

## Property Details

**Promote:** (Y) For Sale  
**Market:** Farms  
**Property Type:** Farm  
**Asking Price** N\$16,000,000

**Joubert Balt @ Just Property**

**081 127 2322**



### Prime Investment Opportunity in Tourism, Agriculture, and Hunting

#### Property Address

**Suburb:** Outjo District  
**Town/City:** Windhoek  
**Region:** Khomas  
**Complex Name:**  
**Section No:**

#### Town Planning Info:

**Zonning:** Agriculture  
**Coverage:**  
**FAR/Bulk Factor:**  
**Plot area:** ±5,039 hectares  
**Floor area:**

#### Property Price / Registration

**Asking Price:** N\$16,000,000  
**Valuation:**  


---

**Sale Method:**  
**Rental Income:**  
**Property Expencess:** |

#### Property Description:

**Market:** Farms  
**Property Type:** Farm  
**Property Age:**  


---

<b>Bedrooms:</b>	<b>Bathrooms:</b>
<b>Offices/Living Areas:</b>	<b>No. Floors:</b>
<b>No. Garages:</b>	<b>Year Built:</b>

#### Information herein is Private and Confidential

The information contained in this advertisement is private and confidential. It is intended solely for the use of the recipient(s) named in this communication. If you are not the intended recipient, you are hereby notified that any unauthorized disclosure, copying, distribution, or use of the information contained herein is strictly prohibited. Please notify the sender immediately and delete this communication from your system.

Please note that by reading this information, you acknowledge that you have been introduced to the property through us, and that Joubert Balt (and/or colleagues) would be the effective cause of any sale. Thank you for your cooperation.

#### Description:

Prime Investment Opportunity in Tourism, Agriculture, and Hunting

We are delighted to present Farm Gaseneirob, a stunning property located in the scenic landscapes of Namibia, just 75km west of Outjo on the Khorixas road. This property is an ideal opportunity for agriculture, tourism, and hunting enthusiasts, offering vast potential in each sector.

#### Key Highlights

##### General Overview

- Location: 75km west of Outjo, adjacent to the main tarred road to Khorixas.
- Size: ±5,039 hectares.
- Eco-Friendly Setup: Powered by solar energy with backup generators.
- Water Supply:
  - ? Five boreholes (yielding 4–7m³/h each).
  - ? Permanent fountain providing 6–30m³/h year-round.
  - ? Total reliable water yield: 30–40m³/h, ideal for irrigation projects.

#### Improvements and Infrastructure

##### Main Farmstead

- Spacious 2-bedroom main house with a built-in fireplace in the lounge.

## Property Details

**Promote:** (Y) For Sale  
**Market:** Farms  
**Property Type:** Farm  
**Asking Price** N\$16,000,000

**Joubert Balt @ Just Property**

**081 127 2322**



### Prime Investment Opportunity in Tourism, Agriculture, and Hunting

- Guesthouse with three large en-suite guest rooms.
- Beautiful outdoor entertainment area with a view of a game drinking hole, swimming pool, and lapa.
- Farmyard (5,000m<sup>2</sup>) electrically fenced for added security.

#### Service Buildings

- Large storeroom, meat processing room, walk-in cool room, laundry room, staff ablution facilities, and undercover parking for eight vehicles.
- Five workers' houses (three brick-built with electricity and two corrugated iron houses).

#### Economic Potential

##### 1. Agriculture

- Intensive Farming:
  - ? Experimental drip irrigation (yielding excellent results).
  - ? ±1.2 hectares fitted with underground drip irrigation for crops like cabbage, lucerne, and fruit trees under shade netting.
  - ? Additional cleared land (±2 hectares) ready for planting.
- Extensive Farming:
  - ? 1,500 hectares of deep, red soil suitable for planting blue buffalo grass and hay.
  - ? Potential for cultivating subtropical fruits such as oranges or mango near the fountain.
- Livestock Farming:
  - ? 15 camps with cattle kraals, mangas, and loading ramps.

##### 2. Tourism

- Strategic Location: Positioned along a popular tourist route between Outjo and Khorixas, making it a natural stopover.
- Existing guesthouse facilities can be operational immediately.
- Stunning natural beauty, abundant game, and birdlife make it an attractive destination for eco-tourism, hiking, birdwatching, and equestrian activities.

##### 3. Hunting

- Registered hunting farm with abundant game, including kudu, oryx, warthog, and mountain zebra.
- Ideal for trophy hunting with vast landscapes offering exceptional experiences.

