

HISTORIC HACIENDA SAN MATEO: RICH PAST, PROMISING FUTURE

México | Yucatán | Cansahcab



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0133

Hacienda San Mateo, an authentic property steeped in history, is located in a quiet yet convenient location near the charming town of Cansahcab, halfway between Mérida and the white beaches of San Crisanto and Santa Clara. The roots of this hacienda date back to the 17th century when it was granted by the Spanish Crown to Señora Estefanía Garibaldi and Don Sabas Mendez as part of an encomienda. The rich history is still reflected in the historically significant buildings, including a preserved dungeon, an original chapel, and the original cemetery.

The Hacienda San Mateo served multiple purposes, both as a cattle ranch and for the production of henequen, an important fiber crop. The charming ruins of the former henequen-era power plant, including a chimney, remain today. After being abandoned for some 80 years following the decline of the henequen boom, the hacienda has undergone extensive restoration to approximately 80% of its original condition.

The hacienda covers an impressive 251.5 hectares (621.3 acres), all privately owned and documented. The property includes 75 hectares of designated pasture, divided into paddocks, of which 50 hectares have an irrigation system installed. Approximately 60 hectares of the total area are untouched, with native forest typical of Yucatan. The hacienda's water supply is provided by four deep wells and eleven additional wells, with a water license in place. The extensive farm equipment supports a variety of agricultural activities.

Of particular note, Hacienda San Mateo is part of the YUCATAN UNO wind energy project, the most significant project of its kind in Yucatán. The Hacienda's strategic location at the center of the proposed wind farm offers great potential for future income from wind farm operations.

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Hacienda San Mateo combines history, agriculture, buildings worth preserving, and forward-looking energy projects in a fascinating way to form a unique overall package.

Facts

HIGHLIGHTS

- ORIGINAL HACIENDA RICH IN HISTORY
- HUGE PROPERTY COMPLETELY PRIVATELY OWNED
- EXTENSIVE FARM EQUIPMENT AVAILABLE
- INVESTMENT OPPORTUNITY THROUGH INTEGRATION INTO PROMISING WIND ENERGY PROJECT

HARD FACTS

- *Year of construction* | 17th Century
- *Year of latest renovation* | --
- *Alignment* | --
- *Lot* | 251.5 ha (621.3 acres)
- *Width x Length* | -- m x -- m
- *Construction* | 1,200 m² (12,917 ft²)

RESIDENTIAL AREA

MAIN HOUSE FIRST FLOOR

- Large hallway
- Kitchen with dining room
- Living room with inner garden (light well)
- Large dining room (function room)
- 2 large rooms in the colonial part of the house
- TV/study room
- 5 bedrooms
- 6 Bathrooms
- Utility room

MAIN HOUSE UPPER FLOOR

- Spacious open-plan apartment with bathroom, storage room, and two balconies

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EXTERIOR FEATURES

- 2 large pools (former water tanks)
- Parking Lot
- Laundry room
- Dungeon (XVII century)
- Original chapel (XVII century)
- Old cemetery
- Orchard with citrus and coconut trees

RANCH AREA

- Attractive ruins, including the chimney of the old powerhouse
- 18 km of internal roads (access road plus six internal roads)
- 75 ha of land designated as paddocks for temporary cultivation
- 50 ha of land with an installed irrigation system
- Plantations of ramon, cedar, pich, and jabin trees
- Approximately 60 ha of virgin forest
- The entire area of the hacienda is fenced.
- Semi-automatic poultry facilities for up to 200 adult turkeys
- Various barns, including a large barn with pig breeding pens
- Cattle pens and loading dock
- 2 transformers
- 4 submersible pumps
- 4 deep wells
- 11 other wells
- Water license
- 2 powerful electric pumps (60/40 HP)
- Other combustion engine pumps
- Two large water tanks (27,000- and 50,000-liters capacity)
- Warehouse

Location

The Hacienda is ideally located halfway between Mérida and the white beaches of San Crisanto and Santa Clara. Its proximity to the picturesque communities of Cansahcab and Motul is not only attractive from a tourist point of view but also makes it convenient to shop for all your daily needs.

Motul, especially the well-preserved town center, is a popular destination for tourists and local day-trippers. They all enjoy the famous "Huevos Motuleños", a delicious dish that has made Motul famous far beyond the borders of Yucatan.

The north of Mérida can be easily reached by car in about 45 minutes via Carretera 176, a modern, well-maintained highway. The wealthy capital of Yucatan offers the comforts and interesting, lively lifestyle of a modern metropolis. Visit the impressive historic center, dine in fine restaurants, stroll down Mérida's famous Paseo de Montejo, discover the many museums, theaters, and cinemas, and immerse yourself in Mayan culture. For shopping enthusiasts, Mérida offers a wealth of options with modern malls in the northern part of the city, such as La Isla Cabo Norte or Galerías Mérida. In addition, many major North American retail chains such as Costco, Wal-Mart, or Home Depot have at least one store in the city.

