

COMMERCIAL FARMS FOR SALE



Hwy 79

Salta, Salta

Argentina

Asking Price

\$1,689,336

Size

Year Built 0

Date Listed 10/05/2023

Listing ID GL-1538757734

Listed by: Ranch Investments

For more information, visit:

<https://www.globallistings.com/3616983>

Overview

"Estancia El 25" Location: 15km from the town of Ulapes and 50km from the town of Chepes in the Province of La Rioja, Argentina. The property is located 60km north of the provincial line between La Rioja and San Luis. It lies on National Hiway 79 with 5km of paved frontage. Development: The property has been developed as a cattle operation with a carrying capacity of 500 cows or 900 yearlings. It is well fenced and divided into 8 pastures, all with water troughs supplied by 2 wells. There are 150 hectares (375 acres) that have been cleared with 60 hectares (150 acres) planted in Buffel Grass. The balance is in its native state. Improvements: There are 2 houses on the property each with 2 bedrooms, bath and kitchen. A large barn (40'x65') in good condition. Corrals with loading chute and scales. 2 wells-both with a production capability of approximately 90 gallons/minute each. Water is located at approximately 35 and 40 feet respectively. One well is equipped with a submersible pump and the other a windmill. There is a concrete storage tank of 85,000 gallons. Climate: The property is located in a semi-arid climate with an average rainfall of 425mm or about 18 inches. The vast majority of the rain falls during the growing season between November and April. Topography: The property lies on a level plain with no erosion problems. With the exception of the cleared area (375 acres) the property is covered with native shrubs and grasses. There is an abundance of quebracho

trees as well. Price: \$400 per hectare(\$162 per acre) The carrying capacity of this ranch could easily be doubled with further clearing and planting of Buffel Grass. http://ranchinvestments.com/default.asp?f=listing_details&listingid=522043

Contact

John Ed Stepan

Email

ranchinvestments@yahoo.com

Phone

800-447-8604