



ACCESS ENABLED

by Fiona Zerbst

Ever wanted to get into the game-breeding business but don't want to make the initial investment in land and infrastructure? A new concept makes it possible to do exactly this – investment company DJ Farmer is developing a number of properties with the express purpose of setting up breeding camps and hiring them out, on a five-year lease, to those wanting to gain a foothold in the lucrative breeding market.

According to Freder  de Jager, founder of the property development companies DJ Syndico, DJ Offshore and DJ Farmer, he came up with the concept when he himself wanted to get into game breeding. "Game breeding is my passion and I have

heard a lot of people talking at *braais* and saying, 'I wish I could also get into the business.' I realised that I could assist people – both South Africans and people overseas – to realise their dream, be it breeding sable, roan, even colour variants," he says.

He has recently developed his third farm on prime property between the Mabula and Mabalngwe game reserves in Limpopo, 1,5 hours from Pretoria – a 440ha property divided into two sections, one for plains game and one for seven breeding camps. "The camps for sable, nyala and wildebeest colour variants have already been let, but there are still camps available for roan, impala, blesbok, and springbuck

colour variants," says Freder , who adds that he does not believe the market's appetite for colour variants is likely to wane any time soon. "People have been saying that for years, but there is a great deal of demand," he says.

It took DJ Farmer eight months to put the necessary infrastructure in place and there is a solid management plan for the farm, which has a farm manager, a game manager and hands-on staff. The breeding camps are laid out in the shape of a wagon wheel, with a central holding boma. Water and fodder are provided just outside the central area, in the narrowest part of the camp, so animals can be conditioned to feed and drink there.

THE 'WAGON WHEEL' BOMA AND SEVEN CAMPS ON THE MABULA PROPERTY, LIMPOPO, SOUTH AFRICA.



THE LODGE FOR PRIVATE USE ON THE MABULA PROPERTY, UNDER CONSTRUCTION.

“The lodge, which sleeps six to 10 people, is there for the enjoyment of the tenants’ families and friends – you can use the game vehicle and, during the hunting season, you can enjoy a week’s hunting if you so desire. Our animals are not commercially hunted – access is controlled and for family and friends only.”

Breeding camps are managed on behalf of the tenants, who are however personally responsible for feed, troughs, veterinary services, insurance and any relocation, capture or tagging. Because Freder  has five years’ experience in the game-breeding business, he also provides new entrants with guidelines in terms of feed mix, game pellets and costs.

Security is tight on the property and fences are excellent due to the

fact that the property borders Big 5 territory. “The animals have to be safe at all times,” says Freder . Electricity is supplied by Eskom but part of the farm is run on solar power and Freder  says the solar-powered portion will increase in time.

Tenants will enjoy the benefits of this prime location by having access to an upmarket lodge developed on the property, for use five times a year by each tenant.

DJ Farmer is developing seven such farms altogether. “We want to develop in Wakkerstroom and the Free State next,” says Freder , who believes the business concept is a winner, particularly as 100% of population growth remains in the hands of the owners of the game. “We believe that direct, cost-effective access to game breeding is one of the best ways to introduce people to the industry. Who doesn’t want a piece of the farm life, especially if they live in the city?”



But for those people who simply want to holiday in the wild, Frederé's DJ Syndico offering is also worth looking into.

"I was the first person to come up with the concept of fractional ownership in holiday homes. We offer investors co-ownership of hugely desirable properties in nine different holiday destinations like Zebula Golf Estate in Limpopo, Mjejane Game Reserve in Kruger National Park and Black Rhino Reserve in Pilanesberg," says Frederé. "We also have coastal homes available. Simply put, investors can buy a share of these high-end properties, and actually own the asset, unlike a points-based product like timeshare. So any asset growth will be to their gain. For



each property, 13 people co-own the asset and get to spend four weeks of the year holidaying there." One does not need a holiday home outright, Frederé says, as it is often underutilised and maintenance can be a burden. "These holiday homes are also managed on behalf of our investors. It's really the smartest way to own a holiday home. We also offer rentals on unused time and a re-sale service to our clients."

DJ SYNDICO'S GORGEOUS PROPERTY ON THE BANKS OF THE CROCODILE RIVER, MJEJANE GAME RESERVE, KRUGER NATIONAL PARK. VISIT <http://www.djsyndico.co.za/content/mjejane/gallery.html> TO SEE THE QUALITY OF THE MJEJANE PROPERTY.



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For more information on the products offered by DJ Farmer and DJ Syndico, contact Frederé de Jager: +27 (0)11 675 4332 or email info@djfarmer.co.za