



———— MOLEMANE EYE- DISTRICT OF MARICO- SOUTH AFRICA ————



GENERAL DESCRIPTION

Molemane Eye

The relatively unknown Molemane Eye is conveniently located on the extreme westerly edge of the famous Witwatersdrand close to the tar road connecting Lichtenburg to Ottoshoop, an easy 30 minute drive from Mafikeng, the capital of the Northwest Province. In addition to the convenience of enjoying access to a quite tar road, the location is sufficiently distant from civilization, also bordering a conservation area, to provide the sensation of being 'away from it all'.

'Molemane' in the Setswana language translates to 'Place of Water'

Distances

LICHTENBURG 40 km

MAFIKENG (Capital city of the Northwest Province) 47km

ZEEERUST 37km

JOHANNESBURG 300km (approximately three hours travel)

SUNCITY 200km (two hours)

RUSTENBURG 130km

Services

Electricity is supplied by the National electricity supplier 'ESCOM'.

Telephone services are provided by the national telephone network called 'Telkom SA'.

Mobile phone signal reception is satisfactory.

Two satellite dishes provide DSTV (local cable television service) to the main dwelling and the riverside entertainment facility.

Private GP services are available in Zeerust, Mafikeng and Lichtenburg. Specialist services are available in Mafikeng at the Victoria Private Hospital

Daily (week day) return flights are available from Mmabatho Airport to Johannesburg International Airport (recently renamed to OR TAMBO Airport)

Local Amenities and Sightseeing

The Lichtenburg Game Breeding Centre.

The neighboring Nature Conservation buffalo and rhinoceros breeding projects.

Lion farm.

Private game farms with a variety of game breeding projects and hunting opportunities are located in the area.

The Madikwe game reserve.

Sun City.

Leopard Park, Lichtenburg and Zeerust Golf courses.

Shopping in Mafikeng, Lichtenburg and Rustenburg.

Wondergat, Marico Eye and Molopo Eye are all dolomitic eyes in the region. See the regional map for orientation.

Description of the Title Deed

Portions 3, 13 and 16 of the farm Kaalplaats 330 JP Vredehoek Northwest Province, South Africa. Size 364 Hectares

PRICE GUIDE £950 000.00

The Molemane ENVIRONMENT

Climate

Most days are sunny. Summer days can be rather hot but water vapour from the irrigation, a quick plunge into the river or swimming pool helps cooling off. Winter days are clear, sunny and crisp and weeks can pass without a cloud in sight. The winter nights can be cold with occasional light frost. The southern sky is a spectacle during the usually cloudless winter nights.

The average rainfall is approximately 600 mm per annum. Rainfall usually occurs in the summer months from October through until April. Magnificent 'cumulo-nimbus' thunderstorms precipitating torrential rain pass within an hour or two leaving behind an exquisite earthy aroma.

 Winter temperatures (average) Day 4-22C

 Summer temperatures 18-32C

 Elevation 4875 feet above sea level

 The Molemane environment is free from MALARIA.

Molemane River

The Molemane Eye was fortunately spared from industrial and human contamination because of its isolation.

Analysis of the spring water revealed a high mineral content in the form of calcium and magnesium. The salt content is negligible.

The water is therefore extremely suited for bottling and commercial distribution. The saying goes that 'once you have tasted the water you will always come back for more..' The main source of the Molemane River is located 2.5 km upstream on neighbouring Department of Nature Conservation land. The water temperature ranges between 10 and 22 degrees and has an exceptional taste, probably because something to do with the high calcium and magnesium content. The prolific fish life includes large mouth black bass, blue curper and catfish partly due to the variety of insects that occur in the area. The bass is very tasty because of the clear, fresh water.

Fauna and Flora

During one weekend 75 different species of birds were identified including red knobbed coot, Swainson's francolin, African fish eagle, brown hooded kingfisher, fork tailed drongo, crimson boubou, paradise flycatcher, black collared barbet.. to name a few.

Millions of swallows from the Northern hemisphere visit during January/February every year to overnight in the safety and shelter provided by the phragmites reeds of the wetlands.

A large proportion of the riverside section of property is covered by wetlands to an area of approximately 17 hectares.

The trees that occur in the scattered forests are mainly the wild olive, sweet thorn, karee, white stinkwood and the camel thorn tree.

Common game that roam the area are bushbuck, reedbuck, kudu, warthog, steenbok, wild boar, otters and various wild cats including the caracal and civet. Lion, buffalo and various exotic species of game are kept on surrounding farms mainly for breeding. These farms can all be visited by the public with prior arrangement.

