

ESTANCIA PUNTA DEL AGUA

SAN JUAN ◦ ARGENTINA





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Buenos Aires – 1,300 km

San Juan – 200 km

Huaco – 38 km

A MILLION ACRES OF OPPORTUNITIES

3.5 TIMES SIZE OF HONG KONG

1.5 TIMES SIZE OF RHODE ISLAND, USA

EQUIVALENT SIZE OF KENT, UK

TOTALLING APPROXIMATELY 989,186 ACRES (400,318 HECTARES)



Located on the National Route 150, connecting major ports on the Pacific and Atlantic coasts

Soon to benefit from significant improvement to the 132 kv electricity grid network

Crossed by 3 main rivers and situated on one of the largest aquifers in

Argentina providing excellent water potential

Human settlement until post World War 2

Your attention is drawn to the Important Notice on the last page of the text.

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The photo left is of a neighbouring property, although it represents the potential of the Estancia, being of comparable soil type and with similar irrigation potential.



INTRODUCTION

Estancia Punta del Agua (EPDA) is located in the Caucete and Jachal departments of San Juan Province, Argentina. San Juan is a largely agricultural province located in the north west of Argentina. The Estancia is situated in an Andean valley known as Valle del Rio Bermejo, a river valley fed by Rio Bermejo and the Rio Huaco. Located to the north of the property is the National Route 150, a significant trans-continental road linking major Pacific ports in Chile and Atlantic ports in Brazil. The Estancia will also benefit from significant 132 kv electricity grid improvements.

The central region of Argentina in which the Estancia is located provides more than 25% of the national GDP, 30% of the national agricultural export, 45% of its cattle stocks and 80% of agricultural machinery production. In Argentina in terms of wine production the province of San Juan is second only to Mendoza. It is believed that a major scheme to bring the Estancia into full agricultural production would be supported by the provincial Government.

PROPERTY HISTORY AND OWNERSHIP BACKGROUND

At its peak in the mid 20th century Estancia Punta del Agua supported about 400 people farming a large area with rudimentary irrigation techniques and cattle grazing supported by the Huaco River. At the time, the San Juan area lacked sufficient infrastructure to enable it to compete against large agro-industrial operations in the regions of Buenos Aires, Santa Fe and Cordoba and the Estancia ceased to be a viable enterprise.

These past barriers to agricultural development in the region have potentially been relieved by extensive investment in a network of international roads and a proposed high power grid network.

The current owners are an internationally based family having had ownership since 1983 and who intend to sell the Estancia to concentrate on other projects.



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POTENTIAL DEVELOPMENT OPPORTUNITIES

AGRICULTURE

The Estancia is situated in a semi arid area characterised by mountain ranges and fertile valleys. The soils on the Estancia range from naturally fertile silt soils in the north and centre to more sandy soils in the south.

In recent history similar properties in the area have been brought back into production using rudimentary irrigation techniques and the Estancia offers tremendous potential for modern agricultural production and high value irrigated crops including sugar beet, alfalfa, olives, vines and sunflowers.

INFRASTRUCTURE

Key to the success of the Estancia's future development will be local and national government investment in a viable infrastructure network. Of these, notable improvements are as follows:-

Roads:

Mercosur, a political agreement between Argentina, Brazil, Paraguay and Uruguay, promotes free trade and fluid movement of goods between its members. So as to facilitate this agreement, a Bioceanic Corridor concept was created with a transcontinental network of roads stretching the 2,500 km from major ports in Brazil and Chile. Part of this network of roads is Route 150 which crosses the entire Estancia east to west towards its northern end.

Electricity:

Running parallel to Route 150 will be a new network of 132 kv electricity lines. This significant improvement in the local grid offers potential for both a major power offtake onto the Estancia, but also the potential facility to export any power produced on the property.

TOURISM

The increased security and development potential that the improved infrastructure networks provides will also facilitate access to major World Heritage sites of Ischigualasto Provincial Park and Talampaya National Park, along with the Estancias Jesuitas, a World Cultural Heritage site. All sit within the area near to the Estancia, and are increasingly important and popular tourist destinations.

FORESTRY

The Estancia's forest resources include Retamo Forest used for the extraction of wax, along with Carob trees, often used for biomass purposes.

ALTERNATIVE ENERGIES

Argentina, a leading exporter of grain, is uniquely positioned to become one of the world's largest producers of bio fuels. It benefits from the necessary agro-economic conditions for the development of basic raw materials utilised in the production of biomass in addition to large extensions of low cost land, and a readily available labour source.

The large extensions of land at the Estancia offer the potential for farming appropriate energy crop. Pilot tests for jatropha, castor beans and sugar beet, amongst others, have presented excellent results. Alongside this the high percentage of days of sunshine per year (average 300), the installation of solar panels could become an attractive alternative land use to farming.

METHOD OF SALE

The Estancia del Punta Agua is offered freehold for sale as a whole by Private Treaty. It may be possible to structure the purchase so that the purchaser purchases the company that

owns the Estancia, however it is recommended that the purchaser takes professional advice in relation to this.

Payable by the purchaser in addition to the final bid price is a buyer's premium at a percentage of 3%. This will be payable at the point of completion unless agreed otherwise.

VIEWING ARRANGEMENTS

Viewings to be arranged via Gateway to South America on a cost plus basis.

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