

FOR SALE – A RARE GEM ALONG THE KLASERIE RIVER.

Portion 159 of the farm Guernsey, near the town of Klaserie in the Limpopo province.

GPS location 24°28'59"S 31°05'18"E (decimal 24.48324S 31.08864E).

Land area: about 1000m x 300m with 300m river-frontage. Shared security and roads.

For further information please contact Andre Lotz info@krugertours.com or try calling 07 596 1917

The famous lodges in the Timbavati, Klaserie and Guernsey district are some of the most sought after destinations and hottest property in South Africa. For tourism operators, this is prime land.

Here you might find Bill Gates, Bill Clinton or any of the Hollywood celebrities riding in the vehicle next to you on a big 5 game drive. Sir Richard Branson (Virgin) liked it so much here, he bought one of the other properties in this area. Now it is your chance to get your own piece of the action!

TOURISM POTENTIAL

To stay in this area as a tourist can command prices of R8,000 to R12,000 per person per night. This is the norm and some of the 'top' lodges ask even more. You can take a look at three of our direct neighbours to get an idea of the earnings potential:

<http://www.thornybushcollection.co.za>

<http://www.kapama.co.za>

<http://www.buffaloland.co.za>

and ourselves <http://www.krugertours.co.za> operating as Amanzimlotzi Riverside Bush Camp.

Over the past decade we have created, from virgin bush, a very viable tourist destination. We are constantly hosting visitors from around the globe. This haven in the real African bush offers a unique experience that is different from the big lodges which to a large extent insulate you from the real outdoors. The potential for rich rewards is wide open with this rare opportunity!

Around here land very seldom comes onto the market. Most of the time it is sold from a deceased estate. As my wife and myself are getting to age 70 and are finding the workload beyond what we can cope with, we are reluctantly placing our beloved piece of the bushveld on the market.

RESOURCES AND VALUE

One of the most important resources to consider is water. In this area, water is scarce, salty and deep down. You may well drill down to 100 meters and still come up with dust!

We, however, have virtually unlimited water for domestic use from the perennial Klaserie river, stabilised upstream by the lovely Klaserie dam - home of the legendary 25kg 'monster' carp.

Considering the price of electricity, pumps, drilling and fuel; the value of this river water resource alone exceeds R1 million. The empty land was valued almost a decade ago by the government to be worth R2 million. A lot has changed in the decade since.

SECURITY

As we are part of the Guernsey / Kapama reserve area, we have a shared cost security system in place, which controls the three entrances to the park. This means that crime is virtually unheard of. There is no need to lock anything. Your only concern is the wildlife that abounds in the surrounding bush.

LOCATION, MAPS AND IMAGES



An overview map – the property is ideally situated for access to all major tourist destinations.



This is the security gate located just 500m North of the town of Klaserie. The property on offer is located 7km along this road, right in the heart of the park.



A satellite view showing the property boundaries, GPS location of the entrance, the Klaserie river and buildings. These consist of the main house (a generously sized double storey A-frame), two thatched rondavels, a manager's dwelling, three en-suite bush tents, an ablution block (for the camping area), a workshop and splash pool.

We will also consider separately selling a 3 hectare area as a holiday camp (give us a call):



FACILITIES



This view shows the splash pool and looks towards the two rondavels.



This is the main A-frame house. The workshop and storage areas are to the right.



One of the rondavels with our touring van outside.



The second rondavel.



Inside one of the rondavels. These offer luxury at an affordable price.



One of three “bush tents”. These are very popular and are a unique experience.



Something completely unique is the open-air en-suite bathrooms that come with the bush tents.



This is the Klaserie river at the bottom of the property. In rainy season it rises dramatically. All the buildings and facilities are near the river but on higher land. The river rose but did not reach the camp in the 2012 and 2014 floods.

This property is a goldmine in the right hands. Please contact Andre info@krugertours.co.za for more information and price negotiations. You can try calling 07 596 1917 but reception is random.

Amanzimlotzi Riverside Bush Camp, PO Box 311, Hoedspruit 1380, South Africa.