

## FUNDO EL LLANO

Chile

**CODE: TIAP28**

**Type: Agrícola Productiva**

Property Surface (has): 692.62

Location: Valle de Colchagua



### DESCRIPTION

TierraInfinita is proud to be the exclusive agent of this unique opportunity to acquire a beautiful 693-hectares (1,712 acres) property with substantial availability of water, located in the prestigious Colchagua Valley.

The property is situated in the Población sector (Marchihüe district, O'Higgins region), distant 2 ¾ hours from Santiago by a 205-km route. Inserted in the midst of the Colchagua Valley, the farm is 36 km and 74 km west from Santa Cruz and San Fernando, respectively. The nearest towns of Población and Marchihüe are 7 km and 16 km away, respectively. Lastly, the property is 58 km south of the Rapel Lake dam and 80 to 100 km away from the touristic / coastal towns of Matanzas and Pichilemu.

The estate is sold with registered water rights of 255 liters per second, enough to irrigate any suitable crop in the area, through 150 lt/sec superficial waters that surround the farm, and 150 lt/sec obtained from a deep well. In addition, a 2.4 million m<sup>3</sup> reservoir to irrigate fruit crops and vineyards has been approved by the Environmental Authority on July 25th, 2019. Lastly, there is connection to electricity and rural potable water.

From a production perspective, the area is well recognized for its quality to cultivate vineyards, which is backed by prestigious wine houses located only kilometers away from the property, such as Concha y Toro, Terranoble and Santa Rita. Lately, it has been planted with great success olives, almonds, cherries, walnuts, and table grapes in the surrounding farms.

The topography is one of flat and low ridge prairies, allowing the property to enjoy a beautiful 360 degrees view to the Colchagua Valley. Currently, most of the surface is covered with natural grass.

The proximity to urban centers facilitates the management, operation, and logistics for productive activities. The farm has easy access to farming machinery, equipment, and any other services. In addition, it counts with a 600 – meters long runway for light airplanes. Its size, easy access, privileged location, the beauty of the surroundings and the soft topography make this asset an exclusive and unique property in the sector.

## INVESTMENT HIGHLIGHTS

### Size and Scale

- Considerable size (693 hectares ~ 1,712 acres) and substantial availability of water allow this property to handle a large scale vineyard / fruit crop operation
- Large size properties are a scarce good, making this opportunity quite unique at a national level

### Enough water to irrigate the entire property with fruit crops or vineyards

- 255 lt/sec coming from complementary sources: 105 lt/sec by well and 150 lt/sec by superficial waters obtained from the Las Cadenas stream (which surrounds the plot by its south border).

Both rights are consumptive, permanent and continuous.

- There is a 2.4 million m<sup>3</sup> reservoir approved by the Environmental Authority on July 25th, 2019, with an approximate surface of 90 hectares (222 acres) to be flooded.
- Property is under the influence of the expansion area of Convento Viejo Reservoir (capacity of 237 million m<sup>3</sup>), being an excellent back up and even an alternative if the reservoir is not finally constructed (\*). In 2017, Convento Viejo dispatched only 49 million m<sup>3</sup>: its idle capacity is substantial.

### Unique Surroundings

- Property is located in the Colchagua Valley, close to several touristic attractions and important clusters related to vineyard / fruit crop industries:
  - Distance to Santa Cruz (center of the Colchagua Wine Route): 36 km
  - Distance to Rapel Lake (dam): 58 km
  - Distance to Pichilemu: 68 km
  - Distancia a Volcán Osorno: 113 km (2 hora 8 minutos en auto)
  - Distance to Matanzas: 86 km
  - Distance to Vichuquén Lake: 100 km

