

## FUNDO SANTA MARTA

Chile

CODE: TIAP1033

**Type: Agrícola Productiva**

Property Area (has): 106

Location: Frutillar

Property Price: \$1.590.000.000 (Approx. US\$2,300,000)

Price (UF/has): 15.000.000

State: Available



## DESCRIPTION

TierraInfinita presents this unique opportunity to acquire a spectacular stockbreeder state of approximately 106 hectares located in the Concordia / Las Juntas area, Frutillar district, Los Lagos Region of Chile.

The property is located at the road to Concordia, 18 km from Purránque and 34 km from Frutillar. The rancher is literally surrounded by water: to the North adjoins the Maipué river (1-mile bank), to the West it shares 600 m with Pichiparga estuary, and small rivers bound to the South-East. It has water rights: 100 lt / sec permanent – consumptive and 200 lt / sec temporary – consumptive.

Among existing buildings stand an owner's house, two workers' houses, a cattle sleeve, a steelyard balance, a feeding courtyard, a horse stable, a stable stable, a warehouse, a workshop and a garage.

From a production point of view, the main activity is cattle or sheep ranching, with the potentiality of growing fruits / green vegetables, and tourism (trout fishing in the rivers).

The farm is totally clean, with flat surfaces and gentle sloping, and small forests providing shadow to the animals. The soil has a great vegetable layer, growing *ball* and *festulolium* grasslands. The slopes are covered with laurel and oak, all with a beautiful sight to the Maipué river.

Access and proximity to urban centers facilitates management, operations and logistics. The property provides easy access to agricultural machinery, to professionals and services in general.

The prime location, the beauty of environment and the gentle topography make this an exclusive and unique property in the area.

## Investment Highlights

### Spectacular Setting

- Santa Marta has rolling hills with laurel and oak forests facing Maipué river.
- Precious meadows of ovido and festulolium grass
- The rancher is literally surrounded by water: to the North adjoins the Maipué river (1-mile bank), to the West it shares 600 m with Pichiparga estuary, and small rivers bound to the South-East, providing the property a touristic attractiveness

### Unique Environment

- The property is located in a privileged area, close to many tourist attractions:
  - Distance to Frutillar: 34 km
  - Distance to Puerto Varas: 59 km
  - Distance to Petrohué Falls: 105 km
  - Distance to Osorno Volcano: 106 km
  - Distance to Bariloche: 289 km

### Outstanding Infrastructure and Water Availability

- The property has an owner's house, two workers' houses, a cattle sleeve, a steelyard balance, a feeding courtyard, a horse stable, a calf stable, a warehouse, a workshop and a garage
- Electrical fences in excellent conditions
- 'Water rights: 100 lt/sec permanent – consumptive and 200 lt/sec temporary – consumptive

### Potential Value Appreciation

- The surrounding tourism sector has a high potential to generate future value
- Use of electric fence can maximize the productivity of the farm (rotating herd)

