

XPUHUY RANCH: TRANQUIL FARM LIVING JUST OUTSIDE MÉRIDA

Yucatán | Seyé | Rancho Xpuhuy



YUCATAN PROPERTY SCOUTS



for sale | 12,250,000 MXN

Description

Property Code | YPS-02-0148

Located just a short 30-minute drive from Mérida, the Xpuhuy Ranch near Seyé offers an ideal blend of convenience and tranquility. Sprawling across 20.2 hectares (50 acres) of lush, irrigated pastureland, this property boasts a multitude of features tailored for living and farming operations.

The centerpiece of the property is the solid brick one-story owner's house, complete with a bedroom, living room, kitchen, and two bathrooms. A spacious covered terrace adorned with hacienda-style columns provides a perfect spot for relaxation, overlooking the inviting swimming pool and splash pool nestled amidst verdant gardens.

The farm area is equipped with essential infrastructure, including a ranch worker house, masonry corrals, warehouses, and covered areas for storage. Notably, the property hosts a thriving tree plantation featuring Persian Lemon, Ramón, cedar, Mahogany, and Izamal trees, offering both aesthetic beauty and potential income.

The ranch is connected to the public grid with a private 75 KVA transformer. Water needs are met by a deep well with a 40 HP vertical turbine pump, supplemented by a functional wind vane well. An extensive irrigation system covers the farm, ensuring optimal cultivation. In addition, a water concession is in place, which secures the right to extract water from the ground, along with government benefits such as a discounted electricity tariff. Access to the property is facilitated by a well-maintained driveway suitable for all vehicles, including trucks. High-speed Internet is available via StarLink, ensuring connectivity even in this tranquil rural setting.

With its prime location, ample amenities, and productive land, Xpuhuy Ranch presents an exceptional opportunity for those seeking a harmonious blend of rural living and proximity to a vibrant city.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- GREAT LOCATION / ONLY 30 MINUTES TO MÉRIDA PERIFÉRICO
- 20.2 HA (50 ACRES) OF IRRIGATED PASTURELAND
- CONNECTED TO PUBLIC ELECTRICITY
- USABLE OWNER'S HOUSE

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | --
- *Lot* | 20.2 ha (50 acres)
- *Width x Length* | -- m x -- m
- *Construction* | about 300 m² (3,229 ft²)

LIVING AREA – OWNER'S HOUSE

- One-story residential house
- Solid brick construction with bedroom, living room, kitchen and two bathrooms
- Large covered terrace with hacienda-style columns (12 x 6 m)
- Open terrace
- Swimming pool (10 x 4 m | 2 m deep)
- Splash pool
- Surrounded by lush green gardens

FARM AREA

- Ranch worker house
- 4 masonry corrals (20 m x 20 m) with feeding troughs and zinc roofs over feeders and waterers
- Warehouse, with concrete floor and vaulted ceiling (12 x 6 m)
- Warehouse with zinc roof (15 x 6 m)
- Several areas covered with zinc roofs

TREE PLANTATION

- 150 4.5-year-old Persian Lemon trees (in production)
- About 100 Persian lemon trees along with other citrus trees such as sour orange and sweet orange, trees ready to be planted
- About 2,500 Ramón trees (about 3 years old)
- 1,000 1.5-year-old cedar trees planted
- Several Mahogany and Izamal trees have developed naturally

FEATURES AND EQUIPMENT

- Connected to the public grid (three-phase with private 75 KVA transformer)
- Water concession available (includes government benefits)
- Deep well with a vertical turbine-type 40 HP pump
- Well with a fully functional wind vane, fills a water tank that supplies animal watering troughs and the owner's house
- Static groundwater level at 15 meters
- Livestock scale (capacity of 1,500 kg)
- Cattle loading ramp
- Irrigation system distributed throughout the farm (main pipes 6-inch, branches 3 inches, sprinkler bases 2 inches, 2-inch sprinklers, 40 meters between each sprinkler)
- Brizanta grass and 2 ha of cut grass (Taiwan and Cuban)
- Property is completely delimited with stone walls
- Easy access via a well-maintained driveway (suitable for all vehicles, including trucks)
- High-speed internet is available via StarLink

Location

Located near the quaint town of Seyé in the state of Yucatán, Xpuhuy Ranch offers an idyllic setting for those seeking a tranquil rural lifestyle and serious farmers alike. Seyé serves as the administrative hub of its municipality, nestled within proximity to the vibrant city of Mérida, a mere 30-minute drive away.

Syé itself epitomizes traditional Mexican charm. Its central square, graced by a majestic church and a beautiful colonial-era town hall, serves as a focal point for communal gatherings and lively festivals.

The area surrounding Seyé is rich in historical and cultural treasures, including the Pueblo Mágico of Izamal, the archaeological zone of Mayapan, and numerous, carefully restored haciendas such as Sotuta de Peón.

