

# 40 HA RANCH SAN FELIPE DE JESUS

Yucatán | Municipality Tekit



YUCATAN PROPERTY SCOUTS



for sale | 3,550,000 MXN

## Description

Property Code | YPS-02-0060

The total area of the former San Felipe de Jesus cattle ranch extends over a total of 40 ha (98.8 acres) of land. The farm has a deep well that draws water naturally from the ground using a fully functional wind-powered pump with a weathervane. The water can be discharged and stored directly into two large stone water basins.

In the inner area of the ranch, there are several paddocks with natural stone walls as well as a large stand of different trees, some of which have expansive canopies. There is also a Mayan house for restoration in the center.

All in all, it is an idyllic spot, which is suitable for use as a small independent farm as well as an addition to an existing farm from the region. Of course, Ranch San Felipe de Jesus can also be developed into a quiet retreat for large families, as a retirement or second home. Since the center of Mérida is only about 63 km (39 mi) away and can be reached quickly and easily via the well-developed MEX 184, the use as a weekend domicile also seems possible without further ado.

## Facts

### HIGHLIGHTS

- 40 HA OF LAND
- VERY GOOD VALUE FOR MONEY

Yucatan Property Scouts | René Jeremias

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## HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | --
- *Lot* | 40 ha (98.8 acres)
- *Width x Length* | -- m x -- m
- *Construction* | -- m<sup>2</sup> (-- ft<sup>2</sup>)

## GENERAL CHARACTERISTICS

- Deep well
- Pump with weathervane
- Water basin
- Paddocks with natural stone walls
- Large tree population
- Mayan house for restoration
- Direct access to the road possible

## Location

The Ranch San Felipe de Jesus is located about four kilometers northwest of the center of the town of Tekit. Tekit advertises itself with the title of capital of the guayabera and, in fact, most of the high-quality men's shirts for all festivities are produced here. In addition, Tekit is the organizational center of the municipality of Tekit, one of 106 municipalities in the Yucatan. The dressed-up town, with its classic central marketplace and large church, offers various shopping opportunities for products of daily use, as well as restaurants and cookshops for physical well-being.

Due to the ranch's proximity to MEX 184, a very well-developed, four-lane overland road that connects the state capital Mérida with Peto and further with the eastern Caribbean beaches of the peninsula, Mérida can be reached in only about 50 minutes. Mérida International Airport is also just over an hour's drive from the property.

Mérida, Yucatan's prosperous capital, offers the comforts and interesting, lively lifestyle of a modern city. Visit the impressive old town, dine at fine restaurants, stroll Paseo Montejo, Mérida's famous boulevard, enjoy the numerous museums, theaters, and cinemas, immerse yourself in Mayan culture, or simply go shopping at 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. Of course, you will also find all the well-known fast-food chains in Merida.

In the wider surroundings of the ranch are the picturesque towns of Maní, Oxcutzcab, and Ticul. These towns have as much history as Merida and their fascinating fresh markets offer everything for daily life, especially limes, for which the southern part of the state is famous. Throughout the region, you will find hotels, good restaurants such as the famous "El Príncipe Tutul Xiu" in Maní, as well as interesting sights such as colonial churches, historic Mayan sites such as Uxmal or Mayapán, or the Loltún Caves, just to name a few.

