

# HACIENDA SAN ANTONIO XNUC WHERE HISTORY MEETS FERTILE GROUND

Yucatan | Municipality Tekax



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for sale | 86,000,000 MXN

## Description

Property Code | YPS-02-0045

The beautiful Hacienda San Antonio Xnuc is not stingy with superlatives. With 2,000 ha (4,942 acres) of land, it is currently by far the largest hacienda on the market. Its location at the foot of the picturesque range of hills in southern Yucatan is absolutely ideal in many ways and the surroundings are simply idyllic. The hacienda's varied terrain includes extensive forest areas and large agricultural areas with the most fertile soils in the region. The close proximity of the living and farm area to the well-developed main road ensures short distances and very good accessibility.

The imposing history of the hacienda can be traced back to its founding by Capitán Francisco Cáceres in the 17th century. Later, the former Corregidor of Guatemala, a high royal official, acquired the hacienda and adjacent areas and expanded them into a large cattle ranch and sugar cane plantation. At the beginning of the 20th century, a renowned lawyer from Mérida bought the property and kept it in his possession for 41 years. At that time, the hacienda even had its own train station, the ruins of which can still be admired today.

In 2013, the current owners decided to purchase the property, which at that time was severely neglected. They completely renovated it, and successfully resumed the cattle ranching business. Today, the historic buildings, as well as the ranch's production facilities and technical equipment, are once again shining in new splendor.

The beautiful, furnished main house of the Hacienda's residential area offers three bedrooms on the first floor, as well as three bathrooms, a large living room, a dining room, and a kitchen. In addition, the basement of the building has been completely renovated and now serves as a social area with a bar, TV room, game room, etc. The terrace leads to the green garden with its large stock of shady trees with spreading crowns. Next to the main building is the pool and two of the five fountains on the property.

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The restored chapel with the likewise restored original altar and the office adjacent to it can also be attributed to the living area. The chimney of the former production facilities, which was preserved in the course of the restoration, is now a beautiful design element and contributes to the classic look of the property. Parking is available on the property as well as additional open space for events.

The ranch focuses on the breeding of Brangus cattle. The herd currently comprises around 200 cattle. All facilities of the orderly cattle breeding business, as well as the technical equipment, are in a well-tended condition. The farm generates additional income from the production of honey. There is also a permit for the use of 1,000 hectares (2,471 acres) of forest land for the production of high-quality charcoal. In addition, the fertile soil allows the cultivation of a wide variety of fruits such as chiles, papaya, citrus fruits, etc. More detailed information on the scope of the farm's equipment can be found in the Facts section. It is important to mention here that both the current livestock and the technical equipment of the farm are included in the sale price.

The combination of a huge property with great vegetation, the idyllic location at the foot of a picturesque hill range close to numerous tourist attractions, and the restored historic buildings open up various possible uses for this property. In addition to its use as a farm and family residence, it could also be used as an exceptional nature boutique hotel, an executive retreat, a living space for self-supporters and adherents of the farm-to-table concept, and a multi-generational family estate. There are certainly numerous other possible uses to be found. There are almost no limits to the imagination of the owners of this extraordinary property. With more than three kilometers of road frontage, there is also ample room to properly showcase the property.

## Facts

### HIGHLIGHTS

- 2,000 HA (4,942 ACRES) OF LAND!
- MOST FERTILE SOIL IN THE REGION
- ANTIQUES HACIENDA MAIN HOUSE
- FULLY FURNISHED
- IDYLIC SURROUNDINGS
- ORDERLY RANCH OPERATION
- CONVENIENT LOCATION CLOSE TO THE MAIN ROAD
- LIVESTOCK + TECHNICAL EQUIPMENT INCLUDED IN THE PRICE

### HARD FACTS

- *Year of construction* | 17th century
- *Year of latest renovation* | 2013
- *Alignment* | --
- *Lot* | 2,000 ha (4,942 acres)
- *Width x Length* | 3,500 m x 11,000 m
- *Construction* | -- m<sup>2</sup> (-- ft<sup>2</sup>)

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## LIVING AREA

### ANTIQUA HACIENDA MAIN HOUSE

- Living room
- Dining room
- Kitchen
- 3 bedrooms
- 3 bathrooms
- Bar
- Social room
- TV room
- Storage rooms
- Terrace

### EXTENDED LIVING AREA

- Chapel with an original altar and original paintings
- Original chimney as a design element
- Office
- Big garden
- Big pool
- Beautiful old trees
- Parking spaces
- Open spaces for events

## RANCH

- 2,000 ha (4,942 acres) total area
- 150 ha (371 acres) of paddocks and pastures
  - Processed areas
  - Agricultural planting area
  - 2 masonry silos with a capacity of 100 tons each
- 200 ha (494 acres) of land with irrigation system (150 fixed sprinklers)
- 50 ha (124 acres) of land with irrigation through two carriage systems
- Extensive forest areas
- 5 deep wells
- 2 Mayan houses for employees with bathrooms
- Large warehouse (20 x 40 m)
- Stables and paddocks completely rebuilt and in excellent condition
- Bird aviary
- Livestock included in the price
- Technical equipment (tractors, mowers, ...) included in the price
- Two-story cottage plus 15 m high viewpoint in the hills

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## OTHER FEATURES

- Antique main house with
  - High beam ceilings
  - Hardwood doors and windows
- Chapel with
  - Original altar
  - Original paintings of Saint Antonio
- Original chimney as a decorative element
- Air conditioning throughout the living area
- Ceiling fans
- Electricity via CFE network
- Convenient location
- ...

