATIE DIVISION JS

* Now known as Portion 3
 (a portion of Portion 1)



The above Figure lettered ABCD-Midriver at D' to E'-F' (From D' to E' the middle of the Elands River is the boundary) represents
 411 Morgen 207 Square Rods of land, being Portion of the Northern Portion
UYSKRAAL No 228
 of the Farm
 according to Diagram A. No. 1922/95 relating to Deed of Transfer No. 6473 dated 6.12.1870 made in favour of
 B.J. Prinsloo situated in the District of Pretoria
 Ward Elands River Province of the Transvaal. Bounded as indicated above.
 The Boundaries have been properly erected according to law.

Surveyed in July & August 1925 by me *A. O. Shone*
Land Surveyor.

Approved <div style="text-align: center;"><i>A. O. Shone</i></div> Surveyor-General 12 SEP 1925	This diagram belongs to Deed of made this day in favour of	Registrar of Deeds. AS 70/25/15
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Printed by authority—Government Printer, P.O. Box 2664 Johannesburg—17/25.

Goedgekeur

Wardenaar

oms. Landmeter-generaal.
15 1967

Beskrywing van Bakens

A' C D	2 ^e Ysterpen & klifstapel.
B	2 ^e Ysterpen & klifstapel met sandelingspenne.
E	Ingeplante klip in klifstapel met sandelingspenne.

SYE Kaapse Voet.	RIGTINGS- HOEKE	Y Staal	KO-ORDINATE Lo	X
	Konstante:		0,0	+ 8 700 000,0
AB	32,3	A	- 75 052,3	+ 47 975,8
BC	9 224,6	B	- 75 084,1	+ 47 472,3
CD	456,2	C	- 79 572,8	+ 56 053,5
DE	5 414,0	D	- 79 100,1	+ 58 155,0
EA	4 354,7	E	- 75 610,7	+ 52 283,9
Kantelings gegewens				
CC'	311,10,59			
DD'	318,35,58			
45 Draagpuntels		▲	- 73 875,3	+ 44 449,8
58 Messerliker Bond		▲	-102 948,8	+ 86 281,7



KNAGBANTHEER NR. 722 - KS.

Gedeelte A
van die
Noordelike
Gedeelte

Gedeelte B

* Nou bekend as Gedeelte M.
(in gedeeltes van Gedeelte A)

Gedeelte 385

Restant van
Gedeelte

Skaal, 1: 25000

Die figuur A B C' Midel Elanle-rivier D' E A stel voor

102,873

Morge grond, synde

* Gedeelte 14 (in Gedeelte van Gedeelte B van die Noordelike Gedeelte) van die plaas

UYSKRAAL

NR.

10 - J.S.

geleë in die DISTRIK

GRÖBLERSDAL

Gemoet in

September 1966

deur my

PROVINSIE TRANSVAAL

[Signature]
L. G. Landmeter.

Hierdie kaart is gehê van Akte van
Nr. godsteer
ten gunste van

4349/71

Registraar van Aktes.

Die oorspronklike kaart is Nr. A7954/25
geheg van T.
Nr. 9284/1926

L.G. Litr. Nr. 16
Metsaakke Nr. 1661/66
Kompilasië Nr. KS-7C-85,10

Goedgekeur

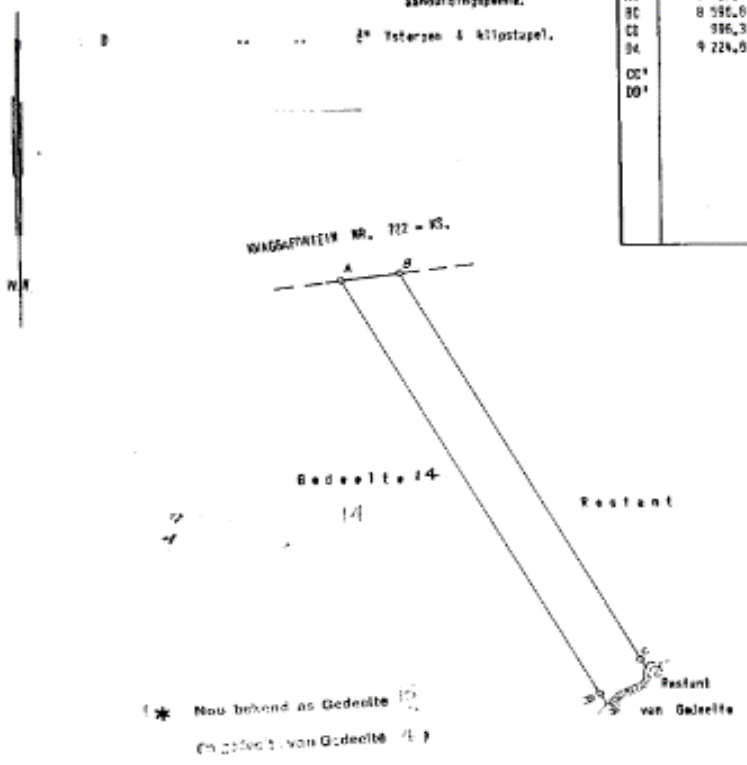
M. M. M. M.
nms. Landmeter-generaal.