#### Features of Rangeland

- Undulating mopane veld with pristine woodland and 1,500 hectares of deep, irrigable soil.
- Harde Veld and lush grazing meadows for livestock.
- Two rivers (Hutup and Garub) traverse the farm, ensuring a dependable fodder source and adding to the natural beauty.

#### Asking Price

- N\$16,000,000.00 (includes commission).
- Excludes: Transfer costs, legal fees, and applicable VAT.
- Privately owned with a valid Certificate of Waiver in place.

#### Why Invest in Farm Gaseneirob?

##### This property offers:

- A diverse revenue stream from agriculture, eco-tourism, and hunting.
- A prime location along a key tourist route.

## Property Details

Promote: (Y) For Sale

Market: Farms

Property Type: Farm

Asking Price **N\$16,000,000**

**Joubert Balt @ Just Property**

**081 127 2322**



### Prime Investment Opportunity in Tourism, Agriculture, and Hunting

- Reliable water resources and infrastructure for immediate farming and tourism operations.
- Untapped potential for further development, including equestrian, birding, and eco-tourism ventures.

For more information or to schedule a viewing, please contact Agri Land Real Estate. Proof of funds is required before appointments. This is an exceptional opportunity to own a versatile and productive farm in one of Namibia's most beautiful regions. Don't miss out!

### Inclusions ~ Features ~ Services

#### Valuation Info:

#### Property Images:



## Property Details

Promote: (Y) For Sale

Market: Farms

Property Type: Farm

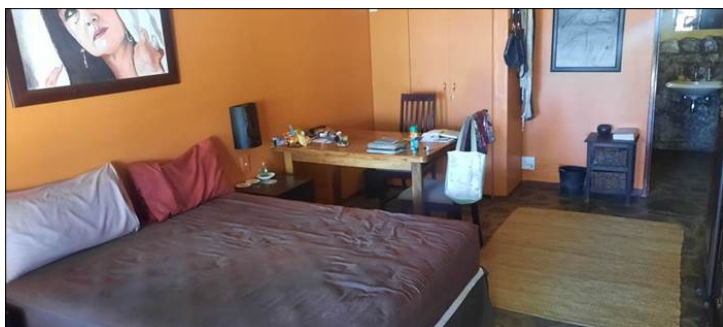
Asking Price **N\$16,000,000**

**Joubert Balt @ Just Property**

**081 127 2322**



Prime Investment Opportunity in Tourism, Agriculture, and Hunting



## Property Details

Promote: (Y) For Sale

Market: Farms

Property Type: Farm

Asking Price **N\$16,000,000**

**Joubert Balt @ Just Property**

**081 127 2322**



Prime Investment Opportunity in Tourism, Agriculture, and Hunting



## Property Details

Promote: (Y) For Sale

Market: Farms

Property Type: Farm

Asking Price **N\$16,000,000**

**Joubert Balt @ Just Property**

**081 127 2322**



Prime Investment Opportunity in Tourism, Agriculture, and Hunting



## Property Details

Promote: (Y) For Sale

Market: Farms

Property Type: Farm

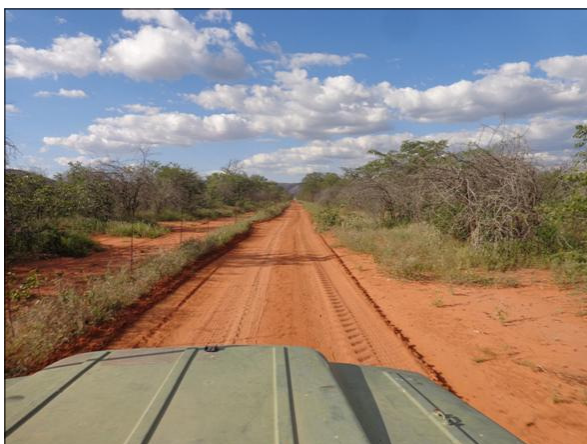
Asking Price **N\$16,000,000**

**Joubert Balt @ Just Property**

**081 127 2322**



Prime Investment Opportunity in Tourism, Agriculture, and Hunting



## Property Details

Promote: (Y) For Sale

Market: Farms

Property Type: Farm

Asking Price **N\$16,000,000**

**Joubert Balt @ Just Property**

**081 127 2322**



Prime Investment Opportunity in Tourism, Agriculture, and Hunting