INFRASTRUCTURE

Water supply

Water to the property is supplied by the following methods:

Accommodation

Water for human consumption/usage to the dwelling and riverside accommodation is supplied by a borehole fitted with electrical pump feeding a 4500 liter reservoir. The water is fed to the houses by an electrical pressure pump.

Grasslands

2 boreholes, one driven by tractor PTO and the second by portable diesel engine, each supplying a circular drinking dam.

Koi dams

A very strong, sustainable borehole with electric pump provides water through the Koi dams towards the main irrigation dam. This borehole provides 100 000 litre per hour, constantly. It also serves as a back-up water supply to the main irrigation dam when demand is high while simultaneously flushing the Koi water features.

Golf Course and Kikuyu Turf

The canal originating at the Molemane Eye feeds a 400 000 litre irrigation dam. Overflow goes back into the river. Water from this dam is pumped to the turf and golf course by electrical two centrifugal pumps, one serving as a back up to irrigate the more drought-sensitive putting greens.

Molemane River: The river itself is presently not utilized for irrigation purposes

Electricity

Three phase with 100 KVA transformer (sufficient for a one hectare greenhouse cut flower operation).

Fencing

The main dwelling is fenced by a 2.2 metre brick wall and palisaded fence (to provide visibility towards the golf course, wetland and forest). The remainder of the farm is fenced by standard 1.2 metre cattle fencing. The southern boundary will be fenced by the Department of Nature Conservation with a 2.4 metre game fence to a distance of approximately three kilometres.

Kikuyu Turf

Six hectares of kikuyu are irrigated and maintained to be ready for sale to landscape contractors. After harvesting, depending on the weather, amount of water applied, ambient temperature and type of fertilizer, the kikuyu regrows within 6-12 weeks, ready to be harvested again.

Fire Breaks

Fire break pathways are regularly scraped and graded to protect the farm against runaway grass fires and also to serve as pathways to provide access to the farm for jogging, walking and cycling.

A well built cattle dip and 'kraal' for cattle is located on the grassland portion.

OUTBUILDINGS, GARAGING and LANDSCAPING

An electric remote controlled gate opens into wide open kikuyu lawns and the putting green of the first hole. Water features containing KOI fish are located next to the approach area and putting green of the first hole.



Outbuildings

Corrugated iron structure with attached parking area for 3 vehicles

This building dates from the turn of the previous century and it is said that it was inhabited by an English Soldier who had participated in the Boer War. His belongings including uniform was found by previous owners. His name and whereabouts remain a mystery. The structure now serves as a storage space for lawn mowers, sod(turf) cutters, irrigation equipment and gardening tools.

Outside Utility Room:

Attached to this storage space of approximately 150 square metres is the servants quarters with W.C. and shower room.

Seedling Nursery

A patented steel structure covered with shade cloth for 1500 seedling trays with computer controlled irrigation.

Workshop and Office

Storage for carpentry equipment and steam sterilizing apparatus (for pasteurization of growing media) This space was previously used as a bottling plant for the Molemane spring water.

Workshop

This structure is presently used to store two 2 tractors and ancillary equipment

Storeroom/Shed

A large well built structure located on the grassland portion of the farm. This is used for storage for various implements and farm equipment not frequently in use, and has the capacity for a Caterpillar 428C TLB and electrical hammermill with room to spare.

BUSINESS OPPORTUNITIES

'Peat moss'

The root zone of the reed is removed by manual labour whereafter it is processed by a hammermill. The resulting medium is used as a growing medium by flower and vegetable farmers.

5 hectares of phragmites common reed grows prolifically in the section marked as 'wetland' on the site map. Permission was granted by the departments of Agriculture, Water and Environmental Affairs for harvesting of the root zone of the reeds. The project provided additional work opportunity to the local population. The harvest was completed in 2005 the area will probably be ready for another harvest in approximately 5 years time. The flower farmers are excited about the prospect of having the growing medium available again...

Mineral water

The taste of the water and chemical analysis indicated the Molemane water to be suitable for bottling and commercial distribution. A 'bottling run' was done in 2002 and the outcome was satisfactory. The bottled water, without any special treatment, had a seemingly indefinite shelf life. After 2 years, random samples that were stored in room temperature with natural light, showed no sign of degradation or algal growth. This was to be expected because the Molemane eye is remote from human life and industry/agriculture to exclude any contamination by pollutants, fertilizer and bacteria that usually cause a detrimental effect on the quality and shelf life of the water.

