



## RYNCOR PROPERTIES

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### PROPERTY GUIDE

#### DEVELOP YOUR DREAM RETREAT IN SHANA LANGO RESORT

#### 1.1934 HA

TENDER CLOSING DATE: Friday, 27 September 2024 @ 12:00

VIEWING: Only by appointment

CONTACT: Jacques van Wyk – Cell: 082 441 2052 or Tel: (012) 546 8409

ADDRESS: Portion 278 of Farm Rietgat 563 KQ, Thabazimbi, Limpopo

Buyers Commission: 7.5%

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

Bank: ABSA, Branch: Pretoria North, Branch code: 632005, Account Number: 4066462915

Jacques van Wyk  
(082) 441 2052 | [info@ryncor.com](mailto:info@ryncor.com)

## HOW IT WORKS

### OBTAIN INFORMATION

- Visit our website to view the desired property.
- Communicate any questions you may have with us.
- Schedule a viewing appointment.

### SUBMIT OFFER

- Register, create a profile and place your offers on our website.
- Or download the offer to purchase from our website and email it to [info@ryncor.com](mailto:info@ryncor.com).
- Or drop the tender off at your nearest Ryncor tender box.

### CONFIRMATION

- The sale is subject to confirmation by the seller.
- A 10% deposit is paid into the Ryncor Properties trust account.
- If the offer is accepted, guarentees are paid within 30 business days.

### REGISTRATION OF TRANSFER

- Congratulations on aqiring your new property.



## PROPERTY INFORMATION

<b>Name:</b>	Vacant Land in Shana Lango Resort
<b>Erf Number:</b>	563
<b>Portion Number:</b>	278
<b>Farm Name:</b>	Rietgat
<b>Suburb:</b>	Thabazimbi
<b>Province:</b>	Limpopo
<b>Sector:</b>	Agricultural
<b>Co-ordinates:</b>	-24.96001 / 27.960588
<b>Erf Size:</b>	1.1934 HA

### Property Overview:

Property Name: Portion 278 of Farm Rietgat 563 KQ, Shana Lango Resort, Thabazimbi, Limpopo

Erf Size: 1.1934 Hectares (11,934 square meters)

Zoning: Agricultural

### Location:

- **Resort Setting:** Located within the prestigious Shana Lango Resort, the property offers a unique blend of tranquility and access to resort amenities, making it ideal for both personal enjoyment and potential business ventures.

### Region: Thabazimbi, Limpopo, South Africa

- **Proximity to Major Roads:** The property is conveniently located near main roads providing easy access to nearby towns and cities, including Thabazimbi town center and Lephalale.
- **Nearby Landmarks:** Nestled in the heart of the Waterberg Biosphere, the property is close to renowned attractions such as the Marakele National Park and Pilanesberg National Park, offering an abundance of wildlife and natural beauty.

### Features:

- **Topography:** The land boasts a gentle slope with areas of flat terrain, providing versatility for various uses, including development and agriculture.
- **Scenic Views:** The property offers stunning panoramic views of the surrounding bushveld and mountain ranges, enhancing its appeal for residential or leisure use.
- **Vegetation:** The land is characterized by indigenous bushveld vegetation, providing a natural habitat for local wildlife and adding to its aesthetic appeal.

### Potential Uses:

- **Agriculture:** With its agricultural zoning, the land is suitable for farming activities, including livestock grazing, horticulture, or establishing a small vineyard or orchard.
- **Eco-Tourism:** Its location within Shana Lango Resort makes it an ideal site for eco-tourism projects, such as a safari lodge, retreat center, or nature reserve that leverages the natural beauty and wildlife of the area.
- **Resort Development:** Potential for developing holiday cottages or luxury tents to cater to tourists seeking a unique bushveld experience, capitalizing on the resort's amenities and location.

### Infrastructure:

- **Water Supply:** Access to resort water infrastructure, including possible connections to boreholes or resort water supply, ensuring a reliable water source for development and agriculture.
- **Electricity:** Connection to the national grid is facilitated by existing resort infrastructure, allowing easy installation of electrical services.



- Road Access: The property benefits from well-maintained resort roads, providing seamless access to main routes and enhancing the ease of transportation for both personal and commercial activities.

### Resort Amenities:

- Recreational Facilities: Access to Shana Lango Resort amenities, including swimming pools, hiking trails, and recreational areas, adds value for potential development as a holiday destination.
- Security: The resort provides a secure environment with controlled access and security patrols, ensuring safety and peace of mind for property owners and guests.
- Community: The resort community offers opportunities for collaboration with neighboring properties for joint ventures or community-driven projects.

### Environmental Considerations:

- Conservation Efforts: The property's location in a resort setting requires adherence to environmental conservation guidelines to preserve the area's natural beauty and ecological significance.
- Wildlife: The area is home to various species of wildlife, including antelope and birdlife, providing a unique opportunity for wildlife conservation and viewing experiences.

### Investment Potential:

- Tourism Growth: With the increasing demand for eco-tourism and wildlife experiences, the property presents a valuable opportunity for investors looking to tap into the thriving tourism industry in Limpopo.
- Resale Value: The property's strategic location within a resort and proximity to popular tourist attractions offer promising potential for long-term appreciation and resale value.

The auctioneers have taken the greatest care to ensure the accuracy of information received, and cannot be held responsible for any errors or omissions in this whole document.

## PROPERTY MAPS

### Arial View:





# PHOTOS

