

RANCH CHALTUNHA: AGRICULTURAL OPPORTUNITY WITH RESTORATION POTENTIAL

Yucatán | Hocabá | Sahcabá



YUCATAN PROPERTY SCOUTS



for sale | 8,000,000 MXN

Description

Property Code | YPS-02-0137

ChaltunHa, located near the town of Sahcabá, is an easily accessible ranch just 37 km (23 mi) from the enchanting Pueblo Mágico Izamal and 51 km (32 mi) from Mérida's Tren Maya main station in Teya. The sprawling 119-hectare property includes a two-story residential house awaiting restoration, a storage building, and fenced outdoor areas with feeding troughs for livestock.

The ranch features cleared pastureland, partly equipped with an irrigation system, as well as a loading dock for easy cattle handling. In addition to that, ChaltunHa Ranch ensures a reliable water supply with a deep well and a powerful pump, complemented by a large water basin and a connection to the public power grid for modern conveniences. With its strategic location and diverse amenities, ChaltunHa Ranch stands as a promising property for agricultural endeavors and restoration projects alike.

Facts

HIGHLIGHTS

- 119 HA (294 ACRES) LAND
- DEEP WELL WITH A POWERFUL PUMP
- CONNECTION TO THE PUBLIC POWER GRID
- PARTLY EQUIPPED WITH IRRIGATION SYSTEM

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HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 119 ha (294 acres)
- *Width x Length* | -- m x -- m
- *Construction* | 175 m² (1,884 ft²)

HOUSE AND LOT

- Two-story residential house
- Warehouse
- Fenced outdoor areas (pen) with feeding troughs
- Cleared pastureland
- Loading device for cattle
- Big water basin
- Cenote

GENERAL FEATURES

- Deep well
- Powerful pump
- Partly equipped with an irrigation system
- Connection to the public power grid

Location

The ChaltunHa Ranch is located near the town of Sahcabá within the jurisdiction of the municipality of Hocabá, one of the 106 municipalities in the Yucatan region of Mexico.

Notable distances from ChaltunHa to key locations are as follows:

DISTANCES FROM THE PROPERTY TO

- Izamal (Pueblo Mágico) | 37 km (23 mi)
- Mérida, Tren Maya Station, Teya | 51 km (32 mi)
- Mérida Centro (Plaza Grande) | 68 km (42 mi)
- Mérida International Airport | 82 km (51 mi)
- Archeological Site Chichen Itzá | 76 km (47 mi)
- Progreso (beach) | 103 km (64 mi)
- Cancún International Airport | 273 km (170 mi)