Beskrywings van Bakens

- A B C 2^e Ysterpen 3 kliplaai met aanduidingspeere.
D 2^e Ysterpen 3 Allotstapel.

	SYE Kaapse Voet.	RIGTIG- HOEKE	KO-ORDINATE	
			Y Stelsel	X
		Kwantite:	= 0,0	= 8 700 000,0
AB	1 051,3	283,44,53	A	- 75 054,4
BC	8 535,0	331,10,98	B	- 78 129,5
CD	936,3	48,10,00	C	- 81 275,1
DA	9 224,0	151,10,09	D	- 79 532,8
OO'		331,10,00		
OO'		331,10,98		
		45 Oaagafstelsel	▲	- 73 075,3
		58 Nooierster Rand	▲	- 102 949,8
				- 44 419,8
				- 84 281,7

Matriek No. 880826 M
ad. M. M. M.
21-12-1970



* Nou bekend as Gedeelte 15
in gedeeltes van Gedeelte 14

Skaal, 1: 25000

Die figure A B C' Middellandsrivier D' A' stel voor 102.833 Morge grond, synde

15. Gedeelte 15 (in Gedeelte van Gedeelte B van die Noordelike Gedeelte) van die plaas UYSKRAAL NR. 10 - JS.
geleë in die DISTRIK OORLERSDAL PROVINSIE TRANSCVAAL
Gemeet in September 1966 deur my *J. J. J.*

Hierdie kaart is geleë aan Akte van
Nr. godeteer
ten gunste van
4350/71
Registrateur van Aktes.

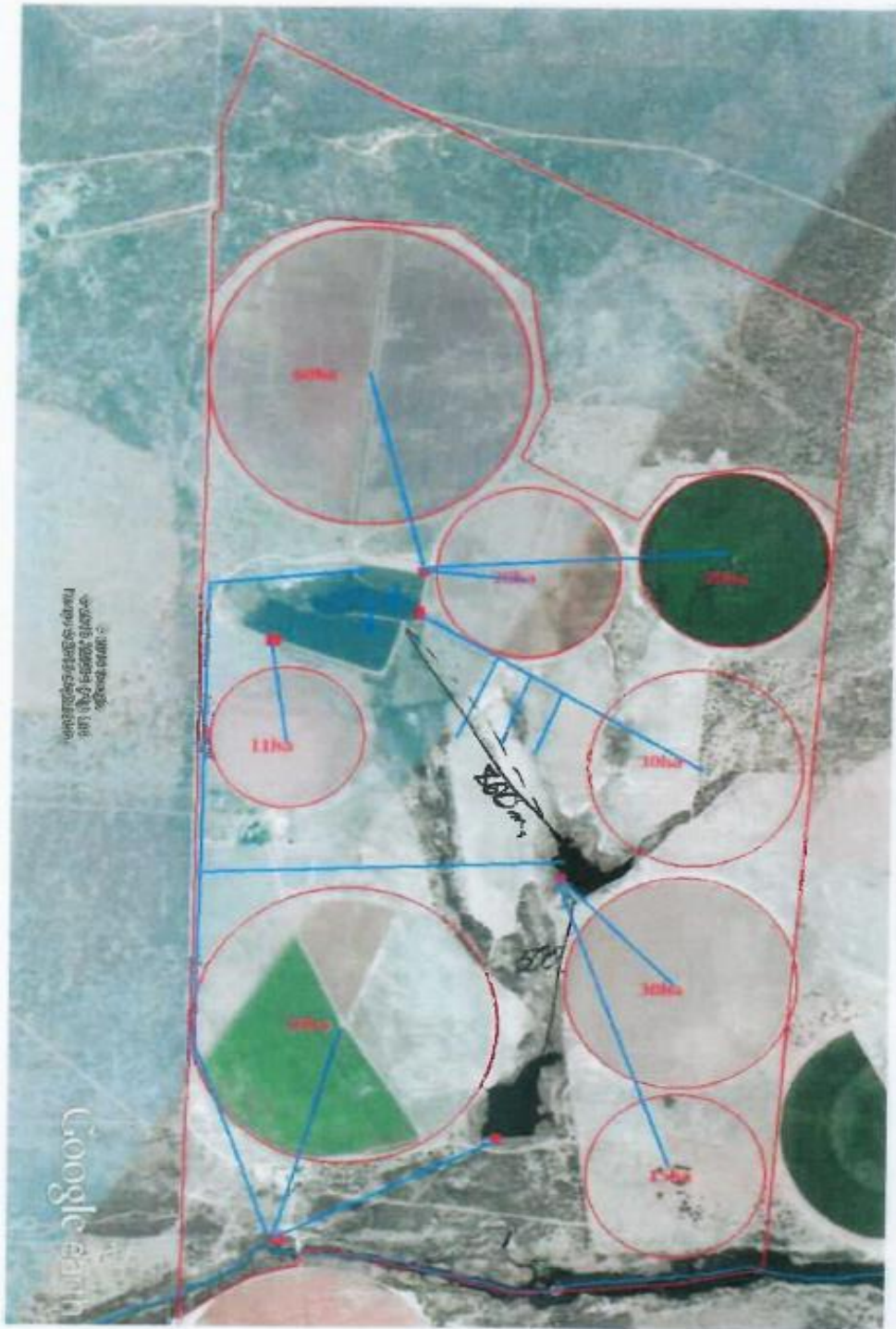
Die oorspronklike kaart is Nr. 6754/25
geleë aan Nr. 7284/1926

