



Broker: María Fernanda Canals
CMCPSI 6354 / CUCICBA 7193

Listing Agent: Luis Etchegaray

E-Mail: luis.etchegaray@remind.com.ar

Contact Info: +54 11 43 25 43 25 / + 54 9 11 53 89 96 54



LAS MARGARITAS, Gualeguaychú 4km (2.5mi) from Provincial Route

136

17km (10.5mi) from Gualeguaychú

238km (147.5mi) from CABA Surface: 1,237 ha

Sector A: 286 ha, Sector B: 259 ha,

Sector C: 157 ha, Sector D: 535 ha

Improvements;

Polo Centre, main house, laboratory, stallion-type boxes, 8 boxes, saddle box, veterinary's house, manager's house, personnel house, chutes, stallion wood pegs, full corrals.

Training arena, corrals, 6 boxes, large wood pegs.

Feed lot, 1500 head capacity, 400 indoor, pens, troughs, silo, gravel road.

Work area, chute, scale, corrals, shed, warehouse.

Work area, open shed, warehouse, chute.

Characteristics:

- 17 km de Gualeguaychu
- Centro de polo / con casco
- Centro de Doma
- Feed Lot
- 2 Puestos de trabajo
- 3 Mangas
- Aptitud agrícola / ganadera

Aptitude:

Mixed farm with deep soil and moderate draining capacity. It has been classified as belonging to the vertisol type.

The soil's aptitude in terms of agricultural capacity ranges from moderate to good. Erosion must be contemplated, and very dry years represent somewhat of a difficulty. The land is especially suitable for

rotation between crop and livestock production, including double-purpose crops such as corn or sorghum, and implanting pastures and utilizing soy for land cleansing in order to be able to regrow new high quality fields.

ITEMS:

- 17 km (10.5mi) from Gualeguaychú
- Polo Centre/ With main house
- Training arena
- Feed lot
- 2 working areas
- 3 chutes
- Aptitude: Agricultural / Livestock