Feed lot for cattle and sheep farming

Three projects in the late 90's have showed good weight gain of the animals and profitability. The kikuyu turf and surrounding natural grasslands make good fodder for cattle and the calves maintained weight gain of 1.5 kg per day which fits in with accepted standards.

The grassland located to the west of the R505 road is suitable to game keeping and the southern border of approximately 3 km is soon to be fenced with a 2.2 metre game fence funded by Nature Conservation as told by Nature Conservation Officials. The feasibility of a commercial game bird hunting project is also being investigated for this section.

Kikuyu Turf

The first kikuyu was planted on the Molemane farm in the early nineties and ever increasing growth in the demand for the strong luscious lawn material initiated an ongoing expansion. Instant lawn at a newly built house was previously seen as a luxury but has now become an essential item for the homeowner. The FIFA football world cup matches scheduled for 2010 also seem to play a role in the ever increasing demand for turf.

Six hectares are presently covered with kikuyu. The profit from sale of approximately 1.5 hectare of plant material is sufficient to cover the total operating cost of the Molemane farm for one year. An additional 6 hectares of lawn is being established.

Golf Course

Phase 1 of a 12 hole mashie golf course is presently under construction. Nine of the fairways are already established and two of the greens are profiled. After completion it would be the one and only golf course in this format in the region. Golf enthusiasts can introduce their spouses, friend and children to the game of golf in combination with a pleasant family outing involving additional activities. The course will be less intimidating to new comers to the game because of the shorter distance.

Accommodation and Ecotourism

Excellent birdwatching, game viewing and stargazing opportunities exist.

KOI ornamental fish

These popular decorative fish do very well in the water. No filtering, water treatment, oxygenation are needed with the existing design layout of the koi dams.



Kikuyu sods ready to be loaded

CHALET/COTTAGE

This rustic little thatched cottage with a floor area of approximately 30 square metres was built with locally occurring rocks and stone. It is located a short distance from the Lapa and is fitted with:

- ✎ En-suite shower room and W.C.
- ✎ Jetmaster fireplace.

It is co-located to the lapa in an idyllic setting with a view of the river and the forest. It takes only ten steps to reach the fresh, crisp water of the Molemane for a refreshing swim and to perhaps catch a bass for supper, all in your own untouched private river.

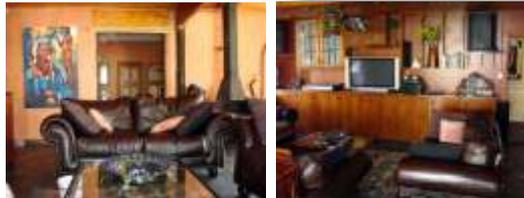


SPECIFICATION

Main House

A spacious four bedroom dwelling with four bathrooms of which two are en-suite features:

- ✎ Attached Servants quarter with separate shower room, WC and external entrance
- ✎ Built in pub
- ✎ Main bedroom with 2 bathrooms and a Summerplace Spa two-person original branded Jacuzzi spa bath
- ✎ Extensive el fresco entertainment area with large freshwater swimming pool
- ✎ Surround sound, plasma Television cinema, Yamaha piano, keyboard and amplification system.
- ✎ Jetmaster Fireplace



CONFERENCE CENTRE (LAPA)



This cosy, warm in winter, cool in summer natural stone built thatched structure located on the riverside of the Molemane (approximately 100 square metres in size) can comfortably accommodate up to 80 partying guests.

The Lapa features

- ✎ An open plan kitchen with large bar counter.
- ✎ Two separate W.C's and bath/shower.
- ✎ A large patio for el fresco entertainment next to the river.
- ✎ A concrete yeti with ladder to use as a swimming platform and to provide access to canoes and dinghies
- ✎ A large fireplace, refrigerators, deep freeze and stove/oven round it off to form a stunning entertainment facility.
- ✎ Surround sound & plasma television cinema with Satellite decoder.

It also serves as the 'clubhouse' at the end of signature hole 4 of the golf course or to accommodate additional guests.



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12 hole private golf course

The Molemane terrain with its natural contours and abundance of water was well suited to the development of a parkland type golf course. The existing kikuyu lands were profiled and cut to be used as fairways. In an attempt to limit earthmoving, removal of trees and disturbance to the environment to the he minimum, it was decided to keep the format of the course to a mashie par 3 lay out.

