



**INTERNATIONAL  
SPORTING  
PROPERTIES**

REAL ESTATE

32,000± ACRES | CHIREDDZI, ZIMBABWE | PRICE UPON QUALIFIED REQUEST







## CHIREDDI, ZIMBABWE

PRIVATELY OWNED 32,000 ACRES WITHIN A PRIVATE GAME CONSERVANCY  
HOME TO HUNDREDS OF INDIGENOUS WILDLIFE SPECIES

*Financial Details Upon Request*





## OVERVIEW

Hammond Ranch is a privately owned, 31,200 acre area within the Savé Valley Conservancy in southeastern Zimbabwe. The Savé Valley Conservancy (SVC) was established in 1991 by farsighted landowners committed to restoring and protecting the area's ecological balance. Hammond is conveniently located on the southern boundary of the Conservancy about an hour's drive from the town of Chiredzi and Buffalo Range Airport, which handles private international as well as domestic flights.



Although surrounded on three sides by the SVC, Hammond was operated as a cattle ranch for over 60 years until 1996 when it was purchased, incorporated it into the Conservancy, and transformed from a cattle ranch to a wildlife conservancy. Section fencing was torn down, water points were restructured from troughs to natural pans, and exterior fences were taken down to allow free movement of animals across Conservancy properties. Two years of good rains restored the grass and forests after many years of over grazing by cattle. Indigenous animals were restocked, including eland, sable, warthog, zebra, and giraffe. Buffalo, elephants, rhino, and lions came onto the property as its habitat improved.

In 1997 and 1998 a small camp was built with small groups and families as targeted clientele. Three, two-bedroom lodges were constructed around a central dining and living area and a free standing kitchen on the eastern bank of the Nyerezi River, which is a dry, sandy riverbed except during the rainy season. The buildings are built of concrete with steep thatched roofs. The buildings are simple and comfortable, shaded by large trees, and all open onto covered porches. The camp is a short distance from the headquarters house, vegetable garden, and workshop area. An employee housing compound was constructed behind the headquarters buildings. All of the buildings were deliberately concentrated in this small area in the south of the property to leave the rest of the land in its natural state.



Drinking water is supplied to the camp by a central bore hole. The camp lawn is mowed by the large camp impala herd and is watered by the same pipeline that feeds water points across the ranch. Pipeline water comes from two other remote bore holes plus a secure allotment of water from a neighboring sugar estate. The developed area operates on electrical power from the state-owned power company, supplemented by solar power and diesel generators.

Today Hammond is operated as a safari destination for both photographic and hunting clients. Most of its clients are hunters who are brought to Hammond by Professional Hunters and Guides who market and conduct the safaris. Hammond employs the camp kitchen staff, and the gardeners, general workers, and game scouts who manage the yard and networks of roads and water points across the ranch. This business model has proven successful and Nyerezi Safaris, the Hammond operating company, is profitable. The company is led by an excellent management team and senior employees who have worked at Hammond for years. Their experience in wildlife, habitat, and safari management are exceptional.











## TOPOGRAPHY AND WILDLIFE

Hammond is a beautiful place. Although not a huge property by Conservancy standards, its wild and diverse landscape-- open savannah grasslands, lush riverine, mixed species woodlands, mopane forests, and jutting granite kopjes--provides excellent habitat for all indigenous wildlife species. There are literally hundreds of species of trees and birds, and all the varied species of indigenous plains animals plus the Big Five. Hammond also has a larger annual rainfall and better soils than most surrounding areas, thus its thick grasslands and lush riverines can support large herds of both elephants and Cape buffalo.

Hammond and the Savé Valley Conservancy are home to two of Africa's largest remaining populations of endangered African wild dogs and black rhino. These species, shot out or poached during years of cattle ranching, have been successfully reintroduced and protected since the Conservancy's formation in 1991. The conservation of elephant and rhino was a driving factor in the creation of the Savé Valley Conservancy, and their numbers are consistently increasing.

ALL OF THESE FACTORS MAKE HAMMOND A CHOICE SAFARI DESTINATION  
AND A TRULY UNIQUE OWNERSHIP EXPERIENCE.





















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