

22 OCTOBER 2026



**PARK VILLAGE AUCTIONS**

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**SIMULCAST AUCTION**

# **BUYER'S — INFORMATION PACK**

## **KURUMAN DISTRICT**

**±513.9192 HA ESTABLISHED GAME & GRAZING  
FARM – GA-SEGONYANA LOCAL MUNICIPALITY,  
NORTHERN CAPE**

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# PROPERTY DESCRIPTION

## PORTION 3 OF THE FARM BOLHAM NO. 686

Registered Extent: **±513.9192 Ha**

Municipality: **Ga-Segonyana Local Municipality**

Registration Division: **Kuruman RD, Northern Cape**

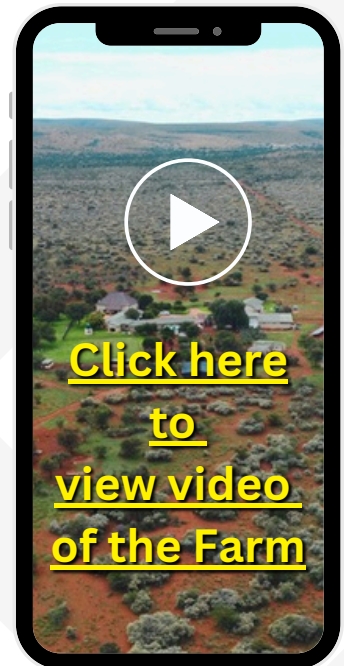
GPS Location: **-27.881566, 23.460690**

Title Deed Number: **T2002/2015VRY**

Farm Bolham is an established game and grazing farm situated within the Ga-Segonyana Local Municipality in the Northern Cape, extending over approximately 513.9192 hectares.

The farm supports an established wildlife population of approximately 285 animals across 15 species, with a recorded carrying capacity of approximately 1:16 ha/LSU.

Improvements include game-proof fencing, a substantial main residence, additional accommodation, a lapa and entertainment facilities, butchery and slaughter facilities, boreholes, dams, solar power infrastructure and supporting operational buildings.



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## PROPERTY OVERVIEW

- Property: Portion 3 of the Farm Bolham No. 686
- Registered Extent: ±513.9192 Ha
- Municipality: Ga-Segonyana Local Municipality
- Registration Division: Kuruman RD, Northern Cape
- Title Deed: T2002/2015VRY
- Primary Use: Established Game & Grazing Farm
- Game Population: ±285 Animals Across 15 Species
- Carrying Capacity: ±1:16 ha/LSU
- Perimeter Fencing: ±2.2 m Game-Proof Fencing
- Water Infrastructure: 3 Boreholes, 3 Cement Dams & Water Storage
- Power Supply: Eskom 50 kVA Three-Phase Connection & Solar / Battery System
- Key Improvements: Main Residence, Flatlet, Foreman's House, Lapa, Garages, Staff Accommodation, Butchery / Slaughter Facilities & Storerooms

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## LOCATION & ACCESS



Farm Bolham is situated in the Kuruman District of the Northern Cape, within the Ga-Segonyana Local Municipality and Kuruman Registration Division. The property is identified as Portion 3 of the Farm Bolham No. 686 and is positioned at approximately 27°52'53.6"S, 23°27'38.5"E.

The farm lies in a predominantly rural agricultural and game-farming environment, with Kuruman serving as the nearest major service centre. Access is obtained via the Kuruman / Danielskuil road, followed by a gravel road leading to the property.

The location provides a suitable setting for game farming, grazing and private rural lifestyle use, while remaining accessible from the broader Northern Cape road network.





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## PROPERTY PARTICULARS

Property: **Portion 3 of the Farm Bolham No. 686**

Registered Extent: **±513.9192 Ha**

Municipality: **Ga-Segonyana Local Municipality**

Registration Division: **Kuruman RD, Northern Cape**

Title Deed Number: **T2002/2015VRY**

Zoning / Use: **Agricultural**

Primary Use: **Established Game & Grazing Farm**

GPS Coordinates: **-27.881566, 23.460690**

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## LAND USE, VELD & CARRYING CAPACITY

Farm Bolham comprises approximately 511.2292 hectares of grazing and game-farming land, with the balance of the property occupied by the homestead, buildings, access areas and supporting infrastructure.

