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FARM IN ARRECIFES, 68 HAS Location: 3 km (1,9 miles) from Provincial Route 51, 10 km (6,2 miles) from Arrecifes, 160 km (99,4 miles) from Rosario, and 190 km (118 miles) from Buenos Aires Surface: 68 Ha (according to title deed) This is a farm 100% agricultural with a slightly undulated topography. The south region has a greater slope with 2 contour lines (terrazas) in order to control the hydric draining of certain rainfalls that head towards the El Contador stream, one of the farm's geographical limits.

The class 1 lands are loamy and deep, well drained, classified as "Typical Argiudolls", located on a sloped area.

The productive use of the last companies contemplates crop rotation, with adequate fertilization and sustainable practices. For all these reasons, we can affirm that this farm is in optimal productive conditions.

Sowing surface: 65 ha, the rest is the ranch house, roads and minimum waste next to the stream less than 1 ha.

Farm suitable for outstanding agricultural production.

Average annual rainfall: 1020 mm (last 20 years)

Main house area:

In a 1.5 ha surface, with an aged grove combined with newer exotic species that form a park placed on a pronounced hill strategically positioned to overlook the land that is cultivated.

Wire fences in good state.

Main house:

The house's style is colonial and has tile roofs and galleries on both sides where we also find the entrances.

There is a living room; an L shaped dining and family room, American kitchen (with firewood stove and gas stove), pitch-pine wood counters, pantry, 4 bedrooms, 2 bathrooms, 1 suite. Radiators in each bedroom, fireplace in the family room and pot bellied stove in the hallway.

The family room fireplace has a high performance and efficient stove with no use, Tromen brand, and 18,000 calories. All the wood stoves are new.

Antique wooden apertures and well preserved ceramic floors.

Approximate surface 240 m² (2583.34 ft²).

Swimming pool with solarium and 10 x 5 filtering system and a depth of 2.8 m.

Housekeeper house:

Colonial style with a gallery, dining / family room, kitchen, 2 bedrooms, 1 bathroom in good shape.

Shed:

Solid construction, 10m (33 ft) x 10m with tin double fall down roofs, iron structure, concrete floors, and sheet steel gate. Attached we find an open shed (10m x 5m (16,4 ft.)) with concrete floors.

Electricity: single-phase network.

Zeppelin fuelled gas supply for the main house and housekeeper's house with a capacity of 900lts.

Alarm system in covered constructions.

Water heater – main house (kitchen and bathroom)

Satellite TV