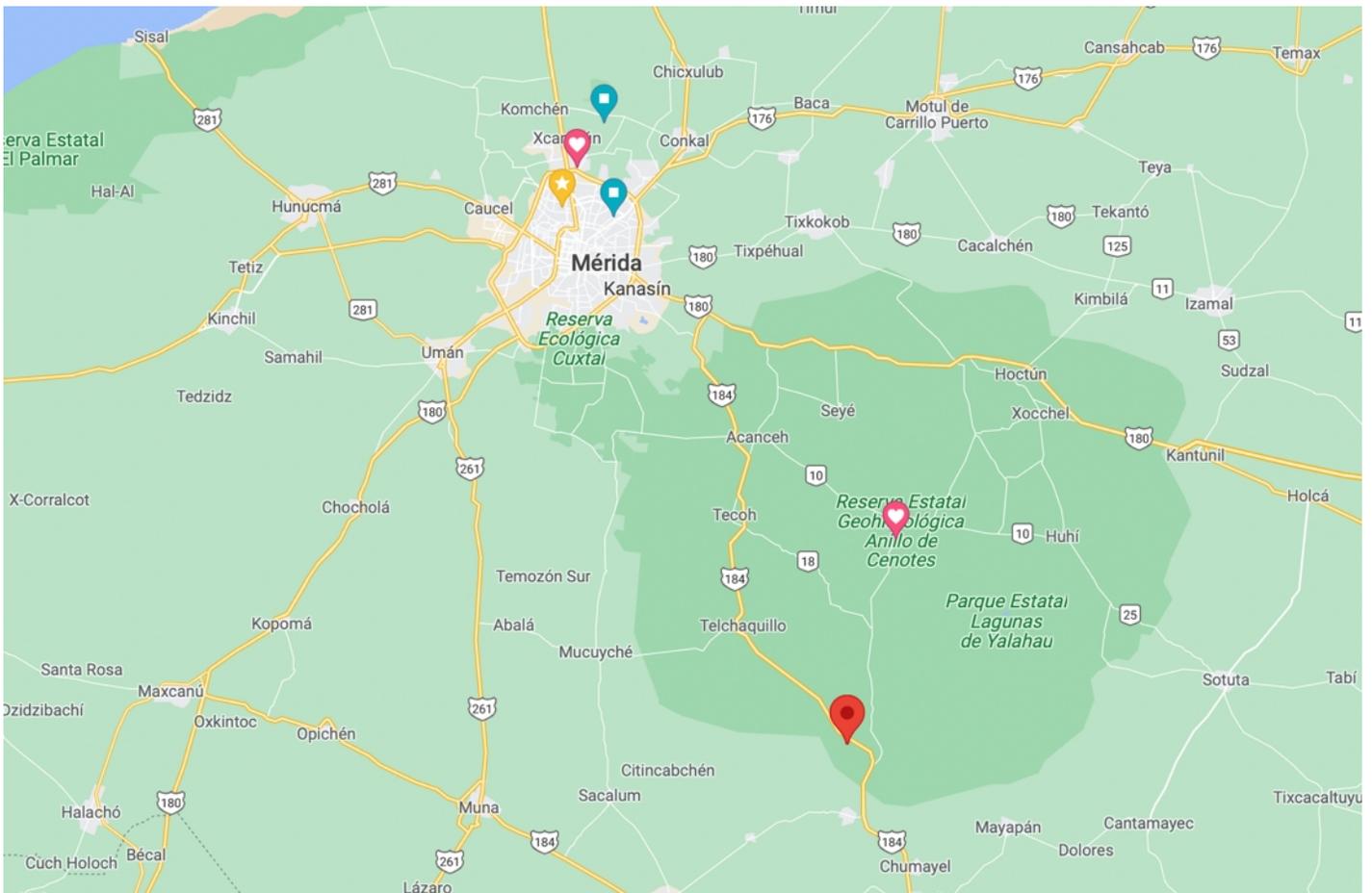


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### DISTANCES FROM THE PROPERTY TO

- Tekit center | 4 km (2.5 mi)
- Archaeological Site Mayapán | 15 km (9.3 mi)
- Merida Centro | 63 km (39 mi)
- Intern. Airport Merida | 79 km (49 mi)
- Progreso (beach) | 100 km (62 mi)
- Archaeological Site Chichen Itza | 150 km (93 mi)
- Intern. Airport Cancun | 350 km (218 miles)

### PROPERTY LOCATION



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## Picture Selection

Further pictures are available on demand.



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