The farm is situated within a Kuruman Thornveld / savanna environment, where the natural veld is characterised by a combination of grasses, thorn trees, shrubs and scattered woody vegetation. This veld type is well suited to extensive grazing and game-farming use and supports the farm's established wildlife population.

The valuation records an estimated carrying capacity of approximately 1:16 ha/LSU, providing an indication of the grazing potential of the property under normal veld-management conditions.

The terrain is generally flat to gently undulating, supporting practical movement across the farm, game management, grazing utilisation and access to water points and operational areas.

Combined with the established game-proof fencing, water infrastructure and existing wildlife population, the natural veld provides a solid base for continued game farming, grazing, wildlife management and private rural use.





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## GAME FARM FENCING & INFRASTRUCTURE

Farm Bolham is enclosed with approximately 2.2-metre game-proof perimeter fencing, providing an established boundary suitable for the containment and management of the farm's wildlife population.

The property is supported by a range of operational infrastructure associated with its use as a game and grazing farm. Internal access routes provide practical movement between the homestead, game areas, water points and supporting farm improvements, assisting with day-to-day management and general farm operations.

Water infrastructure includes three boreholes, of which two are fitted with solar panels and one is equipped with a submersible pump. The farm also has three cement dams, together with additional water-storage infrastructure, helping to support both game and grazing use across the property.

The combination of game-proof fencing, established access, water points and supporting operational infrastructure provides a practical base for continued game farming, wildlife management, grazing, maintenance and general agricultural use.





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## **WILDLIFE & GAME SPECIES**

Farm Bolham supports an established and diverse wildlife population, forming an important part of the property's use as a game and grazing farm. The livestock valuation records approximately 285 animals across 15 species, providing a broad and varied game component across the property.

Recorded species include **Springbok, Impala, Waterbuck, Kudu, Golden Wildebeest, Blue Wildebeest, Eland, Zebra, Giraffe, Reindeer, Lechwe, Reedbuck, Nyala, Gemsbok and Blesbok.**

The variety of species contributes to the overall appeal and functionality of the farm and supports continued use for game management, wildlife breeding, grazing, private leisure activities and general game-farming operations.

The established wildlife population is complemented by the farm's natural veld, game-proof perimeter fencing and water infrastructure, providing a practical base for the continued management of the property as an established game farm.





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## MAIN RESIDENCE

The main residence at Farm Bolham measures approximately 430 m<sup>2</sup> and forms the primary residential component of the homestead.

The dwelling comprises three bedrooms and three bathrooms, providing spacious accommodation within the established game-farm setting. The residence is further complemented by a swimming pool, adding to the lifestyle appeal of the property.

The main residence forms part of the broader homestead area together with the additional accommodation and supporting farm improvements, creating a practical and comfortable residential base on the property.

Its substantial size and established setting make it well suited to owner occupation, private family use or accommodation associated with the game-farming operation.



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## ADDITIONAL ACCOMMODATION

Farm Bolham includes additional residential accommodation that supports both private and operational use of the property.

A separate ±130 m<sup>2</sup> flatlet comprises one bedroom with an open-plan living and kitchen area, providing self-contained accommodation within the broader homestead setting.

The property also includes a ±280 m<sup>2</sup> foreman's house, comprising three bedrooms and two bathrooms. This dwelling provides suitable accommodation for farm management or operational staff and supports the efficient day-to-day running of the property.

Together with the main residence and other improvements, these additional accommodation facilities enhance the farm's residential capacity and provide a practical base for management, staff housing, extended family use or guest accommodation within the established game-farm environment.





## LAPA & ENTERTAINMENT FACILITIES

Farm Bolham includes a substantial ±280 m<sup>2</sup> lapa, forming an important part of the property's accommodation and leisure offering within the established game-farm setting.

The lapa incorporates four bedrooms, providing additional sleeping accommodation for family, guests or visitors. Its size and layout allow it to function as more than a simple entertainment structure, adding meaningful residential and hospitality capacity to the farm.

As part of the broader homestead area, the lapa complements the main residence, flatlet and foreman's house and provides an additional space for social gatherings, informal entertaining, guest stays and private leisure use.

The facility contributes to the overall lifestyle appeal of the property and enhances its suitability for a range of uses associated with an established game farm, including family retreats, visiting hunters, guests, farm functions and general entertainment.

