

RANCH WITH LARGE LOT IN GOOD LOCATION NEAR SUDZAL

Yucatan | Sudzal



YUCATAN PROPERTY SCOUTS



for sale | 24,000,000 MXN

Description

Property Code | YPS-02-0036

The Yucatan Peninsula is truly a beautiful place. Nature is not stingy with its charms here. The lush green of the extensive forests and grasslands spoils the eye just as much as the azure blue of the fantastic Caribbean beaches and those on the Gulf of Mexico. The sun regularly makes you feel good about living here and is a constant companion on all excursions to explore the countless attractions and sights throughout the country. Yucatan's fiery red sunrises and sunsets are nothing short of spectacular, every day anew.

The entire region is world-famous for its numerous historical sites such as Chichen Itzá or Uxmal, which were created by the former high culture of the Maya. Centuries after the fall of the Maya culture, the henequen (sisal) production of the Yucatan's also achieved world fame. The robust fiber, which was obtained from the agave in a relatively complex process, was mainly used to manufacture ship ropes, which were exported all over the world via the port of Sisal. The agaves were cultivated on huge plantations that were spread over the entire peninsula. The center of every plantation was a hacienda, usually a splendid country residence of the plantation owners.

With the replacement of the raw material henequen by modern, chemical products, the focus of agricultural production in Yucatan shifted to cattle breeding. Currently, approximately 30% of the state's total land area is devoted to cattle ranching, underscoring the great importance of this sector to Yucatan's agricultural location. With once over 1,000 hectares of land and up to 800 cattle, the farm offered here also actively contributed to Yucatan's cattle production. Today, production is dormant, and the young generation of owners has decided to sell the property.

The ranch territory currently for sale comprises 616 hectares (1,522 acres) of land. This is divided into two lots along the well-maintained road from Sudzal to Tunkás. Included in the sale price are all buildings, such as the main hacienda-style house with high beamed ceilings, the staff house, and all

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cattle ranching facilities. Although the ranch is not actively used today, its infrastructure is in good condition and can be reactivated without major effort. The ranch is connected to the CFE public power grid. The water supply is provided by wells with pumps. The connection to the Internet takes place either via an antenna or a classic cellular connection.

The combination of a large lot, well-preserved farm infrastructure, and a convenient location not far from the Carretera Costera de Golfo (MEX 180) and the tourist hotspot Izamal, opens up numerous possible uses for this property. In addition to its original function as a ranch and family residence, it could also be used as an extraordinary natural boutique hotel, as a retreat for executives, as a living space for self-caterers and supporters of the "farm-to-table" concept, as well as a multi-generation family estate or simply as a second home. With more than four kilometers of road frontage, there is also sufficient space for the property to be properly presented.

Facts

HIGHLIGHTS

- LARGE LOT
- LIVESTOCK INFRASTRUCTURE PRESENT
- CONVENIENT LOCATION
- HACIENDA-STYLE MAIN HOUSE

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | --
- *Lot* | 616 ha (1,522 acres)
- *Width x Length* | -- m x -- m
- *Construction* | -- m² (-- ft²)

HOUSE AND LOT

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ▪ Hacienda-style main house <ul style="list-style-type: none"> ▪ Bedroom with bathroom and balcony (upper floor) ▪ Bedroom with bathroom (ground floor) ▪ Kitchen ▪ Breakfast room ▪ Living room ▪ Dining room | <ul style="list-style-type: none"> ▪ Office ▪ Bathroom ▪ Hacienda-style pillared veranda ▪ Large, covered terrace ▪ Pool | <ul style="list-style-type: none"> ▪ Service house for staff ▪ Shell construction (cheese dairy) |
|---|---|--|

OUTDOOR AREA

- Big garden
- Garage
- Storage hall
- Livestock equipment

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OTHER FEATURES

- High beamed ceilings in the main house
- Deep well with weathervane
- Water tanks
- Gas water boiler
- Connection to the public power grid
- Boundary wall of the inner ranch area
- Internet via antenna or cellular network
- Convenient location
- ...

Location

The ranch is conveniently located not far from the village of Sudzal on the well-developed country road from Sudzal to Tunkás. In addition to the good accessibility, the short distances to Carretera Costera de Golfo (MEX 180), the main highway between Mérida and Cancún, and the proximity to the tourist hotspot Izamal add enormous value to the location of this property and open up numerous possible uses.

The center of Izamal is approximately 15 km (9.3 mi) away. Izamal itself is a historically significant small town right in the heart of the state of Yucatan. The history of the city dates back to the time of the high civilization of the Maya, of which numerous pyramid-like buildings still testify today. These, in combination with the beautiful colonial buildings from the time of the Spanish conquerors, give the city a unique flair. The efforts of the municipality to preserve its architectural and cultural heritage were rightly recognized by the Mexican Secretariat for Tourism with the Pueblo Mágico award. The monastery of San Antonio de Padua and the pyramid Kinich Kak Moo are among the most important buildings in Izamal. Together with the gently yellow facades of the city, which have been completely restored, they are an absolute crowd-puller and should not be missing in any travel guide today.

