



FALLS FISH FARM

Schoemanskloof Retreat
and Falls Fish Farm

where **waterfalls**
meet **wild dreams**

183ha indigenous farm and guest retreat for sale

Join the dream

Become part of a shareblock community
or own the whole vision.

Ideal for:

Nature lovers & multi-gen families

Wellness & retreat facilitators

Regenerative living pioneers and farmers

Digital nomads looking to rewild & reconnect

Contact Glynis Davies from Harcourts

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What's on sale

- 1 Entire Property
- 2 Fish Farm
- 3 Mountain Pondokkie
- 4 Khaya Mandevu
- 5 Bakoni Hide-Away
- 6 12 Shareblock Sites

Entire Property

183ha

Nestled in the heart of Schoemanskloof Valley, Mpumalanga — just 45 min from Mbombela and a short drive to the Kruger National Park.

Wildlife & Forest: 100+ year old Matumi trees, wild bee hives, red duiker, caracal, porcupine, Narina Trogon and bushbuck to name a few.

Established hikes, forest bathing, picnic spots, waterfalls and ancient stone circle ruins abound, creating a sense of mystique and wonder when you stumble upon them.

R6 950 000

with 5ha water rights
(a further 7.8ha available)



Watch video



View profile

Fish Farm 11ha of arable land

Koi and goldfish lovers from all over South Africa know this farm as legendary for its high quality, beautiful ornamental fish.

Includes:

Original farm house with three bedrooms, one and a half bathrooms, fireplace with expansive views, established garden and excellent wifi.

Registered water rights (5 ha, more available depending on requirements) with river frontage and multiple earth dams.

Old fish farm structures with re-use potential.

The Old Shop, a quaint cottage with great views and fenced for privacy.

R 3 950 000



[▶ Watch video](#)

Mountain Pondokkie



 [View listing](#)

 [Watch video](#)

The heritage site Mountain Pondokkie is a stone cottage, originating from the late 1800's. Legend has that it was built as an inn on the old wagon trail from Lydenburg to Nelspruit and beyond.

This is an established Airbnb with an average 4.9 star rating, multiple repeat guests and loved by all.

The cottage sleeps six comfortably, with one separate downstairs bedroom and two loft rooms upstairs above the lounge. It has two bathrooms, a fully-equipped kitchen, and two fireplaces. While away the hours on the stoep and access the waterfalls, gorges and hikes right from the back gate.

R 1 450 000

Khaya Mandevu

A quirky old farmhouse from the 1920's, it boasts three bedrooms, two bathrooms, open plan living area and a cosy fireplace. A covered verandah overlooks the two dams below.

There's a small pool for cooling off and a beautiful stretch of river close by with huge Matumi trees to explore and dream under.