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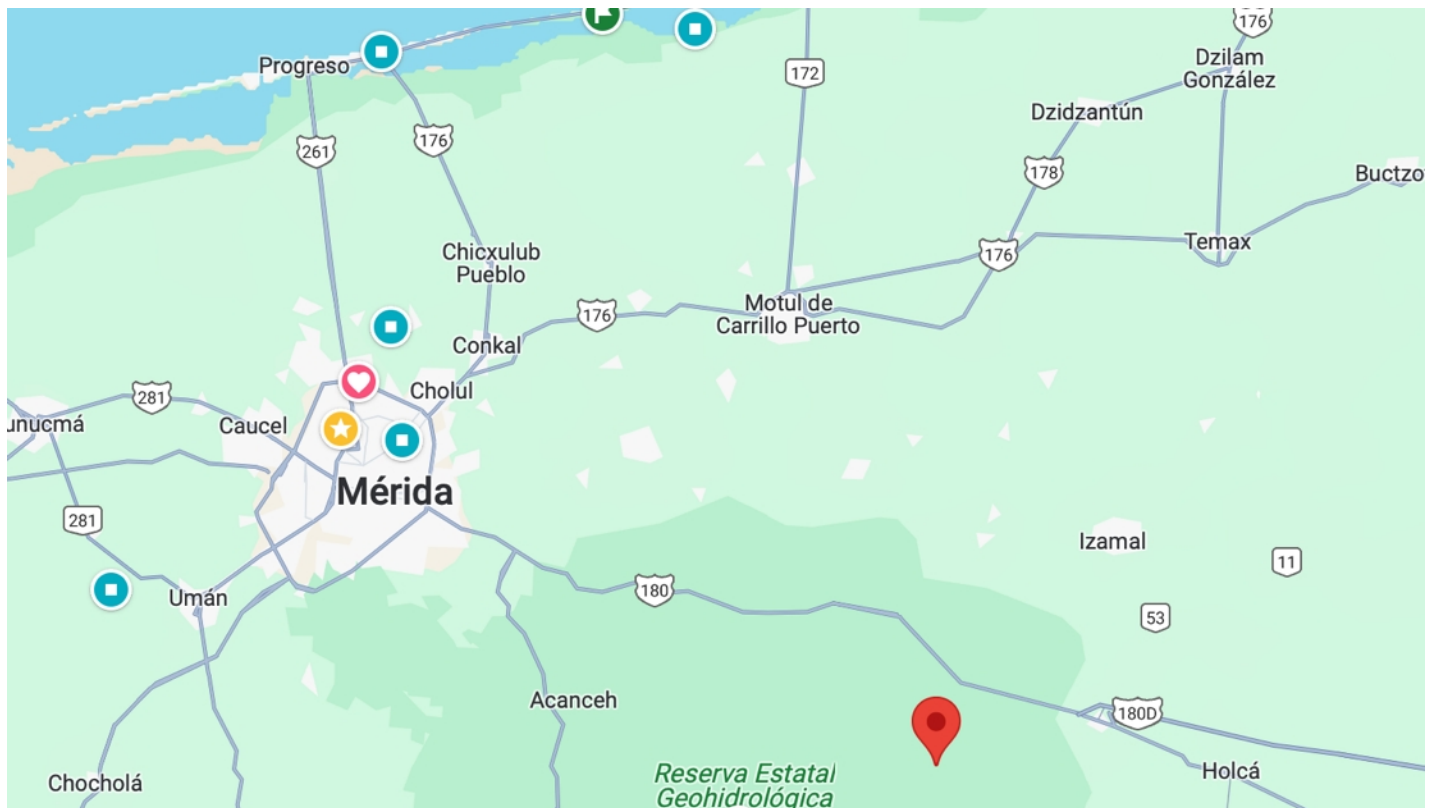
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Izamal, renowned as Mexico's first Pueblo Mágico, is a historically significant town rooted in the Mayan civilization. Its unique charm is derived from the combination of pyramid-like structures from the Mayan era and colonial buildings dating back to the Spanish conquistadors. Notable landmarks in Izamal include the Monastery of San Antonio de Padua and the Kinich Kak Moo Pyramid.

The Tren Maya main station in Teya, accessible via the Carretera Costera de Golfo (MEX 180) – a modern highway, is approximately 40 minutes away by car. The center of Mérida, the vibrant capital of the state of Yucatan, is an additional 10 minutes from the Tren Maya station. Mérida offers the conveniences and dynamic lifestyle of a modern city, featuring an impressive historic center, fine dining restaurants, the famous boulevard Paseo Montejo, museums, theaters, cinemas, and a deep dive into Mayan culture. The city also boasts major North American retail chains such as Costco, Wal-Mart, and Home Depot.

The strategic location of ChaltunHa, with its short distances to Mérida, and Izamal, and its proximity to the main traffic artery between Mérida and Cancún, enhances its property value. This accessibility not only provides convenience for residents but also opens up numerous possibilities for diverse uses, making it an attractive location for various ventures.