Together with the swimming pool, additional accommodation and surrounding farm environment, the lapa adds to the character and versatility of Farm Bolham as both a working game farm and a private rural lifestyle property.





## **BUTCHERY & GAME PROCESSING FACILITIES**

Farm Bolham includes a substantial ±500 m<sup>2</sup> butchery / slaughter facility with associated storerooms, forming an important part of the property's operational infrastructure.

The facility provides a dedicated area for the processing, handling and storage of game, supporting the practical requirements of the established game-farming operation. Its size allows for organised use of the slaughter, preparation and storage areas, while the adjoining storerooms provide additional space for equipment and operational supplies.

The butchery component is further complemented by movable refrigeration and food-processing equipment, including cold rooms, industrial ice machines, work benches, storage trolleys, shelving and biltong drying racks.

Together, these facilities support game processing, meat handling, cold storage and general farm-related activities, while contributing to the overall functionality of Farm Bolham as a well-equipped game-farming property.





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## **WATER INFRASTRUCTURE**

Farm Bolham is supported by established water infrastructure that serves the residential, game-farming and grazing components of the property.

The farm has three boreholes, of which two are fitted with solar panels and one is equipped with a submersible pump. This provides a practical water-supply arrangement for the day-to-day operation of the property and supports the broader distribution of water across the farm.

Water storage and distribution are further supported by three cement dams and 8 × 10,000-litre water tanks, providing additional capacity for use around the homestead, operational areas and game-farming sections of the property.

The combination of boreholes, dams and storage tanks plays an important role in supporting the farm's established wildlife population and grazing use, while also providing water for residential and general agricultural requirements.

In a semi-arid Northern Cape environment, this established water infrastructure contributes significantly to the functionality and practical management of the property.



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## **SOLAR POWER & ELECTRICITY**

Farm Bolham is equipped with a substantial solar photovoltaic and battery-storage system, providing an important source of power for the homestead and broader farm operation.

The installed system comprises an 80 kW inverter system, approximately 92.13 kWp of solar PV capacity and approximately 262 kWh of usable battery storage. The installation includes 166 solar panels, inverter and charge-control equipment, lithium battery storage, monitoring equipment, cabling, mounting structures and associated electrical infrastructure.

The farm is also supplied by an Eskom 50 kVA three-phase connection, providing an additional conventional electricity source alongside the solar installation.

This combination of grid and solar power enhances the operational resilience of the property and supports the residential, game-farming and general farm infrastructure.

The solar installation forms an important part of the overall farm improvements and contributes to reduced reliance on grid electricity while supporting the day-to-day energy requirements of the property.



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## OPERATIONAL INFRASTRUCTURE

Farm Bolham includes a broad range of supporting infrastructure that complements its use as an established game and grazing farm.

The property is improved with six garages, staff accommodation, laundry facilities, storerooms, a steel canopy and additional agricultural support buildings. These improvements provide practical space for vehicle storage, equipment, maintenance activities, farm supplies and day-to-day operational requirements.

Additional staff accommodation includes approximately 160 m<sup>2</sup> of staff quarters, while a separate ±55 m<sup>2</sup> storeroom, ±50 m<sup>2</sup> steel canopy and ±90 m<sup>2</sup> thatched building further expand the farm's usable operational space.

Together with the butchery, water infrastructure, solar installation and residential accommodation, these improvements create a functional operational base for the ongoing management of the property.

The existing infrastructure supports a wide range of activities associated with game management, grazing, maintenance, storage, staff accommodation and general farm operations, contributing to the overall practicality and versatility of Farm Bolham.