## Location

The Hacienda San Antonio Xnuc is located on the territory of the municipality of Tekax and thus in the center of the Yucatan peninsula. The farmland of the municipality of Tekax is one of the most desirable areas for agricultural use in the state of Yucatan due to its fertile soils. The microclimate of the region often allows the land to be farmed year-round.

The gentle chain of hills that crosses the peninsula below Tekax from east to west, combined with the lush greenery of the taller trees compared to the north, makes the landscape here appear more varied and interesting. The partly dense forests of the region are still home to numerous wild animals such as deer, mountain turkeys, or wild cats.

With regard to a possible tourist use of the hacienda, the location is also very interesting. It is located in the heart of the Mayan country and thus within a short distance to many of the fascinating Mayan sites such as Uxmal, Kabah, Sayil, and many more. Other tourist attractions such as the caves of Chocantes right in Tekax or the even more famous caves of Loltún as well as the Pueblo Mágico Maní are also not far away.

The azure blue sea and the white beaches of the Caribbean side of the peninsula are about the same distance from the Hacienda as the no less attractive beach destinations on the Gulf of Mexico. The distances are suitable for a day trip by car, but at least for a great beach weekend.

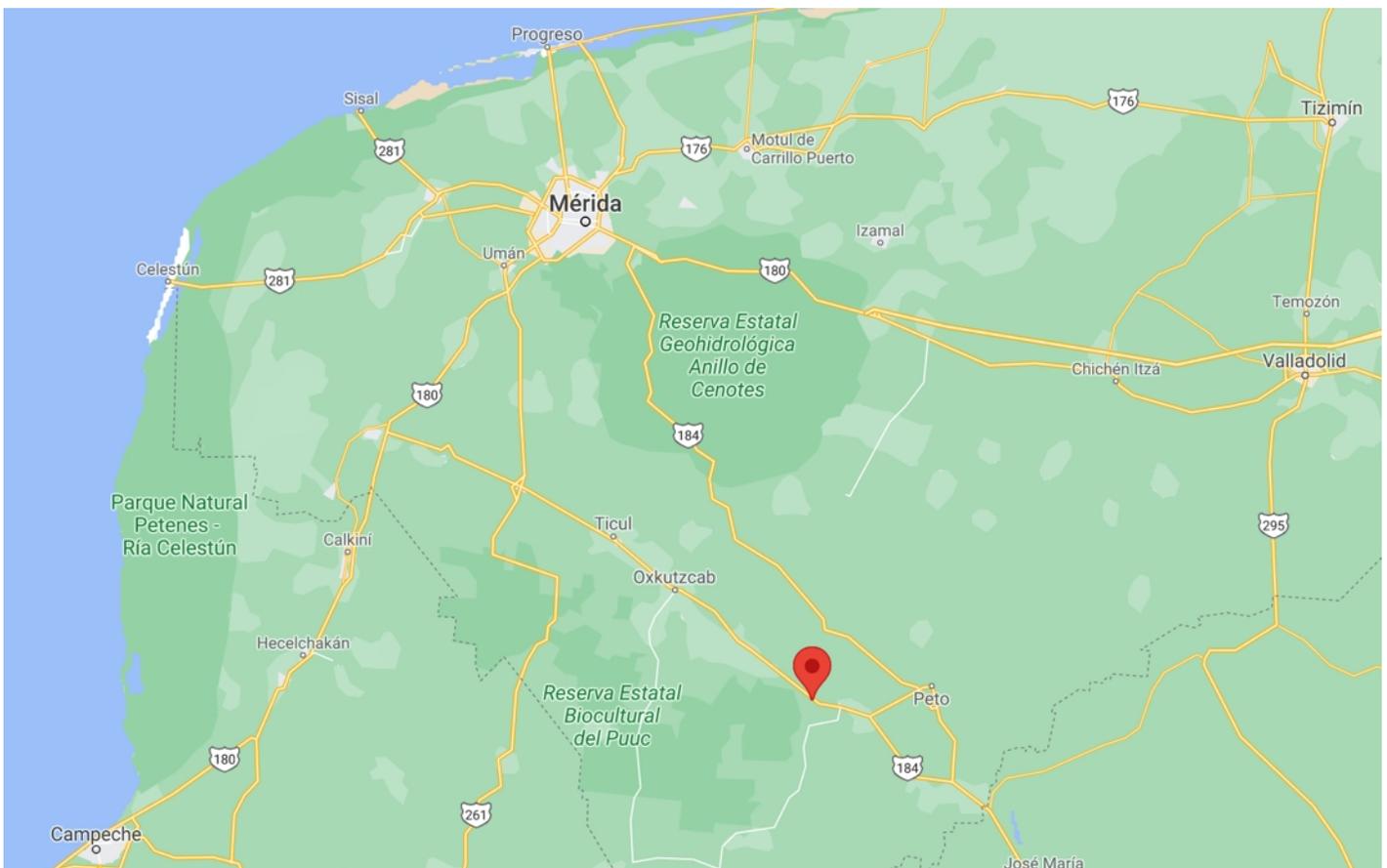


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### DISTANCES FROM THE PROPERTY TO

- Tekax (caves of Chocantes) | 19 km (12 mi)
- Caves of Loltún | 42 km (26 mi)
- Maní (Pueblo Mágico) | 45 km (28 mi)
- Maya ruins of Uxmal | 80 km (50 mi)
- Mérida center | 145 km (90 mi)
- Mérida Int. Airport | 159 km (99 mi)
- Progreso (beach Golf of Mexico) | 180 km (112 mi)
- Tulum (beach Caribbean) | 240 km (149 mi)
- Cancún Int. Airport | 320 km (199 mi)

### PROPERTY LOCATION



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## Picture Selection

Further pictures are available on demand.



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