

# 260 HA SUPERBLY MAINTAINED, FULLY OPERATIONAL CATTLE RANCH

Yucatán | Buctzotz | Rancho La Curva



YUCATAN PROPERTY SCOUTS



for sale | 40,000,000 MXN

## Description

Property Code | YPS-02-0042

The ranch "La Curva" is fully operational and presents itself from its best side. This applies both to the fully equipped, modern living area, which does not have to fear the comparison with a comfortable property in the city, as well as to the superbly maintained facilities of the cattle breeding operation.

The farm provides a total of 260 ha (642 acres) of fertile land, of which 240 ha (593 acres) is already parceled pastureland equipped with an irrigation system that ensures year-round production of the desired amount of cattle feed. On another hectare (2.5 acres) there is a flowering orchard with ten trees each of different species, including grapefruit, orange, avocado, lemon, etc. The rest of the land includes the residential area, agricultural production facilities, and forest areas.

The spacious 274 m<sup>2</sup> (2,949 ft<sup>2</sup>) furnished main house of the ranch's living area comprises four bedrooms, each with its own bathroom. The open kitchen with breakfast bar is fully equipped and the large living, dining area offers ample space for family and friends. Outside you will find a beautiful terrace and as a special highlight the recreational area with pool, lounging area, and bathroom. In addition, there are large parking spaces for vehicles in front and beautifully landscaped green areas with shady trees around the house.

Three further buildings are in the ranch's residential area, a warehouse, an approx. 184 m<sup>2</sup> (1,980 ft<sup>2</sup>) building with a large, covered terrace, and an adjoining approx. 70 m<sup>2</sup> (753 ft<sup>2</sup>) apartment with a kitchen, a bedroom, and a bathroom. The large building is currently used for business purposes, such as receiving customers and suppliers or hosting events. It houses an office, a large event room, a conference room, as well as a kitchen with a dining area and three bathrooms. In the case of expanding the concept of use of the ranch and opening it to visitors, this building is ideal for a farm store. The large terrace with the beautiful palapa roof would be a great place for a farmer's coffee in idyllic surroundings.

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As already mentioned, and as can be seen in the pictures, all buildings and facilities of the ranch are in top condition. The residential buildings are fully furnished and equipped with air conditioning and ceiling fans. The ranch is connected to the public power grid. Private lines distribute electricity on the property to eight stations with transformers and powerful pumps. Three additional pumps, two powered by weathervanes, are located in the living area. Several large water tanks and cisterns ensure a continuous supply of water.

Further information on the buildings and features of the ranch can be found in the Facts section below.

## Facts

### HIGHLIGHTS

- 260 HA OF FERTILE LAND TOTAL
- 240 HA OF IRRIGATED PASTURELAND
- TOP MAINTAINED BUILDINGS AND FACILITIES
- FULLY FURNISHED
- ATTRACTIVE LOCATION CLOSE TO THE GULF OF MEXICO

### HARD FACTS

- *Year of construction* | 2009
- *Year of latest renovation* | --
- *Alignment* | --
- *Lot* | 260 ha (640 acres)
- *Width x Length* | -- m x -- m
- *Construction* | 912 m<sup>2</sup> (9,813 ft<sup>2</sup>)

### RESIDENTIAL AREA

#### Main House (274 m<sup>2</sup> / 2,949 ft<sup>2</sup>)

- 4 bedrooms
- 5 bathrooms
- 1 toilet
- Kitchen
- Combined living and dining room
- Terrace
- Pool (4 m x 8 m)
- Parking spaces for 5 cars
- Green area

#### Annex (184 m<sup>2</sup> / 1,980 ft<sup>2</sup>)

- Hallway
- Office
- Large meeting room
- Small conference room
- Kitchen with dining area
- 3 bathrooms
- Large, covered terrace (palapa roof)

#### Apartment (70 m<sup>2</sup> / 753 ft<sup>2</sup>)

- Bedroom
- Kitchen with dining area
- Bathroom

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## FARM AREA

- House for the farm workers with bathroom
- Warehouse (closed)
- Warehouse (open)
- Garage (open)
- 2 separate cattle stalls
- Horse stable with four boxes and two storage rooms
- Horse paddocks
- Chicken coop
- 240 ha of irrigated pastureland
- Forest areas
- 1 hectare of orchard with 10 trees of each species: grapefruit, sweet orange, sour orange, lemon, tangerine, mamey, nance, local avocado, Haas avocado, coconut palm

## FURTHER FEATURES

- Connection to the public power grid
- Private power lines with transformers on the property
- Air conditioners
- Ceiling fans
- Furnished
- 11 wells (3 x living area, 8 x farm area)
- Fences
- Well-developed access
- Good cell phone reception
- Gas tank
- Water heaters
- Water tanks
- Cattle scale
- ...

## Location

The fertile pastures of the ranch "La Curva" are located southwest of the town of Buctzotz, which is also the organizational center of the municipality of Buctzotz, one of 106 municipalities in Yucatan. The entrance to the ranch is easily accessible directly from the main road MEX 176, which connects the state capital Mérida, about 95 km away, with Tizimín, the center of cattle breeding in Yucatan. In addition to several churches and a hospital, the Centre de Salud Buctzotz, Buctzotz also provides stores for shopping for everyday products. There are also numerous simple but good restaurants in town. If you like the local cuisine, you should stop at the restaurant, Maria de Lourdes. The food there is fresh and delicious.