L.G. Leter Nr. 16
Meestukke Nr. 1661/66
Kopieer Nr. KS-7C-5/2
KS-7D-6

WYK 44 (TRANSVAAL) JUNIUS 1966
GEDRUK EN UITGELEER MET MASTROEN L.G. TRANSCVAAL

24

ANNEXURE E - AERIAL VIEW





TRANSELANDSRIVIER BESPROEINGSRAAD

POSBUS 339, MARBLE HALL, 0450,
FAKS: 086 516 6126, SEL: 082 938 7487, e-pos: saic@vodamail.co.za

INLYSTINGSERTIFIKAAT

VERWYSING: TRANSELANDSRIVIER BESROEIINGSRAAD
NAVRAE : MEV. S LA COCK
EIENAAR : FINE ASSET INVESTMENTS (PTY) LTD

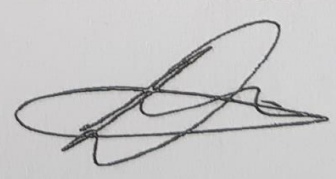
Hiermee word gesertifiseer dat Gedeelte 3, 14 en 15 van die plaas **UYSKRAAL 10 J.S. Mpumalanga**, groot 528,4954 hektare, ingelys is vir 145.6 hektaar onder die Transelandsrivier Besproeiingsraad.

S LA COCK
SEKRETARESSE

28 September 2010
DATUM

Registreer
197890
725340
197890
112120

mmudwatt



FINE ASSETT INVESTMENTS (PTY) LIMITED

REGISTRASIE NOMMER: 2005/029977/07

1. GEDEELTE 14 (GEDEELTE VAN GEDEELTE 4) van die plaas UYSKRAAL 10
REGISTRASIE AFDELING J.S. LIMPOPO PROVINSIE
VOLUME: 197890 kubieke meter/ Permit nr. W62/231/E9-15/84/25,0P2/2/10(70)

2. GEDEELTE 3 (GEDEELTE VAN GEDEELTE 1) van die plaas UYSKRAAL 10
REGISTRASIE AFDELING J.S. LIMPOPO PROVINSIE
VOLUME: 725340.kubieke meter I Permit nr. W62/004/061/80/134

3. GEDEELTE 15 (GEDEELTE VAN GEDEELTE 4) van die plaas UYSKRAAL 10
REGISTRASIE AFDEUNG J.S. LIMPOPO PROVINSIE
VOLUME: 197890 kubieke meter J Permit nr. 2/2/10(70)

Ek, *Den van der Watt.*

As Direkteur/Gevolmagtigde van

FINE ASSETT INVESTMENTS (PTY) LIMITED

REGISTRASIE NOMMER: 2005/029977/07

synde elenaar van die eiendom, bevestig dat die bogemelde inligting korrek is.



