



# PADUA REALTY COMPANY

## RINCONCILLO DE LOS REMEDIOS 519 +/- Ac Ranch, San Miguel de Allende Sale Offering

### HIGHLIGHTS

- San Miguel de Allende was designated a “World Heritage Site” by UNESCO in 2008 drawing considerable attention to the area
- Great access off the main highway to San Miguel
- Great for use and enjoyment as a ranch
- Great as a future development opportunity in San Miguel Region



### OVERVIEW

- 519 +/- Acre Ranch for Sale, located 7 miles from San Miguel de Allende, Mexico
- Beautiful, “Plantation Style” House (over 4,600 SF)
- Two (2) houses can serve as administrative and / or guest houses
- Farm operations include cultivation of avocados, peaches, corn, raspberries
- Ranching operations support pigs and cattle
- Colonial style chapel built in the 18<sup>th</sup> Century adds to the charm
- Currently, generates positive net cash flows of \$70,000 US annually
- Has all the basic utilities: phone service, electricity, gas, water, wastewater

### For More Information:

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# LOCATION



- Getting there: US Travelers enjoy convenient access to the property.
  - Most direct option: Fly into Queretaro International Airport (QRO). The property is approximately 40 miles from there. (about 45 minute drive).
  - Option 2: Fly into Leon Airport (BJX). The property is approximately 74 miles from there (about 1.5 hour drive).
  - Option 3: Fly into Mexico City. The property is approximately 185 miles from there (about 3 hour drive).
  - Proximity to other points of interest:
    - San Miguel de Allende: 15 minute drive to all the restaurants, cultural points of interest, music, festivities, colonial churches and buildings, shopping, grocery stores, pharmacies, doctors, etc.
    - Comonfort: 8 minute drive to this town where you can find grocery stores, pharmacies, doctors, etc.



# REAL ESTATE IMPROVEMENTS



**MAIN HOUSE:** This house, having 4600 SF+ of living area, has all the comforts of a modern home. Features:

- 7 bedrooms, each with a full bathroom, and every unit has a view and access to the immaculately maintained garden.
- A dedicated dining area and oversized family living room with access to the patio provide a perfect environment to bring a group together.
- All the furniture is hand made with the finest materials and is intricately decorated. The furniture, except a few items with sentimental value, will be left to the buyer.
- The courtyard and garden area resemble “plantation” style homes and will impress anyone.
- The kitchen includes all the necessary appliances, including stove, oven, refrigerator and freezer.

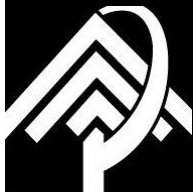


## **CHAPEL (“CAPILLA”):**

- The Chapel was built in the 18<sup>th</sup> Century using the traditional colonial style architecture
- Various weddings, celebrations and other events have been held in the “Capilla”

## **ADMINISTRATIVE OFFICES AND ROOMS (ALSO GUEST ROOMS)**

- There are two buildings suitable for ranch administrator offices, living quarters and are nice enough to house invited guests.



# RANCHING OPERATIONS

## PIG FARMING:

2.2 Acres of the ranch are dedicated to pig farming. Currently ranch has enough capacity to fully process over 12,600 animals a year at full operations including:

- Pig quarters including some designed for “fattening”
- Silos and other storage for feed
- Laboratory for artificial insemination
- House for the ranchers
- Office
- Bathrooms
- Other facilities necessary for turnkey production of pork products
- Note that the pig farming operations benefit from easy access to the main highway via stabilized pathways and roads



# FARMING OPERATIONS

Rinconcillo de Los Remedios boasts being located in one of the most fertile regions in the country for agriculture. The ranch has adequate irrigation systems set up to serve various products. The ranch has three (3) water wells where it draws all of its water needs.



## FARMING:

Currently, the ranch is cultivating the products listed below and have all the necessary equipment, irrigation systems, personnel and suitable growing areas to maintain the operations.

- Avocado Trees
- Peach Orchards
- Raspberries
- Corn
- Cactus (Nopales)