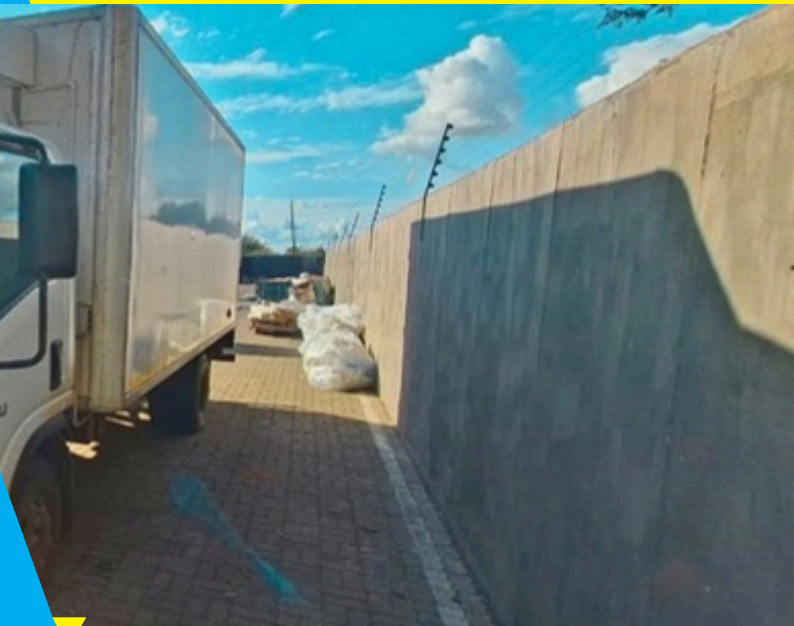


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## MOVABLE ASSETS & EQUIPMENT



Farm Bolham is supported by a range of movable assets, vehicles and operational equipment that complement the property's use as an established game and grazing farm.

The movable component includes refrigeration and cold-storage equipment, such as industrial ice machines, cold rooms and associated storage facilities, together with a selection of butchery and food-processing equipment.

Additional items include work benches, storage trolleys, shelving, cabinets, food-preparation equipment, wash facilities and biltong drying racks, all supporting the farm's game-processing and general operational activities.

The property is also supported by a 65 kW SmartGen generator, providing additional backup power capacity for farm operations.

These movable assets contribute to the functionality of the property by supporting game processing, cold storage, general farm maintenance, storage and operational continuity, while complementing the fixed infrastructure already established on the farm.

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## GAME-FARMING & LIFESTYLE POTENTIAL

Farm Bolham offers a well-established base for continued game farming, grazing and private rural lifestyle use, supported by an existing wildlife population, game-proof fencing, water infrastructure and extensive improvements.

The combination of approximately 511 hectares of game and grazing land, a recorded population of approximately 285 animals across 15 species, established accommodation and supporting operational facilities gives the property a versatile agricultural and recreational character.

The main residence, additional accommodation, lapa, swimming pool and surrounding farm environment further enhance the property's suitability for private leisure, family use and guest accommodation.

From an operational perspective, the farm benefits from dedicated butchery and processing facilities, cold-storage equipment, staff accommodation, water infrastructure, solar power and backup generation, all of which support the ongoing management of a game-farming enterprise.

Overall, the property combines established agricultural functionality with lifestyle appeal, creating a practical platform for continued game management, grazing, wildlife-related activities and rural living.





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## PROPERTY SUMMARY

Farm Bolham presents a well-established game and grazing farm in the Kuruman District, combining natural veld, an established wildlife population and extensive residential and operational improvements.

The property extends over approximately 513.9192 hectares, with the majority of the land utilised for game and grazing. It supports approximately 285 animals across 15 species, together with game-proof fencing, boreholes, dams and water-storage infrastructure.

Residential improvements include a substantial main residence, flatlet, foreman's house and lapa, while operational facilities include staff accommodation, garages, storerooms, butchery and slaughter facilities, cold-storage equipment and supporting farm infrastructure.

The property is further enhanced by a substantial solar power and battery-storage system, Eskom three-phase electricity and backup generation.

Overall, Farm Bolham offers a versatile combination of game farming, grazing, accommodation, processing infrastructure and rural lifestyle use, with much of the supporting infrastructure already established.

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## ABOUT THE KURUMAN DISTRICT

The Kuruman District forms part of the broader agricultural and game-farming region of the Northern Cape and is characterised by an expansive rural landscape, natural thornveld vegetation and a predominantly semi-arid climate.

The surrounding area is commonly associated with extensive livestock production, grazing and game farming, with natural vegetation consisting largely of grasses, thorn trees and woody savanna species. The terrain is generally flat to gently undulating, making it well suited to large-scale grazing and wildlife management.

Kuruman serves as an important regional service centre, providing access to retail, agricultural supplies, schools, medical services and other supporting amenities for the surrounding farming community.

The broader district is well known for its open landscapes, natural veld and agricultural character, providing a suitable environment for game farming, cattle and livestock production, hunting, private leisure and rural lifestyle use.



