

PROPERTY 22-104 AR

Argentina, Province of Formosa

9 estancias combined: 45,120 hectares



PRICE: US\$31,584,000 (US\$700/ha)

(Possibility of dividing up the property and selling each separate estancia.)

The province of Formosa in Argentina is located in the northeast of the country. From Buenos Aires, National Route 11 leads to Formosa.

The fauna and flora are abundant and diversified. Natural beauties are everywhere. Traditionally, agriculture is very present in this province of Argentina. As for cattle breeding, cattle are very well represented: more than a million animals live in this region of the country.

In the province of Formosa, ecological tourism is popular. Among other things, you can visit the Rio Pilcomayo National Park and the Formosa Nature Reserve.



Description of the ranches

The nine estancias brought together in a single property are as follows:

- 1) Estancia The Federation
- 2) Estancia Fort Yunka
- 3) Estancia El Yarara
- 4) Ranch Campo Alegre
- 5) Estancia Cacuy
- 6) Estancia Estancia Campo Lindo
- 7) Estancia La Loli
- 8) Estancia Las Lantanas
- 9) Estancia Agua Dulce



1) Estancia La Fédération 3,100 hectares •

Exceptional livestock area, 2 large enclosures with facilities;

- Scales, chargers and electricity;
- Accommodation for staff, two large sheds;
- 1500 Ha for agriculture;
- Large internal infrastructure, fences and roads in perfect condition;
- Approximately 2,000 hectares of Gatton Panic Pastures, etc. implanted;
- In the vicinity of Villa General Guemes, which is only 3.8 km away;
- Electricity, Internet access and mobile phone, light in all positions
internal with solar panels;
- On a paved road (Route 86) with more than 10 km of frontage;
- Rainfall regime: 900 to 1200 mm per year;
- Very good underground water, several dams, the Portenio Riacho crosses it, with a
very good bridge to cross with cattle trucks and trucks etc.;
- Very good water, drilling, dams, mills, submersible pumps, crossed by the Riacho
Porteno;
- Internal bridges over the Riacho.

2) Estancia Fort Yunka 21,000 hectares •

Agriculture – Livestock;

- 6,000 Ha of Gatton Panic and other pastures;
 - 5,000 Ha of improved natural pasture plus 140 km of fences;
 - Multiple paddocks, water points, mills;
 - Good water from dams and boreholes;
 - Facing tarred Route 86, 9 equipment houses, several with telephones;
 - The best employers' insurance in Formosa;
 - Beautiful patronal house of 700 m² ;
 - Field which is developing and which has an optimal future;
 - Very good trees and natural meadows;
 - Approximately 11,900 hectares for livestock and 6,200 for agriculture;
 - Pastures to support 21,000 head of cattle, multiple drinking troughs, mills, cisterns, exceptional facilities of all kinds such as a vast network of interior roads, very good potting, facilities for fattening a corral, complete cycle, etc.;
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- More than 50 km of internal roads Optimal internal infrastructure, sheds;
 - More than 2,000 hectares of agriculture;
 - Internet, telephone, electricity;
 - Great panoramic beauty in general;
 - Rainfall regime of 900 to 1200 mm/year.

3) Estancia El Yarara 1,600 hectares •

Agriculture – Livestock;

- 10 km from Graal Belgrano on route 86;
 - Large cattle field, excellent pasture (100 ha of established pasture, Gatton panic, etc.);
 - 300 agricultural hectares of corrals;
 - Telephone, internet, electricity (optical fiber passes in front of the field);
 - Beautiful house;
 - The estancia is divided into 30 paddocks: Paddock n° 1 with brachiaria and dicantium on the banks of the El Porteño Riacho with an Australian tank in raised sheet metal of 200,000 liters, concrete floor from which they feed through a 2" polyethylene pipe the water troughs of the paddocks n° 4, 8, 11, 12, 13, 24 and 23;
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- Several dams and mills, drilling;
 - Very good water;
 - Excellent fences.