Short courses are well suited to young players, newcomers to the game of golf as well as female golfers. This group of golfers find the course less intimidating in comparison to a standard championship setup when a long drive is needed to get into the game. The short game is all important for good scoring. The experienced player can benefit tremendously from mashie golf by honing the skills essential for competency in the short game. It is also an ideal platform for more experienced and beginner golfers (and family) to mingle.

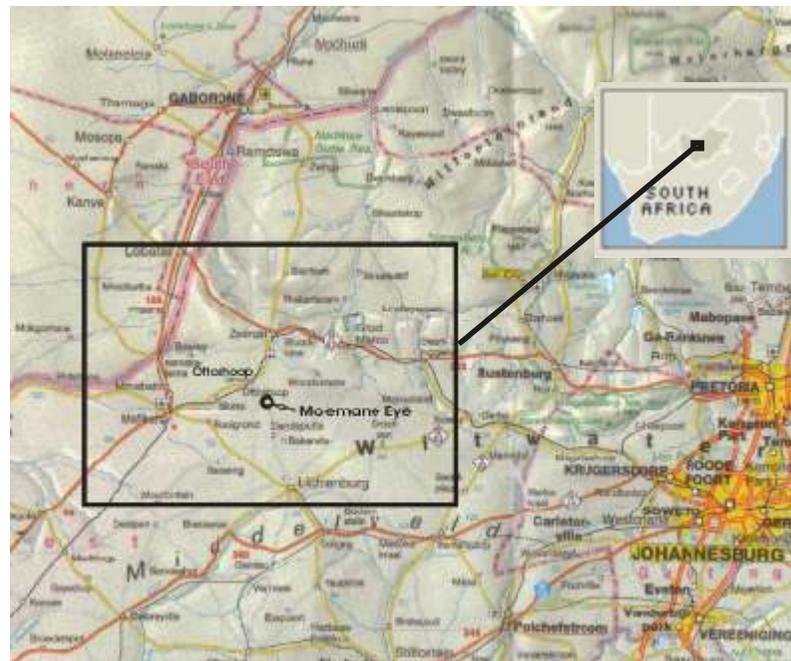
A golf outing can be combined with additional outdoor activities including hunting, fishing, swimming or simply relaxing in nature. The outlay blends with the natural contours of the terrain and is ideal for a walk or jog while simultaneously appreciating and absorbing the environment.

Molemane Private Estate Score Card					
	Hole	PAR	Result	SI	Distance
phase 1	1	par 3			8 108
	2	par 3			2 178
	3	par 3			9 111
	4	par 3			5 180
	5	par 3			3 135
	6	par 3			4 149
	7	par 3		10	110
	8	par 3		1	189
	9	par 3		5	179
					1339
phase 2	10	par 4		6	400 approx
	11	par 3		12	110 approx
	12	par 4		7	400 approx
			38		2249



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Molemane Eye Regional Map



NORTHWEST PROVINCE of SOUTH AFRICA

CAPITAL CITY Mafikeng

LANGUAGES Setswana, Afrikaans and English

CLIMATE Hot and sunny.

AIRPORT Mafikeng

ROADS Good to fair, suitable for all vehicles

Population density: 25 people per square kilometre
(Compared to the UK: 250 people per square km)