For its inhabitants, the allure of Ranch Xpuhuy lies in its strategic location. Its proximity to Mérida offers residents access to urban amenities and cultural vibrancy while enjoying the tranquility of a rural existence. Meanwhile, for farmers, Xpuhuy Ranch presents abundant agricultural prospects. The adjacency to Mérida ensures swift transport of produce to bustling markets, catering to the appetites of eager consumers.

In essence, Xpuhuy Ranch near Seyé embodies a harmonious blend of peaceful rural living and lucrative agricultural opportunities, all within reach of Mérida's dynamic urban landscape.

Notable distances from Xpuhuy to key locations are as follows:

DISTANCES FROM THE PROPERTY TO

- Seyé Centro | 3 km (1.9 mi)
- Mérida, Tren Maya Station, Teya | 25 km (15.5 mi)
- Mérida Centro (Plaza Grande) | 38 km (23.6 mi)
- Mérida International Airport | 52 km (32.3 mi)
- Izamal (Pueblo Mágico) | 52 km (32.3 mi)
- Progreso (beach) | 74 km (46 mi)
- Archeological Site Chichen Itzá | 101 km (62.8 mi)
- Cancún International Airport | 285 km (177 mi)

MÉRIDA

Mérida, the capital of the state of Yucatan and the administrative seat of the municipality of Mérida, boasts a rich and tumultuous history that traces back to the ancient Mayan civilization. The city acquired its name in 1542, bestowed by the Spanish conquistador Francisco de Montejo. As a tribute to him, Mérida's principal boulevard was aptly named Paseo de Montejo. Numerous magnificent colonial buildings in the historic city center, stand as a testament to the city's past wealth and exudes a truly unique charm. Regarded as the gateway to the captivating realm of the Maya, Mérida attracts countless tourists each year who embark on their journey to explore renowned Mayan sites like Chichen Itzá and Uxmal, thereby immersing themselves in their timeless allure.

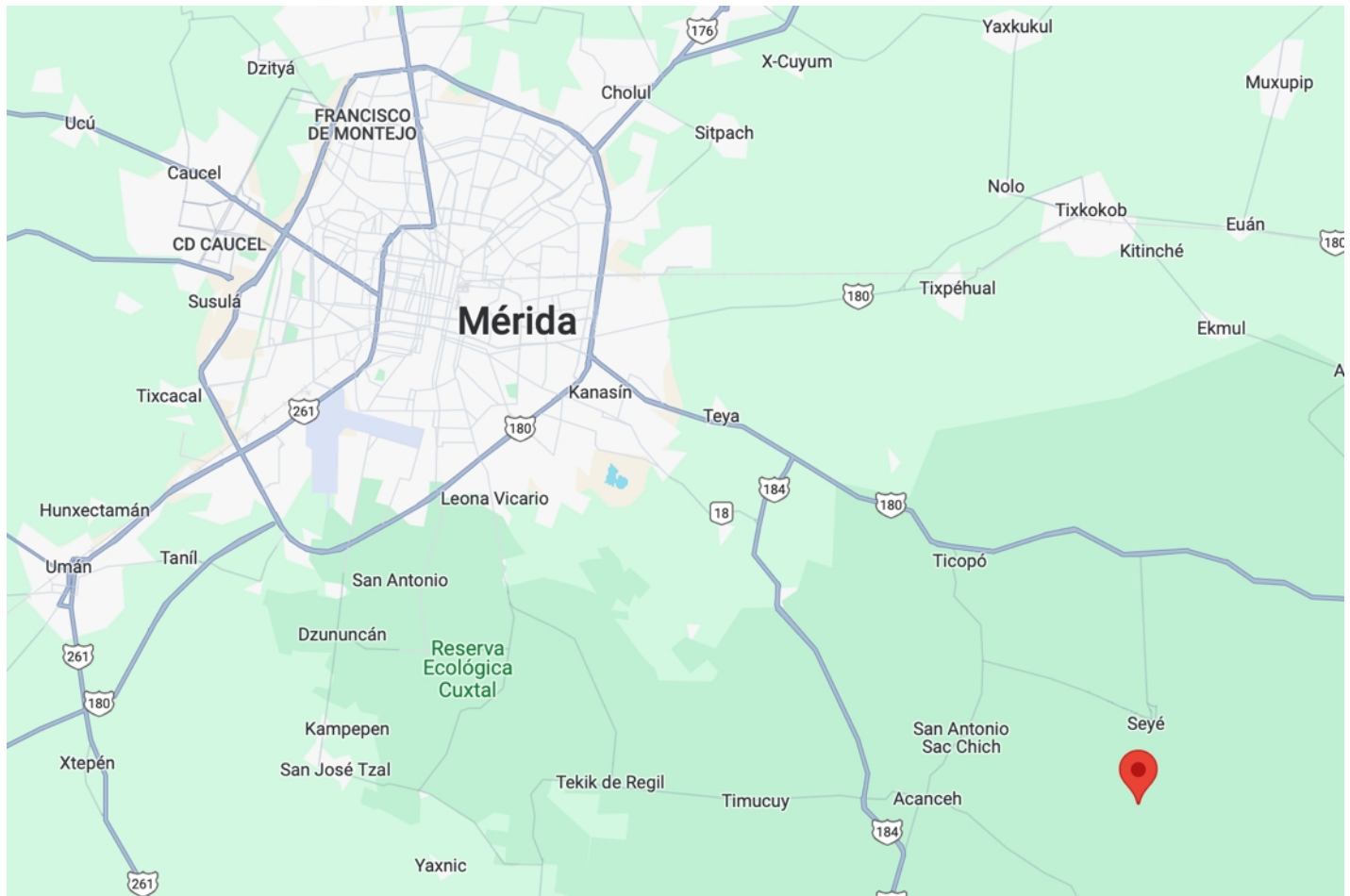
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its outstanding healthcare system, which boasts the best hospital network in the country. Through collaborations with cities like Houston, a remarkable level of medical expertise has been cultivated here, with certain private clinics even surpassing the standards found in leading industrial nations. Of course, the city's favorable climate also plays a crucial role in the overall well-being of its residents.