4) Estancia Campo Alegre 1,000 hectares

- Livestock estancia;
- Excellent natural and established pastures (450 Ha pastures of Gatton Panic);
- New perimeter fence;
- House of employees;
- Electric light 220W;
- Cellphone;
- 2000 m of frontage on road 86 paved;
- 90 to 95% deforested;
- Estancia located on Route 86 between Villa Gral. Belgrano and Villa Gral. Guemes;
- 7 kms of these three fields are on paved road 86;
- This property is located between the estancia “La Federación” and “El Yarará”;
- Recently planted 450 hectares of Gatton panic;
- There are very good natural pastures in the rest of the property;
- Agricultural potential through the quality of the soil.

5) Estancia Cacuy 500 hectares (total) of which 220 hectares (purely agricultural area)

- Agriculture – livestock;
- 220 hectares of soybeans, very good corn, cotton, sunflower;
- Excellent yields 65% purely agricultural;
- Good house;
- Space for livestock with perfect border fences, water tank;
- House for staff or employer;
- Equipment shed with adjoining service rooms;
- Cellular signal, access to electricity nearby;
- Lighting by solar panels;
- Domain 45% purely agricultural;
- Soybeans, cotton and now maize have been produced with good yields;
- Estancia located along a very good road and surrounded by neighboring farms;
- Windmill;
- Dam that needs to be cleaned;
- Rainfall regime: 950 to 1200 mm / year;
- Shed;
- Excellent water.

6) Estancia Campo Lindo 3,200 hectares

- Cattle estancia, breeding; • New drinking troughs with their mills; • Solar electricity, cell phone; • Excellent natural and planted pastures, Gatton, etc.; • Excellent water; • Estancia adjoining Agua Dulce, cattle area. 42 km north of Villa General; Belgrano. Very good staff house recently repaired;
- Extraordinary natural pastures all over the land, including 1,300 hectares without forest;
- Great wood potential; • Breeding facility; • Crossed by paved provincial road number 23; • Estancia also accessible by gravel road from the town of Tacaagle; • 16 km of frontage on Route 23, on both sides since the road crosses the estancia; • Field for 1,000 head of cattle like this today. He does not need

establishment of more important pastures or clearings given the excellent natural pastures Corraux and charger; • 2 houses, 1 warehouse; • 90 to 95% deforested.

7) Estancia La Loli of 1000 hectares

- Cattle estancia; • 450 Ha of Gatton Panic, excellent natural and planted pastures; • Today with 150 Ha of maize; • Property located on paved Route 86 (2000 m frontage) between Villa Gral.Belgrano and Villa Gral.Guemes;
- 7 km of these three fields are on paved road 86; • Located between the estancia "La Federación" and "El Yarará"; • Agricultural potential through the quality of the soil; • House for employees; • New perimeter fence; • 220W electric lighting; • Cellphone; • 90 to 95% deforested.

8) Estancia Las Lantanas 1,000 hectares

- Estancia cattle breeding; • 450 Ha of Gatton Panic; • Excellent natural and established pastures, 90 to 95% broken down; • New perimeter fence;

- Electric light 220W - Mobile phone; • Three adjacent farmhouses: "Campo Alegre", "La Loli" and "Las Lantanas", each with approximately 1,050 hectares, located on paved road 86 between Villa Gen. Belgrano and Villa Gen. Guemes. 7 km of these three fields are along paved Route 86;
- These fields are located between the Estancias "La Federación" and "El Yarará"; • Recently 450 hectares of Gatton panic have been established in each of them and there are very good natural pastures in the rest of their land. There is great agricultural potential due to the quality of the land in front of each field; • House for employees; • Each court has facilities.

9) Estancia Agua Dulce 13,000 hectares

- Breeding farm (breeding and fattening) Gatton Panic, vast grass meadows of pangola and stars;
- 27 km north of Villa General Belgrano; • Very beautiful villa and mansion recently repaired; • Excellent natural location! • Omnipresent natural beauties; • More than 20 paddocks; • Extraordinary natural pastures all over the land - 9000 hectares without forest; • Great wood potential; • New breeding facility; • Staff House, two internal posts; • Crossed by paved provincial road number 23; • Also accessible by gravel road from the town of Tacaagle; • 16 km of frontage on Route 23, on both sides since the road crosses the field; • Field for 4,500 head of cattle; • On Route 23 submitted for paving; • Excellent water; • Grand casco; • 60 km of internal roads; • Mobile phone, antennas, electric lighting by solar panels; • Several sheds.



PICTURES



