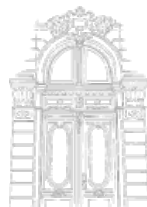


# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

SALTA - 35.000 HA - DC



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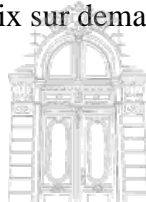
*L'Immobilier d'Exception*  
— FRANCE —

SALTA -35.000 HA - DC

Only 50km from Salta Province's Capital and Salta's International Airport we find this collection of properties that together add up to approximately 35,000 HA. Together they form an astounding group of practically unexploited land rich in autochthonous and diverse flora and fauna. These properties share the unique characteristic of surrounding one quarter of the Cabra Corral reservoir, which has 11,000 ha of mirror-like water. The northeast side of the lake belongs to the collection of properties for sale, comprising 30km of lake coastline. Disconnected from the main forest and near the southeast border of the Cabra Corral dam, the 11,570 ha Ablome/Vaquerias collection of properties also has around 22km of lake coastline. There is currently a 2,000ha sector with implanted pasture, work facilities, water network supply, and electrical network dedicated to cattle breeding and fattening. The combination of great surface, amount of coastline, and the perfect conditions –from an ecological viewpoint- make this collection of properties a unique place. The precipitation patterns occur mostly during the summer. The average rainfall is 450mm per year. The weather during winter is typically dry, and during spring it becomes very sunny. The stable water supply during the year and general state of stability makes it possible for seeing a great amount of fauna such as felines, birds, and many other local herbivores such as boars, ocelots, pumas, anteater, armadillos, red brockets, tarucas, condors, hawks, kestrels, otters, lizards, etc. This collection of properties located on Valle de Lerma has the perfect combination of natural resources and astonishing scenery, creating a large potential for developing projects such as real estate, productive, or touristic. Separately, in the San Carlos Department, a few kilometres from Cafayate, we find Finca Monte Carmelo; a 1,200ha estate with a vineyard area, and beautiful views to the Calchaqui and Cachi Valleys. The studies of the underground water describe an excellent quality, and important amounts inside the renewable aquifers. The estate has permission for irrigating without damaging the area. Presently there is an area 20 ha of implanted vineyards with both Torrontés and Tinta grapes.

ITEMS: 1) 50 KM FROM SALTA CAPITAL 2) UNEXPLOITED SURFACE WITH VARIED FLORA AND FAUNA 3) NORTHEAST BORDER WITH 30 KM COASTLINE OF THE CABRA CORRAL DAM 4) SOUTHEAST BORDER WITH 22 KM COASTLINE OF THE CABRA CORRAL DAM 5) APROX 35,000 HA. OF UNSPOILED ECOLOGICAL CONDITIONS 6) WILD FAUNA (PUMAS, BOARS, ANTEATER, RED BROCKETS, HAWKS, CONDORS, ARMADILLOS, ETC) 7) REAL ESTATE POTENTIAL, PRODUCTIVE, TOURISTIC AND PRESERVATIONIST 8) 1,200 HA IN SAN CARLOS, NEAR CAFAYATE WITH 20 HA OF VINEYARDS

Prix sur demande



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