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Experience the delightful lifestyle of Yucatan's vibrant capital. Indulge in its rich history by exploring the awe-inspiring historic center, savor exquisite cuisine in upscale restaurants, and take leisurely strolls along the renowned boulevard, Paseo de Montejo. Immerse yourself in the cultural tapestry of the city by visiting its diverse range of museums, theaters, and cinemas, all while unraveling the fascinating Mayan heritage. And for the avid shoppers, Mérida offers a plethora of options with its modern malls located in the northern part of the city, such as La Isla Cabo Norte or Galerías Mérida. Moreover, you'll find a range of well-known North American retail chains, including Costco, Wal-Mart, and Home Depot, conveniently situated throughout the city.

PROPERTY LOCATION



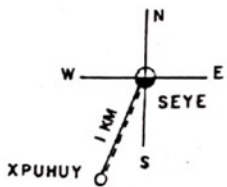
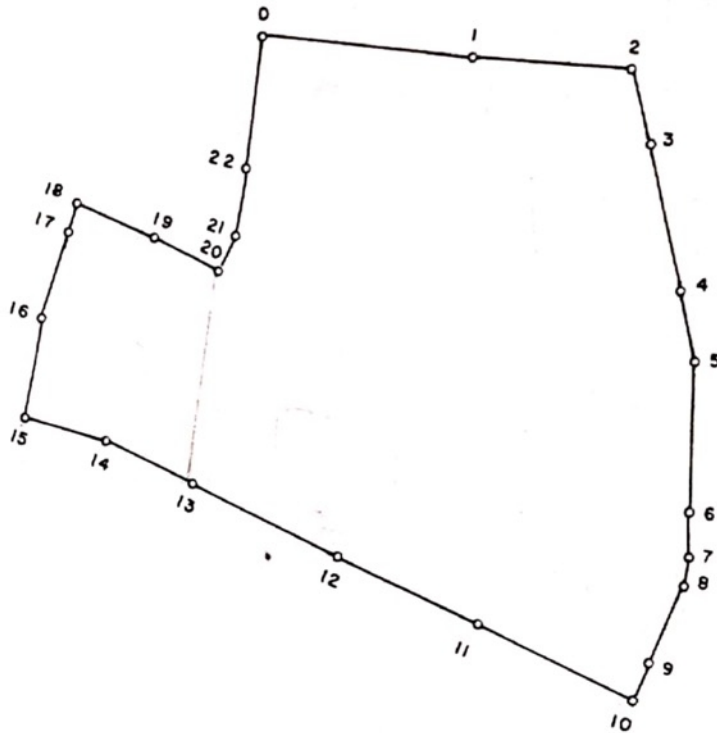
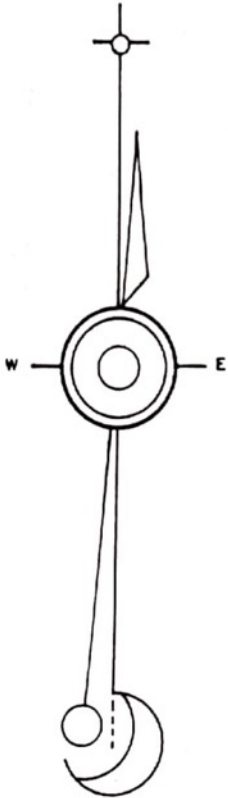
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Floor Plan



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LOCALIZACION

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Picture Selection

Further pictures are available on demand.



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