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# Investment Highlights

## **ESTABLISHED GAME-FARMING OPERATION**

Approximately 513.9192 ha with around 511 ha utilised for game and grazing, supported by game-proof fencing, natural veld and an established wildlife population.

## **DIVERSE WILDLIFE COMPONENT**

Approximately 285 animals across 15 recorded species, providing an established base for continued game management, breeding, grazing and wildlife-related use.

## **EXTENSIVE IMPROVEMENTS & ACCOMMODATION**

Substantial residential and operational improvements including a main residence, flatlet, foreman's house, 4-bedroom lapa, staff accommodation, garages, storerooms and butchery / slaughter facilities.

## **STRONG WATER & ENERGY INFRASTRUCTURE**

Three boreholes, three cement dams, bulk water storage, an 80 kW inverter solar system, approximately 92.13 kWp solar PV, ±262 kWh battery storage and Eskom three-phase electricity.



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# Ptn 3 of the Farm Bolham No. 686



|           |           |       |               |
|-----------|-----------|-------|---------------|
| EXTENT    | PERIMETER | SIDES | TYPE          |
| 511,87 ha | 10,3 km   | 6     | Farm portions |

## OPEN & DIRECTIONS

View on the live map

Get directions

Coordinates    **-27.881482, 23.460789**

Live map        [app.propmap.co.za/p/C04100000000068600003~portion](https://app.propmap.co.za/p/C04100000000068600003~portion)



Scan to open  
the live map

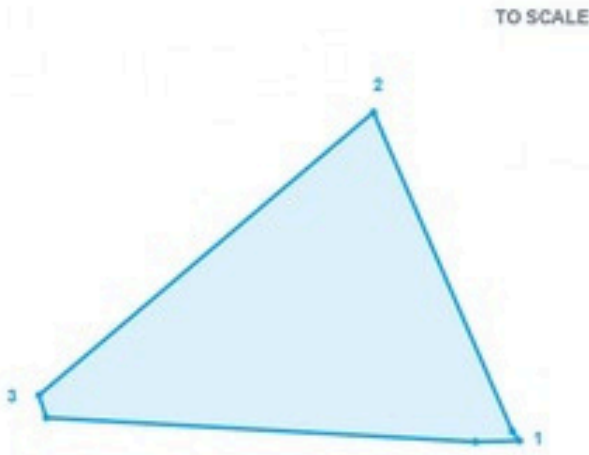
# Property details

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Legal description | Portion 3 of the Farm Bolham No. 686, Registration Division Kuruman, Province of Norther |
| SG code (LPI)     | C04100000000068600003                                                                    |
| 26-digit key      | N452C041000000000686000030                                                               |
| Parcel type       | Farm portions                                                                            |
| Farm name         | Bolham No. 686                                                                           |
| Portion           | 3                                                                                        |
| Extent            | 511,87 ha                                                                                |
| Perimeter         | 10,3 km                                                                                  |
| Longest side      | 3,48 km                                                                                  |
| Sides             | 6                                                                                        |
| Admin region      | KURUMAN                                                                                  |
| Province          | Norther                                                                                  |
| Municipal ward    | Ward 11 · Ga-Segonyana                                                                   |
| Legal status      | S                                                                                        |
| SG data updated   | 2025-10-18                                                                               |
| Coordinates       | -27.881482, 23.460789                                                                    |

## Boundary & dimensions

Each side runs between the numbered comers on the diagram alongside.

|     |         |     |         |
|-----|---------|-----|---------|
| 1-2 | 2,76 km | 2-3 | 3,48 km |
| 3-4 | 188 m   | 4-5 | 3,42 km |
| 5-6 | 350 m   | 6-1 | 95 m    |



## Location & access

[Get directions](#) [Street View](#) [Open on the live map](#)

Source: CSG - OSM reverse geocode

## Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north



View from the south



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# End — **THANK YOU**

Thank you for considering Farm Bolham 686.

We trust that this information pack has provided a comprehensive overview of the property's wildlife, accommodation, operational infrastructure, game-farming potential and location within the Ga-Segonyana municipal area of the Northern Cape.

Should you require any additional information or documentation, or wish to arrange a viewing, please do not hesitate to contact us.  
We look forward to assisting you further.

**For further inquiries and to schedule a property viewing, please contact us.**

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