

# MAGNIFICENT PROPERTY CLOSE TO THE WORLD HERITAGE SITE OF CAMPECHE

Campeche | Castamay | Rancho Wotoch Keej



for sale | 13,490,000 MXN

## Description

Property Code | YPS-02-0054

The Ranch Wotoch Keej is beautifully located in the green, hilly hinterland of San Francisco de Campeche, the capital of the state of Campeche, in southeastern Mexico. With its 31 ha (77 acres) of land and complete facilities, the property is suitable both as a commercial farm and as a residence with the possibility of self-sufficiency. Due to its proximity to the city of Campeche, with its beautifully restored colonial center, the ranch also offers ideal conditions for tourist use.

The ranch's main house offers two bedrooms, a bathroom, a large, open living area with a kitchen, living and dining room as well as a covered terrace. A second building is currently used to house the ranch staff and is also available as living space after appropriate adaptations. The living area of the ranch is completed by a large recreational area with a palapa roof, a pool, and restrooms.

The facilities of the farm area are just as well maintained as the buildings of the living area. In total, there are four horse stables, a goat stall, a chicken coop, and a large storage room. In addition, there are two huts, which are not yet completely finished, in the rear part of the site.

In addition to the property and the buildings, the sales price includes numerous farm and wild animals as well as three off-road vehicles. Further information on the equipment and the location can be found in the following sections FACTS and LOCATION.

Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- TOP LOCATION NEAR THE WORLD HERITAGE CAMPECHE CITY
- WELL-MAINTAINED BUILDINGS AND GROUNDS
- FARM ANIMALS AND WILDLIFE INCLUDED IN THE PRICE
- ATTRACTIVE, HILLY TERRAIN

### HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | --
- *Lot* | 31 ha (77 acres)
- *Width x Length* | 525 m x 596 m
- *Construction* | -- m<sup>2</sup> (-- ft<sup>2</sup>)

### LIVING AREA

- Main house with
  - 2 bedrooms
  - 1 bathroom
  - Living area with kitchen, living, and dining room
- Terrace
- Annex house
- Leisure area with palapa roof, pool (approx. 3 m x 8 m), and restroom

### FARM AREA

- 4 horse stables
- 1 storage room
- 1 goat pen
- 1 chicken coop
- 2 huts (unfinished)

## VEHICLES

- 1 Quad Kawasaki
- 1 Quad Yamaha
- 1 all-terrain vehicle Polar

## **FURTHER FEATURES**

- Connection to the public power grid (private line)
- High-speed internet connection via Starlink
- Air-conditioning
- Well
- Fences
- Well-developed access road
- Gas tank
- Water boiler
- Water tank
- ...

## *Location*

The state of Campeche is located in southeastern Mexico on the Yucatan Peninsula. It borders directly on the north with Yucatan, the state to which the entire peninsula owes its name. The climate in Campeche, as in most parts of Yucatan, is tropical. The annual average highs are 31 degrees Celsius during the day and about 20 degrees Celsius at night. The rainfall, which is abundant by Mexican standards (about 1000 mm/year), falls mainly in the summer months.

The ranch for sale here is nestled in the hinterland of San Francisco de Campeche, the capital city of the state of Campeche. The capital and likewise port city is located about 185 km southwest of Mérida, directly on the Gulf of Mexico. The center of Campeche is, depending on the route, only about 15 km away from the ranch and can be reached comfortably in just 25 minutes by car.

The city of Campeche is a very attractive city with a beautiful, completely renovated colonial center, which has been a UNESCO World Heritage Site since 1999. The city has numerous sights, all the amenities of daily modern life, and is very easy to reach from many regions of America via the international airport Campeche "Alberto Acuña Ongay".

