BUENOS AIRES COUNTRY ESTATE

LAS HERAS | BUENOS AIRES | ARGENTINA

790 ± ACRES TOTAL
CBC Saunders Real Estate and Nordheimer Campos y Estancias are pleased to present this historic country estate on 790 ± acres of farmland in the Province of Buenos Aires, the largest and most populous province of Argentina.

The property is located in the heart of the legendary Pampas, one of the most fertile regions for farming and ranching in the Western Hemisphere. The 790 ± acres are suitable for both of those activities and recreation as well. The land is divided into 7 fully-fenced pastures with new perimeter fencing.

The centerpiece of the property is the historic manor which has been completely renovated and is in pristine condition. The 4,250 ± SF home features 3 bedrooms including 1 master suite, 3 bathrooms, a drawing room, a gourmet kitchen, a terrace, and enclosed veranda. Outdoor amenities include a large swimming pool, manicured gardens, and a small grove.

The property also includes a separate guest house and a caretaker’s house. Farm support infrastructure includes 2 large barns, 5 windmills for irrigation, and a large cattle yard featuring holding pens, chutes, and a loading ramp.

The property is conveniently located 60 miles from the Buenos Aires International Airport (Ezeiza) and 68 miles from the City of Buenos Aires.
SPECIFICATIONS & FEATURES

Acreage: 790 ± acres
Location: Las Heras, Argentina
Province: Buenos Aires
Sale Price: $2,700,000
Sale Price per Acre: $3,420

Structures:
- 4,250 ± SF home featuring 3 bedrooms including 1 master suite,
  3 bathrooms, drawing room, gourmet kitchen, terrace, enclosed
  veranda, and large swimming pool
- Guest house
- Caretaker’s house
- 2 large barns
- 5 windmills for irrigation
- Large cattle yard featuring holding pens, chutes, and a loading
  ramp

Total Living Space: 4,250 ± SF in the Main House

Current Use: Cattle, recreation, residential
Potential Uses: Agriculture, timber, tourism
SAUNDERS REAL ESTATE
COLDWELL BANKER COMMERCIAL

790 ± ACRES

AERIAL MAP

LOCATION

30 miles
50 km

60 miles
100 km
ARGENTINA

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.

BUENOS AIRES

The Province of Buenos Aires (BA) is the largest and most populous of Argentina’s provinces. BA is home to some of the finest farm and ranchland in the Western Hemisphere. BA ranks first in Argentina for the quantity and quality of its livestock (cattle, sheep, and pigs) which thrive on the lush grasses and wide open spaces of the Pampas. The dominant breeds of beef cattle include Angus, Aberdeen Angus, Brangus, Hereford, and Limousin among other crosses producing the legendary beef that Argentina exports worldwide. The 4 main crops grown in BA are corn, soybeans, sunflower, and wheat, while intensive fruit and vegetable farms on the outskirts of the capital city serve the demand for fresh produce from 13 million residents. Buenos Aires is one of the most dynamic and cosmopolitan cities in the world.
863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

Patrick Archer
Associate Broker
CBC Saunders Real Estate
+1.772.205.3598
parcher@sreland.com
patrick@investba.com

Federico Nordheimer
Director
NORDHEIMER SRL
+54.11.4807.2660
federico@nordheimer.com
federico@investba.com

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