ARGENTINA LUXURY ESTANCIA

ENTRE RÍOS | ARGENTINA

2,220 ± ACRES TOTAL
CBC Saunders Real Estate and Nordheimer Campos y Estancias are pleased to present this luxury estancia set in the beautiful Argentina Province of Entre Ríos (*Between Rivers* in Spanish).

The property features a stunning, new construction, main residence surrounded by 2,220 ± acres of quality cattle and farmland including 860 ± acres cleared for agriculture and the remaining 1,360 ± acres for cattle with a current carrying capacity of 1 cow per 3 acres or 440 head.

The property is made up of 4 tracts of land and includes 300 ± acres of public lands bordering two major streams. The farm is divided into 20 fields for cattle with crowding pens, a squeeze chute, loading ramp, and a new 8,800-pound scale. Support structures include a workshop, barn with cement floor, and a tack room.

The luxuriously appointed main residence features 10,700 ± square feet of living space including 10 bedrooms; 9 bathrooms; a spacious reception hall; a dining room with seating for twelve; a large game room with pool table, fireplace and bar; and a gourmet kitchen.

Outdoor amenities include 5 ± acres of beautifully manicured gardens surrounding the main residence with a swimming pool, sun deck, covered grilling and dining area, and a clay tennis court in perfect condition. There is a separate residence for staff.
SPECIFICATIONS & FEATURES

Acreage: 2,220 ± acres
Location: Gualeguaychú, Argentina
Province: Entre Ríos
Sale Price: $5,400,000
Sale Price per Acre: $2,432

Structures:
- 10 bed/9 bath main residence featuring a spacious reception hall, dining room with seating for twelve, large game room with pool table, fireplace, bar, and gourmet kitchen
- Swimming pool
- Sun deck
- Covered grilling and dining area
- Clay tennis court
- Separate staff residence
- Workshop
- Barn with cement floor
- Tack room

Current Use: Cattle and recreation
2,220 ± ACRES

AERIAL MAP
The Province of Entre Ríos is located north of Buenos Aires Province and west of Uruguay. The economy of Entre Ríos is heavily centered on agriculture. Entre Ríos’ primary crops include rice (40% of all production in Argentina), citrus (45% of all production), soybeans, corn and wheat. Livestock production is focused on cattle (4.5 million head), while local industry produces 250 thousand tons of dairy products annually. Poultry, eggs, yerba mate and honey are also important to the local economy. The climate in the northern region is subtropical, and humid and temperate in the southern region. Median precipitation is 51 inches per year. The province is a popular tourist destination with abundant hot springs, beaches, and the town of Gualeyguachú which plays host to one of the largest Carnival celebrations in the world.
SREland.com/EntreRios

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

©2018 Coldwell Banker Commercial Saunders Real Estate. All rights Reserved. Worldwide. Every attempt is made to provide accurate information on this property; however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.


060318-B