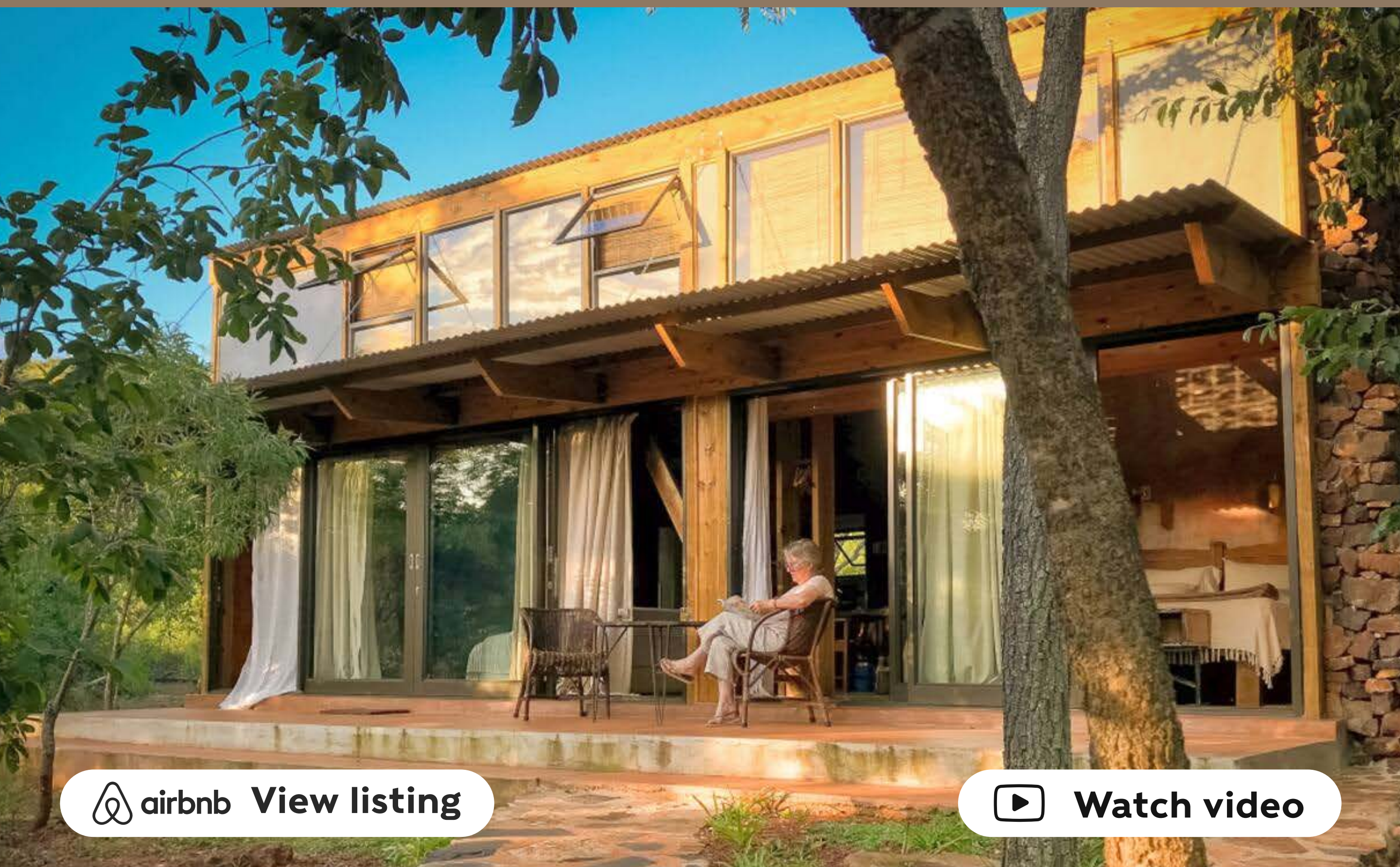
R 1 450 000



 [View listing](#)

 [Watch video](#)

Bakoni Hide-Away



 [View listing](#)

 [Watch video](#)

The Bakoni Hide-Away is an off-the-grid retreat, ideal for a romantic getaway for lovers of the African bush.

The design was inspired by the many stone circle ruins that occur in this region created by the Bakoni people who lived here centuries ago.

It is ideal for couples and two additional people can be accommodated on the mezzanine floor.

R 1 200 000

 [Read feature article](#)

Shareblock Sites

1ha each

Twelve sites, each uniquely and thoughtfully selected, boasting varied natural attractions.

They are generously spaced apart, offering the ideal setting to build your own private retreat—whether for permanent living or as a unique Airbnb getaway.

By purchasing a unit, you become part of the shareblock, granting you access to the property's walking trails, waterfalls, and its breathtaking natural beauty.

Peace of mind comes standard, thanks to a thoughtfully crafted constitution and set of guidelines designed to foster harmony between wildlife, the land, and the people who call it home.

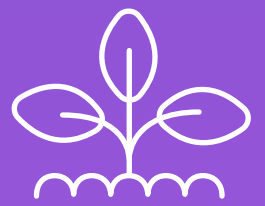
R 450 000 - R 650 000



Future Possibilities



Empty fish dams for a BMX track or adventure course.



Grow-tunnels for edible or specialist plants: ferns, bromeliads, citrus, avocado.



Forest spa baths: heated by a wood-fired boiler, filled with mountain-stream water.



Beehives: harvest your own honey, sold via the future on-site shop.



Picturesque ponds for fish, lilies & swans. Ideal for picnics, proposals and wedding photos.



Glamping and wellness retreats.



Day hikes for locals and visitors.



Repurpose fish farm buildings into a rustic barn, co-work space, or artist's studio.



Community Hub as a retail space for local produce, honey, crafts etc.



Expand on current rewilding programme.

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