business
for sale



BUSINESS REPORT

Date: **5th November 2026**
Business Reference:**34968**

About the Business:

Price reduced by R2 million - Game farm with hunting, conferencing and wedding facilities

This Lifestyle opportunity offers the following key features: - The property has enormous development potential and offers good value for money - There are no restitution- or land claims on the property - The property and the business is selling for less than the value of the property. - The setting and location of the game farm

Price reduced by R2 million - Game farm with hunting, conferencing and wedding facilities



Sector: **Property**

Asking Price:

R 23,000,000

Monthly Profit:

R 0

Asset Value:
R 31,105,000

Stock Value:
R 0

Yearly Net Profit :
R 0

Business Report

What game is on the property?

The following is a list of the game that is on the property as at 14 October 2021:
- Impala 60
- Zebra 20
- Springbok 75
- Gemsbok 22
- Rooi Hartbeest 25
- Blue Wildebeest 50
- Eland 7
- Waterbuck 25
- Ostrich 1
- Sable 7
- Blesbuck 45

Fully describe the lodge facilities

The main entertainment area consists of a bar, lounge, dining/entertainment area,big screen, fire place, kitchen (with cold room), storage facilities, guest ablutions and a staff cottage. The outside area consists of a swimming pool, kids play area and 3 bomas.

A neat chapel that has been purpose fitted.

Full describe the accommodation at the lodge

1 x Honeymoon suite consisting of:
- Luxury big room with glass sliding door opening onto pool area.
- Queen sized bed.
- Seating.
- Air-conditioning, TV, DSTV, bar fridge, coffee/tea facilities, hair dryer and electronic safe.
- Bathroom with spa-bath & shower.

3 x En-suite rooms consisting of:
- Luxury room with a glass sliding door opening onto pool area.
- 2 Double beds
- Air-conditioning, TV, DSTV, bar fridge, coffee/tea facilities, hair dryer and electronic safe.
- Bathroom with bath & shower.

3 x Self-catering chalets consisting of:
- 3 Bedrooms (1 queen sized bed, 2 single beds and 4 bunk beds).
- 2 Bathrooms (1 with hand basin bath and toilet, the other one with hand basin, shower and toilet).
- Lounge with TV, DSTV and air-con).
- Open plan kitchen (fully equipped).
- Each unit has its own private boma with braai facilities.

Fully describe the owner's residence on the the game farm

The owner's residence is a neat, well maintained building which has been completely renovated with upmarket finishes consisting of:
- 2 x Large bedrooms.
- 2 x Bathrooms (1 en-suite).
- Lounge, dining room, kitchen and facility room.
- Walk-in-safe.
- Sun room with braai area and spa-bath.
- Garage facilities for 4 vehicles with additional shade-net parking.

In addition to the above, the homestead includes a butchery, store, workshop, shed and staff accommodation. The homestead is fully enclosed and accessible via a motorised sliding gate.

How does the business operate on a daily basis?

The lodge is not open on a daily basis. It is used exclusively for conferences, weddings, birthday parties, year-end functions, matric dances and christenings.

The owner runs the full operation with his wife and four staff members in order to keep the overheads low, and the service personal.

The owner also selects what business he want's to book/accept based on seasonality and profitability for example hunting guests are more profitable than overnight stays. Wedding or conference guests are more profitable than hunting or lodge guests.

What Advertising/Marketing is carried out?

The owner does no other direct/paid advertising.

What competition exists?

There are a number of guesthouses and game farms in the area, but no real direct competition.

How involved is the Owner in running the business?

The owner is 100% involved in the business, he fulfills all the roles from the professional hunter to chef and everything in between. This is by choice and not by default.

What are the main assets of the business?

Farm land and buildings.
The movable assets consist of the following categories:
- Lodge cutlery & crockery
- Kitchen equipment
- Linen
- Laundry equipment
- Furniture and fittings
- Decor
- Sound systems
- Generator
- Toyota Landcruiser Game Viewer
- Samel trailer
- farm implements and workshop equipment
- Wildlife
- Game fence

A detailed asset list is on file

Strengths?

- Lots of water
- Location
- Infrastructure

Weaknesses?

- Limited conferencing facilities and accommodation
- Limited human resources
- No active marketing and advertising

Opportunities?

- Unlimited potential to expand
- Buffalo hunting/breeding
- Bass fishing
- Opening a spa

Threats?

The owner could not identify any threats.

What is the reason for the sale?

There are two main reasons for the sale:
- The owner's health, he suffers from asthma and would like to relocate to a more humid climate.
- The business requires capital investment to scale up the accommodation, the conferencing facilities and the staff resources to create and service multiple income streams simultaneously. The current owner is not prepared to do this due to his health.