PROPERTY LOCATION

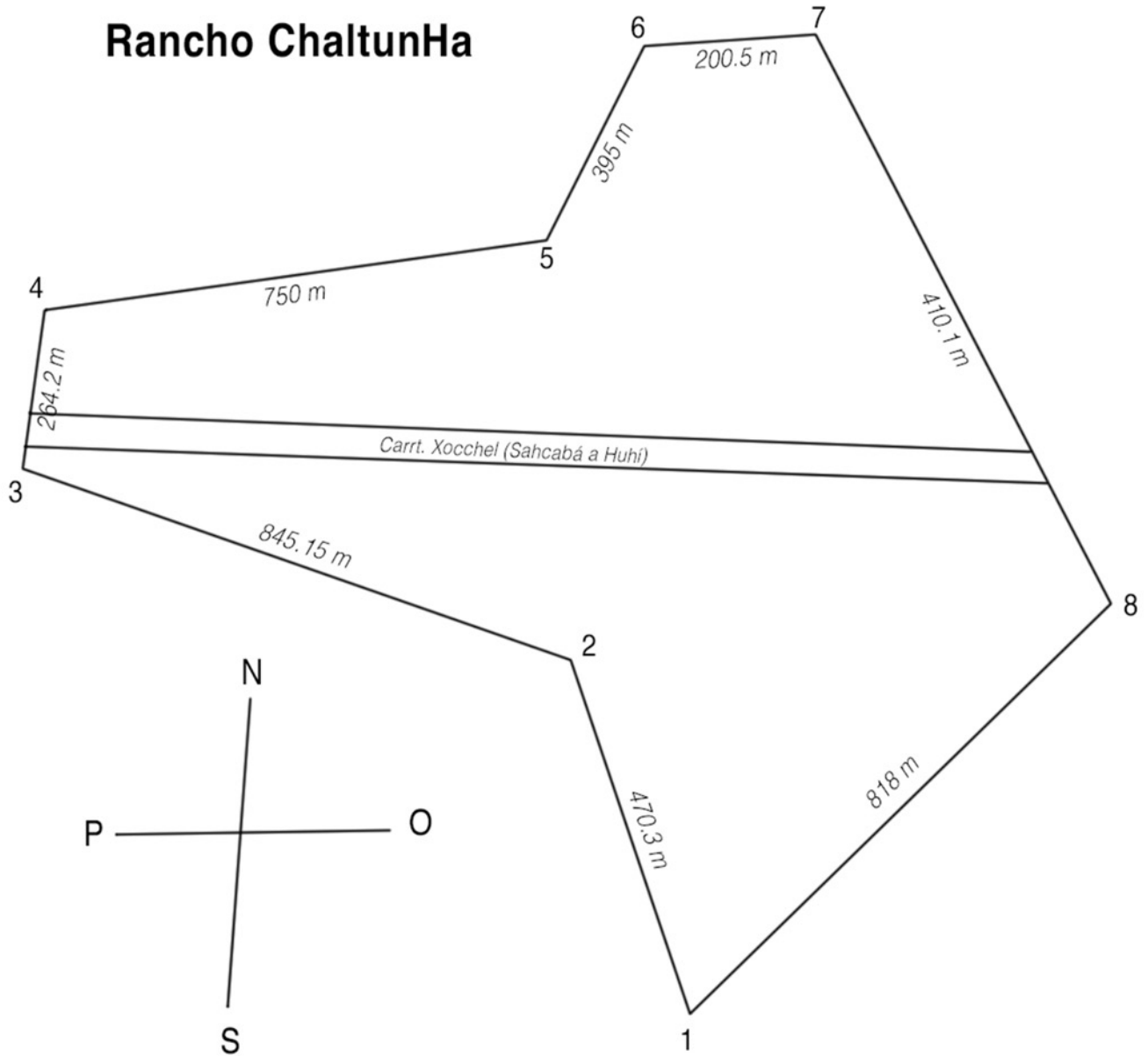


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Rancho ChaltunHa



Picture Selection

Further pictures are available on demand.



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