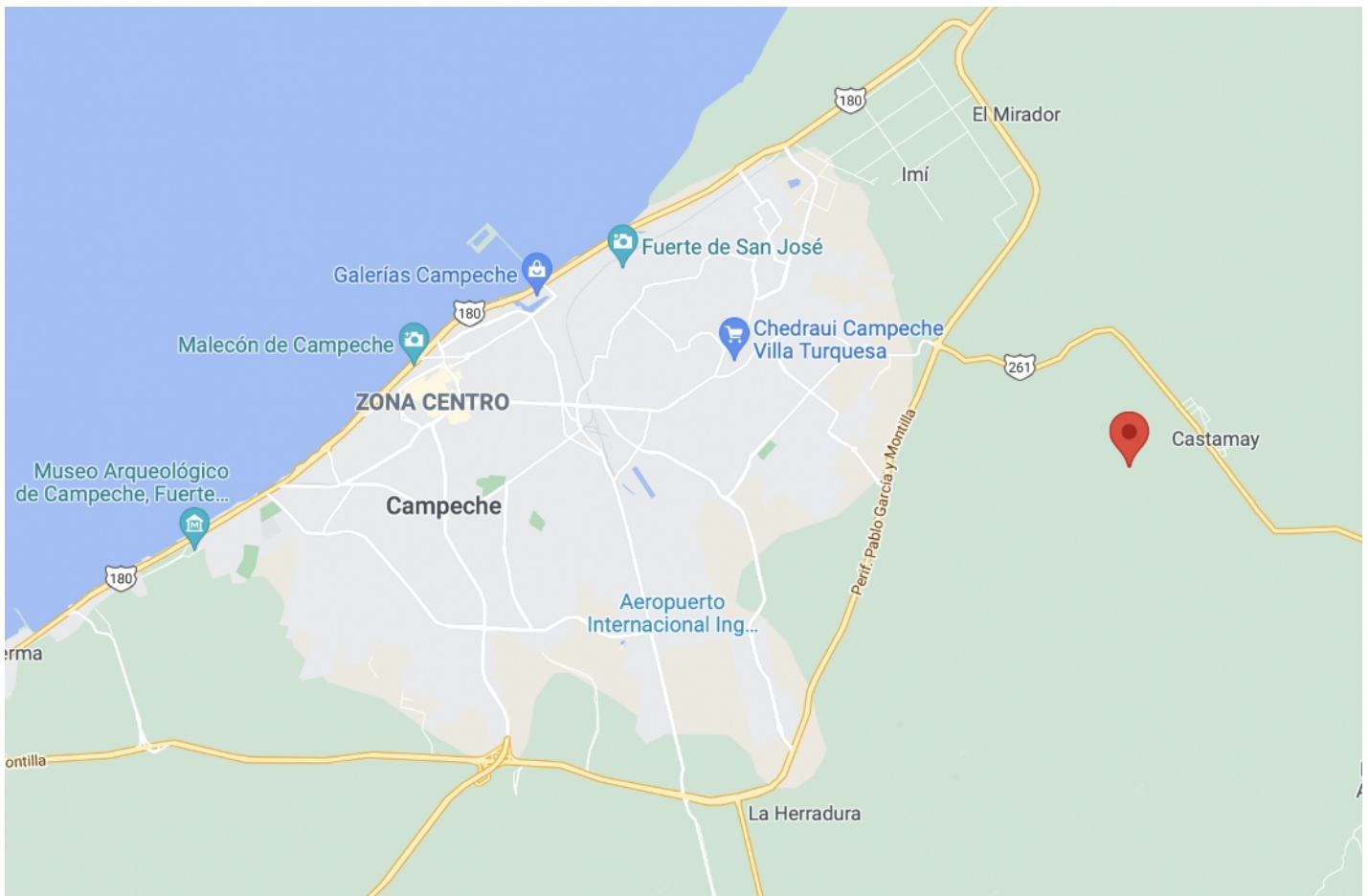


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#### DISTANCES FROM THE PROPERTY TO

- Campeche center | 15 km (9.3 mi)
- Int. Airport Campeche | 15 km (9.3 mi)
- Merida | 175 km (109 mi)
- Mayan Ruins of Uxmal | 155 km (96 mi)
- Int. Airport Cancun | 478 km (297 mi)

#### PROPERTY LOCATION



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## Picture Selection

Further pictures are available on demand.



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