business
for sale



BUSINESS REPORT

Date: **18th November 2026**
Business Reference:**37891**

About the Business:

“Unique Game Farm Property & Huge Warehouse

This unique property offers exceptional potential, combining the charm of a game farm with the practicality of a large warehouse/factory and multiple living quarters. The spacious grounds provide the perfect setting for wildlife, outdoor activities, or leisure development, while the warehouse/factory space opens up a range of commercial possibilities. The existing living quarters can easily be converted into comfortable lodging for holidaymakers, hunters, or staff, making the property highly adaptable to various

business or lifestyle ventures. With its rare combination of commercial and recreational features, this property presents a truly one-of-a-kind investment opportunity.

“Unique Game Farm Property & Huge Warehouse



Sector: **Property**

Asking Price:

R 23,000,000

Monthly Profit:

R 0

Asset Value:
R 0

Stock Value:
R 0

Yearly Net Profit :
R 0

Business Report

Fully describe this property and its income earning activities.

This versatile farm property offers expansive grounds, abundant wildlife, and a unique combination of facilities, making it ideal for both commercial and leisure purposes. The property features a large factory/warehouse that provides ample space for operations or storage, and it can continue to be used for manufacturing as it currently is. With the right imagination, this structure can be transformed into virtually anything from a recreational hub to a distinctive venue or attraction.

Several comfortable living quarters are also included, which can easily be adapted to accommodate holidaymakers or visiting game hunters. With creativity, even the main house could be converted into a charming restaurant or boutique lodge, further enhancing the property's appeal.

Set within a picturesque game farm environment teeming with wild life, the property offers a blend of practical functionality, natural beauty, and limitless potential. It is perfectly suited for those seeking a business venture with lifestyle appeal and the vision to turn an already impressive space into a major destination.

What is the zoning of the property and what can be developed thereon?

Agricultural as well as 2ha being special commercially zoned

Are there building plans available?

Yes

What is the erf size and the size of the buildings?

ERF- 18.0741 ha

3800sqm under roof, with +- 3500sqm containing an +- 1800sqm warehouse, a Deep Freeze room of 446sqm with cold storage paneling, various Storage rooms, cooking room, Meat Preparation room, Admin office, main reception and large modern Managers office.

Is a property valuation available?

Yes

Please describe any additional features, amenities, or details of the property not covered above.

This established property features modern container-style accommodation comprising 6 to 7 beautifully appointed, air-conditioned en-suite rooms, finished with exceptional taste and attention to detail.

A spectacular 250sqm entertainment area forms the heart of the property, complete with a stylish bar and flowing seamlessly onto a sparkling swimming pool, built-in braai facilities, and immaculately manicured gardens ideal for both relaxation and entertaining. The accommodation is currently utilized for management housing.

Security is a standout feature, with the entire perimeter electrically fenced and the factory area separately secured, offering peace of mind and excellent access control.

How does the business operate on a daily basis?

The business currently operates on a manufacturing basis using the on-site factory/warehouse. No other daily business activities take place on the property. However, manufacturing operations are in the process of being relocated to another site, which means the property will soon be fully available for alternative uses.

How are the clients attracted to the business?

The current manufacturing operation does not rely on clients visiting the property, so no clients are attracted in its present use. However, the property's prime location, expansive grounds, and flexible facilities create an exceptional opportunity for a wide range of future ventures. With its combination of a warehouse, residential spaces, and a game farm setting, it offers the ideal foundation for a destination-style business whether its hospitality, tourism, recreational activities, or any imaginative commercial concept designed to attract clients and visitors.

What are the main assets of the business?

Land and buildings

Strengths?

Prime Location: Situated just 10 minutes from a well-established tourism hub, the property benefits from easy access and high visibility. This makes it ideal for both commercial and leisure ventures.

Large, Versatile Property: At 18 hectares, the property offers expansive grounds with the flexibility to support a variety of uses, from agricultural to tourism and hospitality.