HANDTEKENING

23/5/11

DATUM

J45 Toitskraal
P.O.Box 540
Marble Hal
0450
079 244 7292
Hunter.danie@gmail.com

JOUBERT BESPROEING
DANIE JOUBERT

SANS 10299-4:2003



Ref No: 003

BOREHOLE TEST CERTIFICATE

CLIENT INFORMATION

Roof-top Landgoed

PHYSICAL ADDRESS

Ystkrail
Perseus 3; 10 JS

CONTACT DETAILS

079 602 6031

TEST INFORMATION

DATE OF TEST: 29/05/2019

BOREHOLE POSITION: 24° 54' 54.5" S 29° 13' 55.1 E

DEPTH OF BOREHOLE: 136

STATIC WATER LEVEL: 12

DYNAMIC WATER LEVEL: 28

DEPTH OF PUMP: 106

TEST PUMP: Cri 35m²/100 565

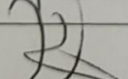
HOURS TESTED: 12

YIELD LPH: 31 500

EXISTING PUMP AND CONDITION:

/

COMMENTS: Boorgat slor



DS JOUBERT

31/05/2019
DATE

J45 Toitskraal
P.O.Box 540
Marble Hall
0450
079 244 7292
Hunter.danie@gmail.com

JOUBERT BESPROEING
DANIE JOUBERT

SANS 10299-4:2003



Ref No: 005

BOREHOLE TEST CERTIFICATE

CLIENT INFORMATION

Rooikop Landgoed

PHYSICAL ADDRESS

Toitskraal
Perseel 310 JS

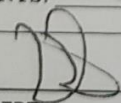
CONTACT DETAILS

084 602 6031

TEST INFORMATION

DATE OF TEST: 24/05/2014
BOREHOLE POSITION: 24°54'53.9"S 29°14'03.1"E
DEPTH OF BOREHOLE: 150m
STATIC WATER LEVEL: 3.2m
DYNAMIC WATER LEVEL: 1.8m
DEPTH OF PUMP: 106m
TEST PUMP: Cr 35m²/100m 565
HOURS TESTED: 12
YIELD LPH: 21 170 liters per hour
EXISTING PUMP AND CONDITION:

COMMENTS: kraal boorgat



DS JOUBERT

DATE

J45 Toitskraal
P.O.Box 540
Marble Hal
0450
079 244 7292
Hunter.danie@gmail.com

JOUBERT BESPROEING
DANIE JOUBERT

SANS 10299-4:2003



Ref No: 004

BOREHOLE TEST CERTIFICATE

CLIENT INFORMATION

Rooitop Landgoed

PHYSICAL ADDRESS

Yskraal
perseel 10


CONTACT DETAILS

084 602 6031

TEST INFORMATION

DATE OF TEST: 22/05/2019
BOREHOLE POSITION: 24°54'00,4"S 29°13'31,1"E
DEPTH OF BOREHOLE: 140m
STATIC WATER LEVEL: 17m
DYNAMIC WATER LEVEL: 36m
DEPTH OF PUMP: 110m
TEST PUMP: Cri 35m²/100 SGS
HOURS TESTED: 12
YIELD LPH: 7250
EXISTING PUMP AND CONDITION:

COMMENTS: kanonnel booring


DS JOUBERT

31/05/2019
DATE

Land Claims



OFFICE OF THE REGIONAL LAND CLAIMS COMMISSIONER - EASTERN CAPE
61 Biccard Street/96 Kagiso House Cnr. Rissik and Schotman, Polokwane, 0700
Private Bag X9552, Polokwane, 0700
Tel: (015) 284 6300/287 2500 Fax No: (015) 285 7404/7403

Enq: Ratselisusu TU
Our Ref: 9/2/2

AFRICA GAME FARM ESTATES
FAX: 0866 72 73 74
Email: corporate@gamefarmestates.co.za

Dear Mr / Ms Rudie Swanepoel

LAND CLAIMS ENQUIRY – UYSKRAAL 10 JS

We refer to your email dated 24 December 2016.

We confirm that as at the date of this letter no land claim appear on our database in respect of the Properties. This includes the database for claims lodged by 31 December 1998; and those lodged between 1 July 2014 and 27 July 2016 in terms of the Restitution of Land Rights Amendment Act, 2014.

Whilst the Commission takes reasonable care to ensure the accuracy of the information it provides, there are various factors that are beyond the Commission's control, particularly relating to claims that have lodged but not yet been gazetted such as:

1. Some Claimants referred to properties they claim dispossession of rights in land against using historical property descriptions which may not match the current property description; and
2. Some Claimants provided the geographic descriptions of the land they claim without mentioning the particular actual property description they claim dispossession of rights in land against.

The Commission therefore does not accept any liability whatsoever if through the process of further investigation of claims it is found that there is in fact a land claim in respect of the above property.