The location of the ranch is well chosen in many respects. The fertile soils, in combination with the installed irrigation system, allow for continuous cultivation and harvesting of the required amounts of cattle feed, thus increasing the yield. The short distances to the nearest village and the [cattle association](#) favor the daily operations and increase productivity. In addition, the proximity of the ranch to the picturesque beaches of Dzilam de Bravo on the Gulf of Mexico means that tourist use of the farm is also conceivable. Of course, a more intensive agricultural use is also possible, for example by setting up a poultry farm, greenhouses, dairy production, etc.

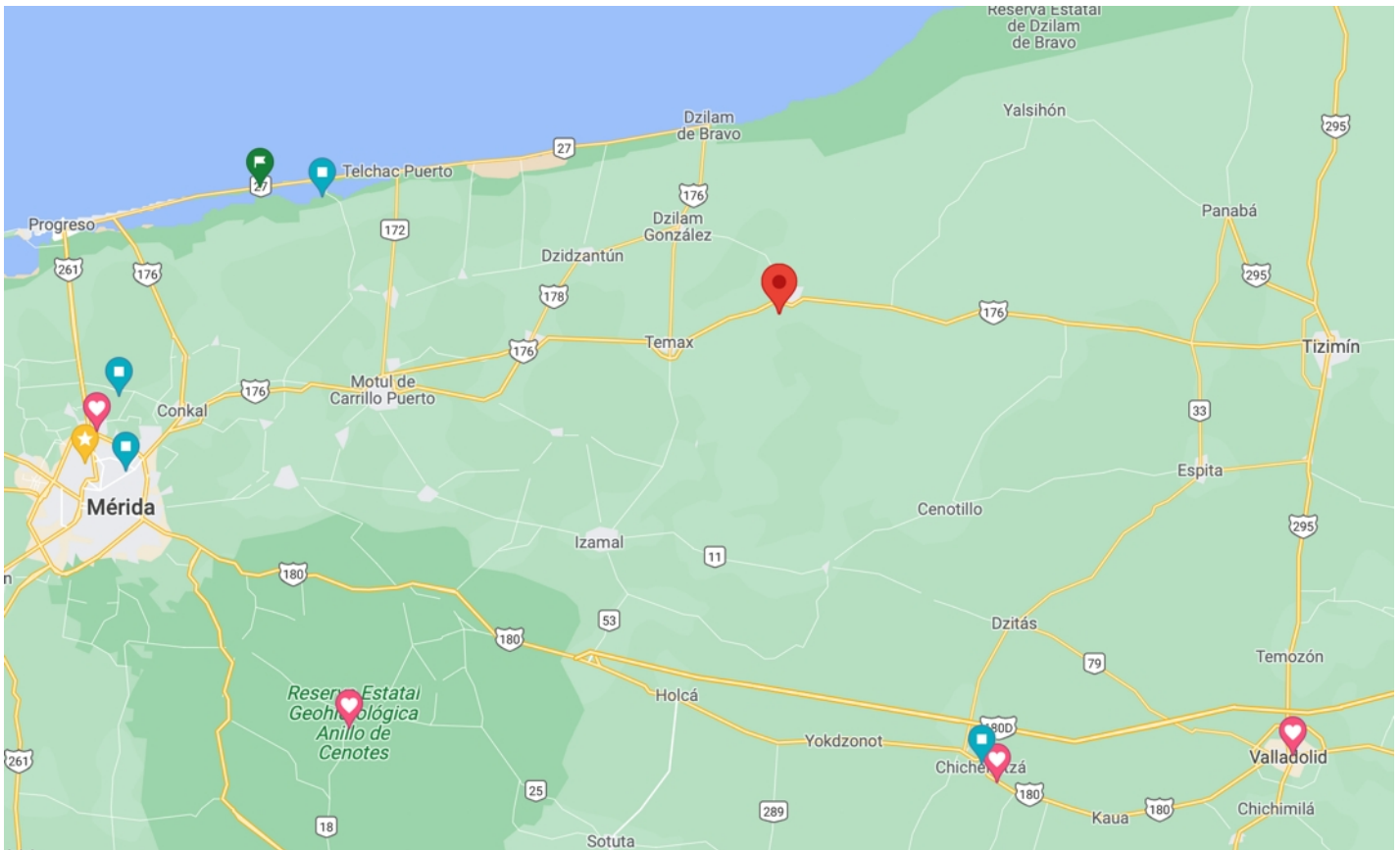


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### DISTANCES FROM THE PROPERTY TO

- Dzilam de Bravo (beach) | 33 km (21 mi)
- Mérida | 95 km (59 mi)
- Int. Airport Mérida | 115 km (71 mi)
- Chichen Itzá (Maya Ruins) | 115 km (71 mi)
- Rio Lagartos (biosphere reserve) | 119 km (74 mi)
- Int. Airport Cancun | 270 km (168 mi)

### PROPERTY LOCATION



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## Picture Selection

Further pictures are available on demand.



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