ARGENTINA MOUNTAIN ESTATE

EL MANSO | RIO NEGRO | ARGENTINA

635 ± ACRES TOTAL
CBC Saunders Real Estate and Nordheimer Campos y Estancias are pleased to present this stunning mountain estate in the Manso Valley of the Rio Negro Province, the beautiful northern region of the Patagonia which borders Chile to the west and Buenos Aires Province to the east.

El Manso is a very unique hybrid of luxurious mountain retreat, working cattle farm, and summer tourist destination with a prime location on the Foyel River ensuring privacy for years to come.

The Manso Valley was first inhabited by farmers of German and Spanish origin who arrived from Chile at the end of the 19th century through the beginning of the 20th century. Here in the Manso, they found a peaceful, natural environment to live with their families and work the land. The homes of the original settlers are still maintained in good condition on the property.

Geographically, the property is located in a highly productive valley located approximately 1,100 feet above sea level and receiving 75 ± inches of rain annually. The soils, mostly of peat bog, act as a sponge holding the waters that flow down from the Ventisquero Hill forming a pond brimming with trout in front of the main house before flowing to the river. The natural canals make the 15 enclosed pastures of the property an excellent environment for cattle farming. Cypress forests also abound.
El Manso encompasses over 600 acres on a large square parcel with 3 ± miles of river frontage on the Foyel River which separates the property from the popular Nahuel Huapi National Park. El Manso borders the Las Marías Ranch to the east and other large Patagonia ranches to the south and west.

With 50 cows and 100 sheep on the property year-round and 3 guest cabins rented to visitors in the summertime, El Manso is currently self-sustaining with surplus production and the potential to expand the tourism and/or cattle operations.

The secluded property is reached by a large private bridge which leads to the two-story main residence with over 4,000 ± square feet of living space including 5 bedrooms, 3 bathrooms, separate living room and dining room with fireplace, and 5 acres of ornamental landscaping, a greenhouse and organic vegetable garden all surrounding the home.

Additional structures include the 3 guest cabins each with 5 or 6 beds and individual fireplaces, as well as 2 separate houses for staff.

Support infrastructure includes 2 barns in good condition, wire perimeter fencing around the 15 pastures, and cattle chutes.
SPECIFICATIONS & FEATURES

Acreage: 635 ± acres
257 ± hectares

Location: Manso Valley, Argentina

Province: Rio Negro

Sale Price: $6,000,000

Sale Price per Acre: $9,450

Residential Structures: 6

- 5 bed/3 bath main residence with 4,000 ± square feet of living space & 5-acre ornamental gardens
- 3 guest cabins with 5/6 beds & private fireplaces for visiting tourists
- 2 cottages for staff

Support Structures: 2 barns, wire perimeter fencing around the 15 pastures & all utilities available

River Frontage: 3 ± miles on the Río Foyel to the north

Current Use: Cattle, residential & tourism/recreation including fishing, hiking & other outdoor activities

Potential Use: Expansion of cattle or tourism operations, although property is already self-sufficient with 3 full-time staff
El Manso is located in the Argentina Province of Rio Negro. The property can be reached via a 2-hour flight from Buenos Aires to San Carlos de Bariloche International Airport followed by a short drive (65 miles) or helicopter flight from Bariloche to El Manso.
After a decade of isolationist policies, Argentina embarked on a new chapter of free-market, pro-business reforms in December 2015 with the inauguration of Mauricio Macri. Two of Macri’s first reforms in office brought long overdue relief to the farming and real estate sectors in Argentina. The elimination of punitive taxes on crop exports and the removal of US dollar currency controls have reignited the country’s agribusiness sector and restored liquidity to the real estate market, a sector where properties have been listed and sold in dollars for over half a century. Slowly, Argentina is regaining the levels of production and exports of beef, corn, and soybeans lost over the past decade under the previous administration. That effort was boosted in early 2018 with more protectionist trade signals emanating from Washington which lifted Argentina’s exports to key trading partners like China and Mexico. The dollar, which surged 30% against the peso overnight upon Macri’s election, continues to move ever higher making Argentina’s hard assets, like land, a bargain for foreign buyers with dollars in hand. While political and economic winds will continue to shift in Argentina, the country’s reputation as one of the best places to live in the Western Hemisphere is unwavering, and the quality of life in Argentina measured in terms of safety, affordability, education, and quality of health care is arguably the best in all of Latin America.

The dollar, which surged 30% against the peso overnight upon Macri’s election, continues to move ever higher making Argentina’s hard assets, like land, a bargain for foreign buyers with dollars in hand. While political and economic winds will continue to shift in Argentina, the country’s reputation as one of the best places to live in the Western Hemisphere is unwavering, and the quality of life in Argentina measured in terms of safety, affordability, education, and quality of health care is arguably the best in all of Latin America.

**RIO NEGRO**

Rio Negro is one of the six provinces that make up Argentina’s Patagonia. It is bordered by Chile and the Andes Mountains to the west and the Atlantic Ocean to the east with green valleys and isolated plateaus in the central regions. The main water source flowing through the province is the Rio Negro whose valleys form the population centers for farms and cities. Average temperature vary greatly depending on altitude and distance from the Andes/Ocean. Rio Negro’s economic drivers include agribusiness, mining, and tourism ranging from skiing in Bariloche to whale watching on the Atlantic. Rio Negro is now attracting investor groups expanding cattle production where the government estimates untapped potential of 1.2 million acres.