Relaxation and a maritime lifestyle, on the other hand, can be found about 30 km to the north on the white sandy beaches and palm groves of the Yucatan Riviera. Here, life swings to a particularly harmonious rhythm. Just as spectacular as the coast is the region's hinterland. It is a paradise for nature lovers. The huge brackish water lagoon with its extensive mangrove forest is home to spectacular flora and fauna. Besides the majestic pelicans, the elegant flamingos are probably the most popular, and the alligators are the rarest species to be found here.

The proximity to the capital city of Mérida, as well as to numerous small idyllic towns and the attractive beaches of Santa Clara, make the Hacienda an ideal location for those who wish to live in a peaceful rural setting with easy access to the sea and the city.

DISTANCES FROM THE PROPERTY TO

- Motul de Carrillo Puerto | 26 km (16.2 mi)
- Santa Clara (beach) | 31 km (19.3 mi)
- Mayan ruins of Xcambó | 50 km (31 mi)
- Mérida Altabrisa (north) | 58 km (36 mi)
- Mérida Int. Airport | 86 km (53 mi)
- Mayan ruins of Chichen Itza | 115 km (71.5 mi)
- Cancún Int. Airport | 300 km (186 mi)

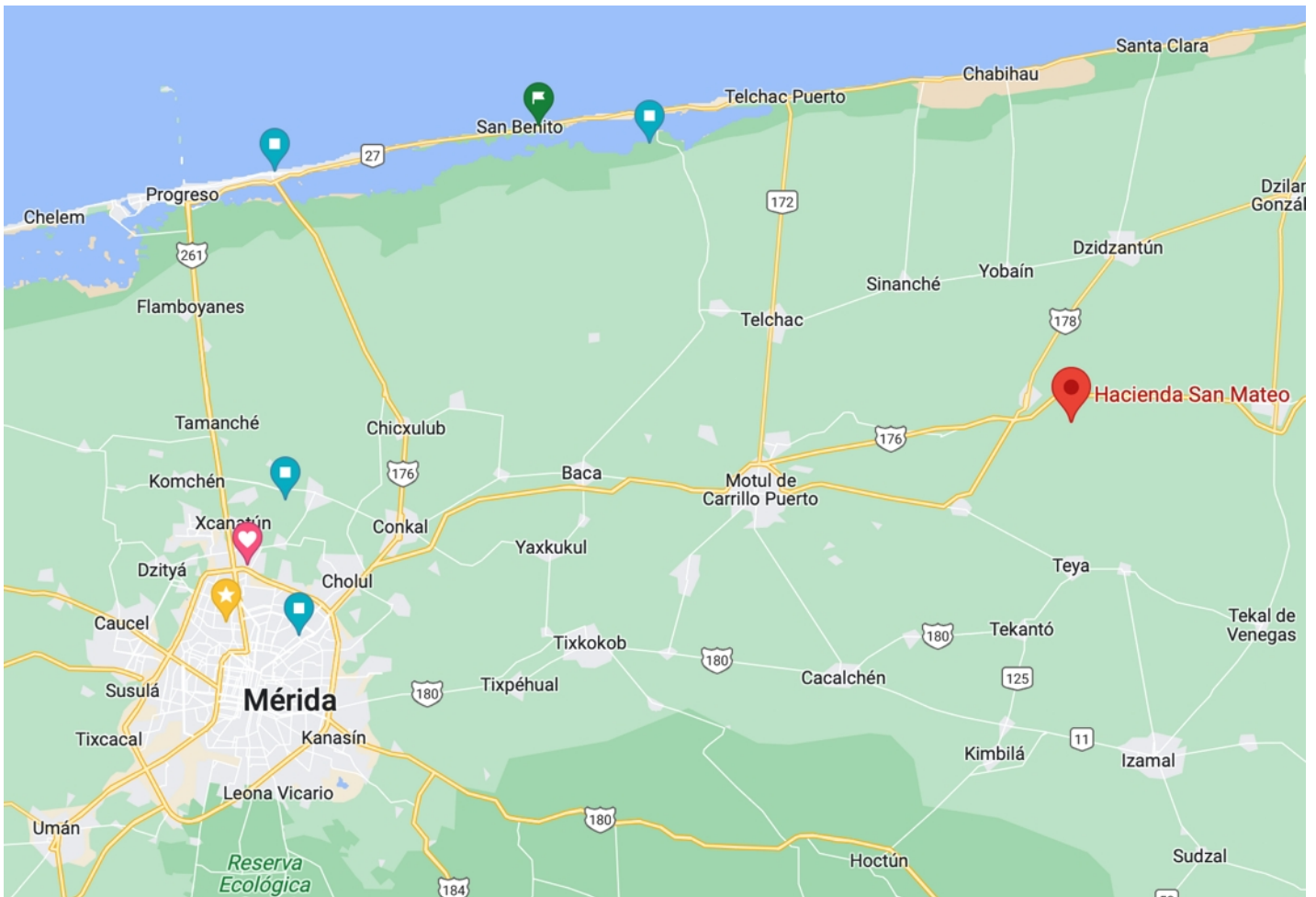
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PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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