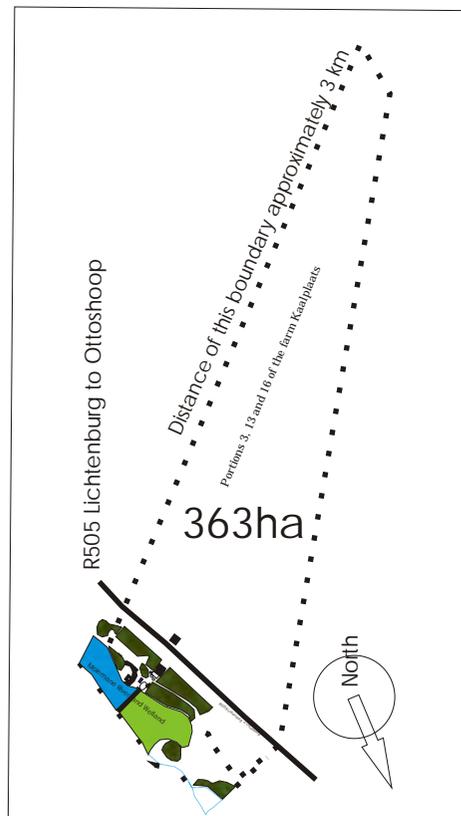
HOURS OF BUSINESS 08h00 to 17h00

MONEY SA Rand

Exchange Rate £ 1 = ZAR 14.00

AIRLINE: South African Airways

Molemane Eye Estate

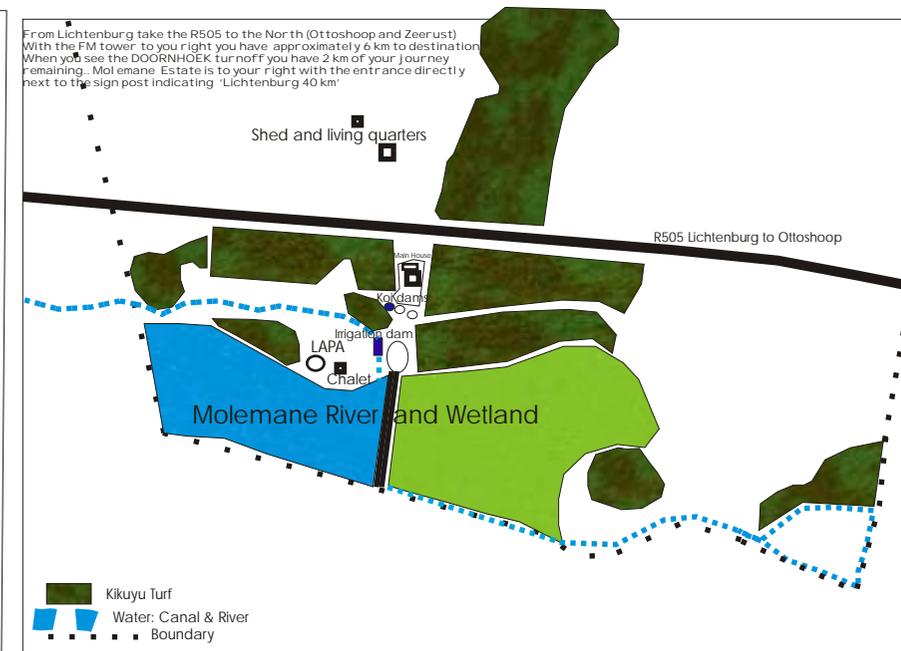


Maps are for orientation purposes only and therefore **NOT TO SCALE**



Metla a Motsweddi Setswana for spring/fountain in water

Molemane Eye Golf and Wetland Site Map



The Northwest Province of South Africa is a relatively dry region prone to frequent droughts.

The rainfall is generally low and erratic with annual precipitation in the order of 600mm compared to the world average of 860mm.

South Africa has limited water resources and are ranked globally amongst the twenty most water-scarce countries. The distribution of water resources has, to a large degree, dictated the establishment of settlements, routes of migration and man's mode of living but Molemane eye and surroundings were amazingly spared human intrusion, a real oasis in the arid Northwest region bordering the Kalahari desert.

The sources of the Molemane, Molopo and Marico Rivers are typical, unique dolomitic springs (eyes) with their associated wetlands and flood plains located in the dolomitic area of the Northwest Province. Water is forced to the surface from underlying aquifers through openings (fractures) and appears on the surface as 'eyes'. Aquifers are subterranean waterways, tunnels and reservoirs occurring in the subterranean dolomitic rock.

As a result of the above geological phenomena the beautiful water of the Molemane River seems to disappear underground in places and re-emerge again.

The Molemane dolomitic eyes are of great conservation significance because of its biological uniqueness. The main contributing factor to the unique resident ecological communities found in the water is the geographical isolation at water surface level for thousands of years. This allowed species to form through genetic mutations and constant adaptation to localized environmental conditions.

John Buchan, the novelist who was once Governor General of Canada, told of one of the deepest impressions of his life:

I had been ploughing all day in the black dust of the Lichtenburg roads, and had come very late to . . . the spring of a river which presently loses itself in the sands of the Kalahari. We watered our horses and went supperless to bed. Next morning I bathed in one of the Malmani pools -- and icy cold it was -- and then basked in the early sunshine while breakfast was cooking. The water made a pleasant music, and near-by was a covert of willows filled with singing birds. Then and there came on me the hour of revelation, when, though savagely hungry, I forgot about breakfast. Scents, sights, and sounds blended into a harmony so perfect that it transcended human expression, even human thought. It was like a glimpse of the peace of eternity. -- Pilgrim's Way

Contact Information

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