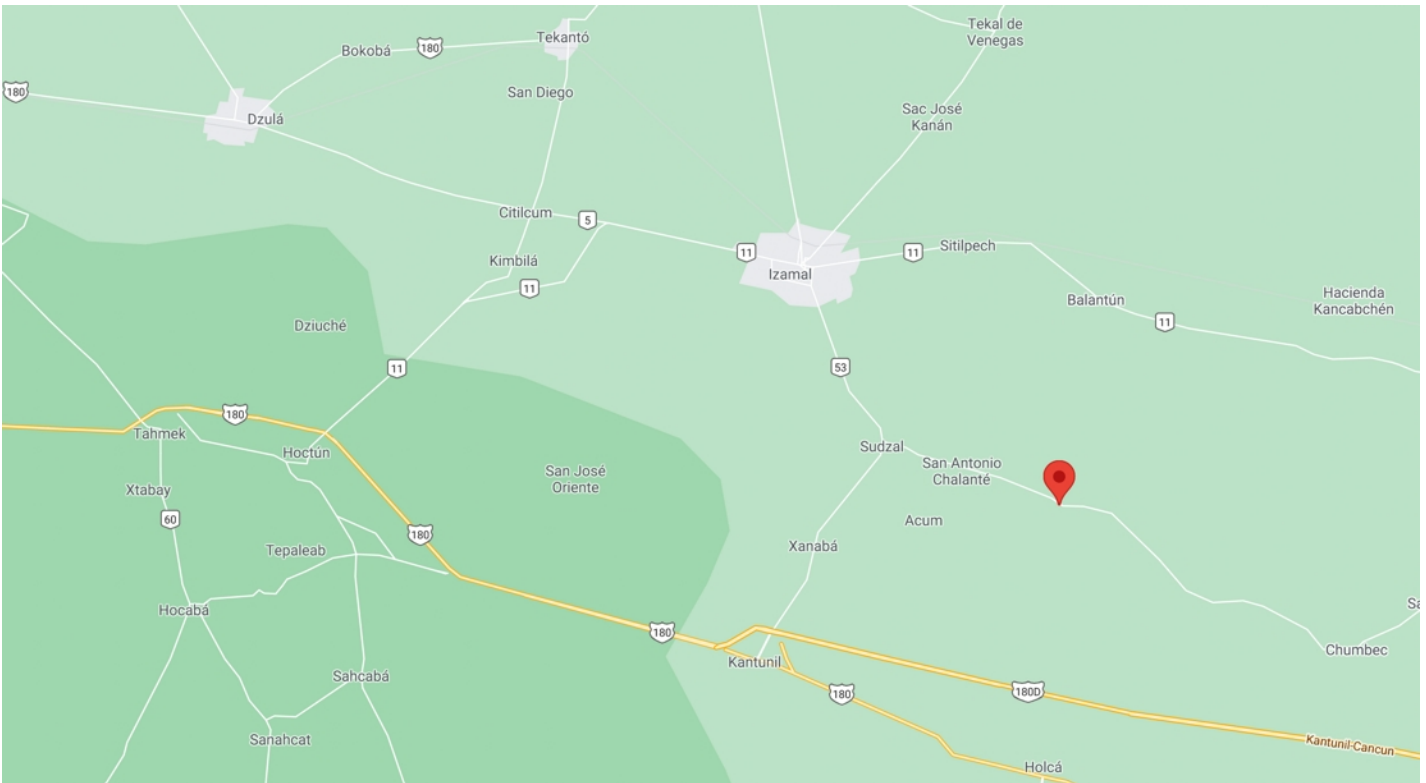
With the completion of the "Tren Maya", the most important infrastructure project in southern Mexico, which is already under construction, Izamal and thus the location of the hacienda will continue to gain immense importance. The course of the railway line, which in the future will connect many great historical sites, cities, and tourist hotspots on the Yucatan peninsula, leads directly through Izamal. But that's not all, the yellow city is getting its own architecturally appealing train station. If Izamal is already one of the absolute tourist highlights of the Yucatan, together with Chichen Itza and Uxmal, a further sharp increase in the number of visitors and the number of overnight stays can be expected with the opening of the train station.

Via the Carretera Costera de Golfo (MEX 180), a modern four-lane highway, the center of Merida can be easily reached by car in around 60 minutes. The prosperous capital of the Yucatan offers the comfort and the interesting, lively lifestyle of a modern metropolis. Visit the impressive historical center, dine in good restaurants, stroll down the Paseo Montejo, Mérida's famous boulevard, enjoy the numerous museums, theaters, and cinemas, immerse yourself in the Mayan culture or simply go shopping in one of the large malls. In addition, many large North American retail chains such as Costco, Wal-Mart, or Home Depot have at least one store here.

DISTANCES FROM THE PROPERTY TO

- Izamal Center | 15 km (9.3 mi) | 19 min
- Mérida Center | 83 km (52 mi) | 60 min
- Mérida Int. Airport | 100 km (62 mi) | 1:15 hrs
- Telchac Puerto (beach) | 70 km (43 mi) | 1:15 hrs
- Maya Ruins of Chichen Itza | 73 km (45 mi) | 59 min
- Cancún Int. Airport | 258 km (160 mi) | 2:55 hrs

PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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