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**Fabulous farm Exaltación de la Cruz** Excellently located –on recently constructed National Highway N° 8- and only 1 hour from the City of Buenos Aires we find this fabulous 292ha farm. From the Highway and then through an ash road we access the old-fashioned main house area from the late 19th century. It has been fully reconditioned remaining faithful to its unique style. It has a 2,5ha park with a lavish grove displaying several large tree species.

The 345m2 (3,714 ft2) main house has a gallery, a porch, and a 200m2 (2,153ft2) patio with a water fountain. It has two wings; in one we find the living/dining room with a fireplace, a bedroom en suite with bathroom and dressing room, and the other wing has three bedrooms, two bathrooms, and a kitchen. The guesthouse has one bedroom, a bathroom, living room, dining room, kitchenette and a veranda. Swimming pool with solarium.

Garage, storage room, boilers, water heaters, irrigation system panel, laundry. Grill with counter and sink. Every item is impeccably preserved.

Furthermore, there is a sector of the yard designed in a Versailles fashion; with living fences, a central water fountain, a plaza on the end, and as a final touch a colourful flowerbed including different conifers and ornamental plants.

Separated from the main house area we find another important sector with a modern and substantial 450m2 (4,844 ft2) warehouse/garage with isolation, an office, air conditioning, bathroom, and a surrounding landscaped area in excellent form. We also find the housekeeper's house with living / dining room and three bedrooms, a bathroom, and a veranda. Lastly, a tool shed attached to the personnel house with three

#### Characteristics:

- Farm: 292 hectares
- Main house: 345 m2 (3,714 ft2)
- Guest house
- Swimming pool with solarium
- Garage/warehouse
- Warehouse: 450 m2 (4,844 ft2) with office
- 2nd sector: Main house. Housekeeper's swimming pool, 10 boxes, caretaker's house and shed

bedrooms and bathroom.

Another sector of the farm was used as a Haras and has a main house, swimming pool, housekeeper's house, 10 horse boxes, caretaker's house with bedroom, bathroom and kitchen. Warehouse for tools and straw bales.

Circular corral with wooden palisades, a diameter of 30 meters, and a hawthorn live fence.

Perimeter wire fence in good state.

Water supply systems: The different constructions (main house area, warehouses, Haras) have perforations with submergible water pumps that provide high quality water to elevated tanks into metallic towers for water supply to the respective constructions.

Irrigation system for the park, yard, and median strips next to the highway.

The farm is located over the Puelche aquifer, which translates to a good amount and quality of water for artificial irrigation.

Electricity: Three-phase electricity line in all the constructions. The cable network was made underground. The main house area has an emergency generator set.

The Gribas water stream and a gorge that run across the farm have been landscaped with willow trees. Throughout the entire surface of the farm there are several forest patches ("montes") and order tree lines that are estimated to add up to 7 ha, the latter consisting of 800 specimens of Nivea Alamos, 900 ash trees, 200 Boleana Alamos, 400 Italic Pyramid Alamos, 400 hybrid willow trees, 150 Vitelina Willow trees, 200 Wheeping Willow trees, 100 Oak Palustre trees, 150 Liquidambar, and 100 Taxodium.

Agricultural capacity with very high quality soil on 85% of the land, the rest consists of water streams, gorge, and forest patches.

In the last years the farm was used to produce soy, corn, and wheat.

Type II soil.