

## FUNDO TRAPIAL AIKE

Aysén, Chile

CODE: TI1009

**Type: Agrícola Turístico**

Property Area (has): 1,128

Location: Lago General Carrera

Property Price: US\$4,512,000

Property Price (US\$/ha): 4,000

Property Potential: Cattle, Sheep Farming

State: Available



### DESCRIPTION

TierraInfinita presents this unique opportunity to acquire a spectacular estate of approximately 1,128 hectares located on the shores of Lake General Carrera, in the El León area of Aysén Region.

The property is located on the west shore of Lake General Carrera and has approximately 7.5 km of lake shore. Carretera Austral (Route 7) crosses the property for 5 kilometers going East/West.

Considering the size of the property, the differences in altitude (210 m.s.n.m and 1.200 m.s.n.m), the presence of streams, springs, ponds and the microclimate effect of Lago General Carrera, a diversity of ecosystems can be found within the property. There are coironales-bearing zones and bushy calafate shrubs (belonging to the area along the steppe zone). The presence of Ciruelillo (Notro) and bamboo sticks, which are usually associated with warm/wet areas and finally in the higher zones there are Coigües and beech forests.

In the past, Trapial Aike was part of the estate with approximately 6,000 hectares and whose production emphasis was marked by sheep farming to produce meat and wool, but gradually shifting to bovine livestock.

The livestock potential of Trapial Aike goes hand-in-hand with the incorporation of grassland, for instance, hay. Near the management area 15 hectares can be incorporated with k-line irrigation tech type. That has to be done by removing the scrub bush.

Inside the property, horseback riding and hiking trails can be found, going through native forests , rivers and lagoons, providing spectacular sightseeing.

The more than 7 kilometers of coastline have 10 beaches. The most impressive is located in front of the

management offices with a length of over 450 meters with rivers at both ends (North/South) streaming to General Carrera Lake. This beach permits the use of large boats that regularly operate around the lake. Its orientation and protection from the wind provide a quiet and safe harbor to anchor. The beach is only 8.6 km or 15 minutes from to the Cathedral and the Marble Chapels.

The estate is located at a distance of 15 kilometers from Puerto Tranquilo, where most of the General Carrera Lake tourism activity is concentrated. In Puerto Tranquilo, tourists can find hotels, cabins, lodges, a health center facility, police station, supermarket, restaurants, tourist services, a gas station, landline and mobile phone service, Internet, etc.

The property's location is prime. The following tourist attractions can be accessed from the property: 15 kilometers to the north is Puerto Tranquilo, with its Marble Chapels and Glaciar Exploradores (Campos de Hielo Norte). 15 kilometers to the south is the gateway of the General Carrera Lake, the route to Glacier Leones and access to Cerro San Valentin (the highest mountain in Patagonia). Lago Negro, Puerto Guadal and Lago Bertrand are 25 kilometers away.

The premier location, the beauty of environment, the size and the fact that there are 7 kilometers of shoreline along Lake General Carrera, make this property an exclusive and unique one in the area.

## Investment Highlights

### Spectacular Setting

- The Trapial has rolling hills with multiple views of mountain ranges and the spectacular Lake General Carrera.
- Beautiful pebble beach.

### Unique Environment

The property is located in a prime area, close to many tourist attractions:

- Distance to Puerto Tranquilo: 15 km
- Marble Chapels
- Glacier Explorers (Campos de Hielo Norte)
- Distance to Lake General Carrera Gateway: 15 km
- Distance to Cerro Valentine Access: 15 km
- Distance to Lago Negro, Puerto Guadal, Lago Bertran: 25 km

### Outstanding Infrastructure

- The property has two houses, barn, corral and livestock pen.
- Exterior fences in good condition.
- Interior fences in good to medium condition.

### Potential Value Appreciation

- The surrounding tourism sector has a high potential to generate future value.
- Existing plans to pave Carretera Austral ease access and add value to property.