Abundant Wildlife & Scenic Setting: With its game farm setup, the property features wildlife and natural beauty, which is a significant attraction for tourism-focused businesses. The scenic environment offers endless possibilities for creating a unique destination for visitors.

Existing Infrastructure: The property is already equipped with solid infrastructure, including two residential buildings and a spacious factory/warehouse. These structures offer both functional spaces and potential for repurposing, saving on initial development costs.

Flexible Zoning: The zoning is highly adaptable, providing the new owner with the ability to transform the property into a range of business ventures, whether agricultural, hospitality, recreational, or more.

Weaknesses?

No Established Client Base: The current operation (manufacturing) does not attract clients to the property, and the business is in the process of relocating. This means there is currently no active customer base. The property is thus vacant in its existing business use.

Equipment Removal: All manufacturing equipment will be removed, except for some cold room panels. The property may therefore require investment in equipment or renovations depending on the new owner's business plans.

Opportunities?

High Potential for Tourism and Hospitality Ventures: The property is perfectly positioned for various tourism-related businesses, such as eco-lodges, boutique hotels, or adventure tourism. Its wildlife, large space, and picturesque setting make it an attractive option for visitors seeking unique experiences.

Versatile Property Uses: There are limitless possibilities for repurposing the buildings. For example, the large warehouse could be transformed into entertainment or recreational spaces, such as conference centers, event venues, or interactive spaces, catering to a wide range of customers. The versatility of the property offers exciting growth opportunities.

Growing Agricultural and Tourism Markets: The property is ideally situated in an area with trends leaning toward agriculture, sustainable tourism, and hospitality, all of which align with the property's assets. This offers the opportunity to tap into these growing markets with little competition in terms of the unique features it offers.

Less Competition in Niche Markets: While there are competitors in the area, the property stands out due to its diverse infrastructure, wildlife, and large-scale land. This makes it highly competitive in niche markets, especially for those seeking a property with both tourism potential and functionality

Threats?

Competition in the Area: While there are other properties in the region, this property stands out due to its unique combination of features, including its size, wildlife, and versatile infrastructure. However, the new owner will need to carefully consider market differentiation to ensure their business offering attracts attention in a competitive tourism or agricultural landscape.

Market Sensitivity: Like any business venture, the success of a new tourism or hospitality-focused venture may be influenced by economic fluctuations or changes in market demand. Being mindful of these trends and adapting to market needs will be key to maintaining long-term success.

Initial Investment for Adaptation: Repurposing existing buildings or the factory space for new commercial uses will require some investment to make the property align with the new owner's business vision. However, the flexible zoning and existing infrastructure make this a manageable and worthwhile investment for the right business model.

What is the reason for the sale?

Owners have other business interests

Why is this property a good investment?

This property represents an excellent investment opportunity due to its prime location and versatile potential. Situated in a highly accessible area, it benefits from excellent exposure and connectivity, making it suitable for a variety of commercial or leisure ventures. The combination of a large factory/warehouse and multiple living quarters allows for flexible use—whether as a functional operational hub, a game farm, or a lodge for holidaymakers and hunters. Its adaptability, coupled with the attractive setting and strong income potential, makes this property a smart and strategic investment.

This property offers exceptional value due to its prime location, versatility, and existing infrastructure. At 18 hectares with abundant wildlife and flexible zoning, the possibilities for this property are virtually limitless. Its proximity to a popular tourism area makes it an attractive option for anyone looking to capitalize on the growing tourism, hospitality, or agriculture markets.

The existing buildings, including two residential units and a large warehouse, provide a strong foundation for a wide range of potential business ventures, from eco-tourism to event hosting or agricultural operations. The property is ideally positioned for those seeking a multifunctional space that blends business with lifestyle appeal whether for a tourism destination, hospitality venture, or commercial enterprise.

With flexible zoning, strong market potential, and limited competition offering the same mix of features in the area, this property represents a long-term investment that can generate both commercial returns and personal satisfaction. The new owner has a unique opportunity to shape the future of this space according to their vision, with a high potential for growth and value appreciation.