



Ydayra Mora

**CENTURY 21.**

Las Acacias

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**Estate for Sale**

EL CANTON SUCESION, Barinas, Barinas, Barinas



**Sale: \$1,200,000**

**Property type: Finca**

**Operation: Sale**

- **Land:** 2,474.0 sqm
- **Building:** 400.0 sqm

- |                   |             |               |                              |
|-------------------|-------------|---------------|------------------------------|
| • Water           | • Sewer     | • Electricity | • Natural gas                |
| • Vía Pavimentada | • Phone     | • Kitchen     | • Yard                       |
| • Laundry         | • Courtyard | • Bathrooms   | • Estacionamiento Aire Libre |
| • In construction | • Bright    | • Perimeter   | • Caminera                   |
| • Security        |             |               |                              |

**Property status**

Age: 1993

**Description**

FARM

Beautiful productive farm, which has an exceptional irrigation system. It is divided by the main road into 2 areas: the first where the irrigation system is located, the second the farm itself.

Surface:

- 241 useful hectares.

• Grass:

or Brachiaria: 85%

or Star: 10%

o Lambedora: 5%

Division:

- The farm is divided into 4 modules, each module has its access roads, irrigation and drainage.
- Approximately 9 km. Of ridges

- 62 paddocks are divided.
- Each paddock has its own artificial lagoon, which is fed through the channels of the irrigation system.
- The internal divisions of the paddocks have an electric fence powered by its own solar energy system.
- The divisions of the ridges are made with barbed wire.

#### Infrastructure

- Main house:
  - or 7 rooms
  - or 7 bathrooms
  - o Aceroli roof
  - or is not habitable
- Attached house:
  - or Room with bathroom
  - o Guest room
  - or room
  - or dining room
  - o Ceramic kitchen
  - or ceramic floor
  - o Aceroli roof
- Annex apartment:
  - or Room with bathroom
  - or Office
  - or Kitchen
  - or service area
  - or auxiliary bathroom
  - or ceramic floor
  - o Zero slab roof
- Aerial water tank of 5,000 liters. That feeds the houses and the apartment
- Machinery shed of 12x15 meters.
- Deposits of:
  - or 15x4 meters.
  - or 8x4 meters
  - or 6x4 meters.
- Pipe deposits of different sizes and materials.
  - or 10x5 meters.
  - or 10x4 meters.
- Irrigation system
  - o Covers the entire farm
  - o Water intake in the Caparo river, where there is a 12-inch, 90-horsepower Lister pump
  - o The water enters through a tunnel towards a pit with several manholes where maintenance can be done.
  - o Water is transported by man-made concrete channels and over the ground
  - o The passage from paddock to paddock is done through culverts (approximately 20)
  - o This system was designed by engineers and surveyors.
- Pen
  - o Measures 20x80 meters, made with u beams, double t beams and perforation tubes.
  - o It has 4 separate pens of 20x20 each
  - or 2 push things
  - o Landing beam of 70 meters.
  - or Roman of 5000 kg. brand firban morse
- Cowgirl
  - o It measures 12x8 meters.
  - o Aceroli and wood roof
  - o 4x6 storage room
- 3 lagoons for cachamas:
  - or 10x50 meters.
  - or 8x20 meters.
  - or 8x20 meters.
- Machinery
  - o john deere 6605 tractor "operational"
  - o Backhoe loader john deere 310sj "operational"
  - o David brown 1210 tractor "operational"

- o Ford 6610 tractor "for engine repair"
- o 5-disc chisel plow
- o David brown 4-disc hydraulic plow
- o Roll of 3 meters.
- o Fumigation cannon of 400 liters.
- or 1956 power wagon truck
- o Storage tank of 10,000 liters.
- o Storage tank of 5,000 liters.
- or 2 tanks on a trailer of 2,000 liters.
- or 1 tank on trailer of 1,000 liters.
- or 2 shooting foxes
- or 1 mini slut
- Production
- o Currently the farm is used for fattening buffaloes.
  - Buffaloes 291
  - Horses 6
- o The farm is producing 300 fattened animals of 480 kg per year. A year, being able to increase.
- o The cattle are rotated in the paddocks every 25 days in winter and every 30 days in summer
- o Pastures take approximately 30 days to regenerate.
- Historical memory
- o The farm has planted 50 hectares of rice, producing 6,700 kg. Per acre.
- o Plantains have been planted
- o Cachama has occurred
- or passion fruit
- o Dual purpose cattle
- red Brahman
  - White Brahman
  - Norman
  - Holsteins
- Economic data:
  - o It has a quota of 3,500 liters. Diesel per month
  - o You currently have a payroll of 3 workers with a salary of \$50. Weekly

## Location

EL CANTON SUCESION, Barinas, Barinas, Barinas

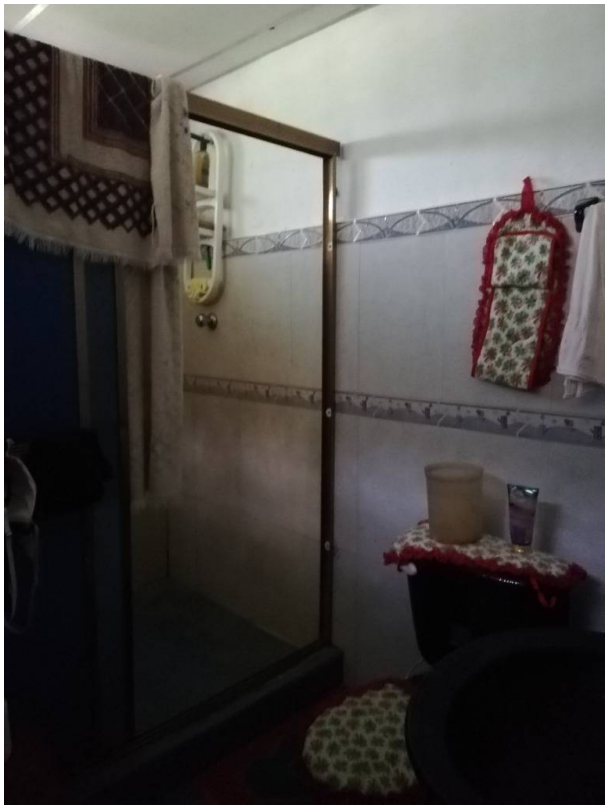
## References

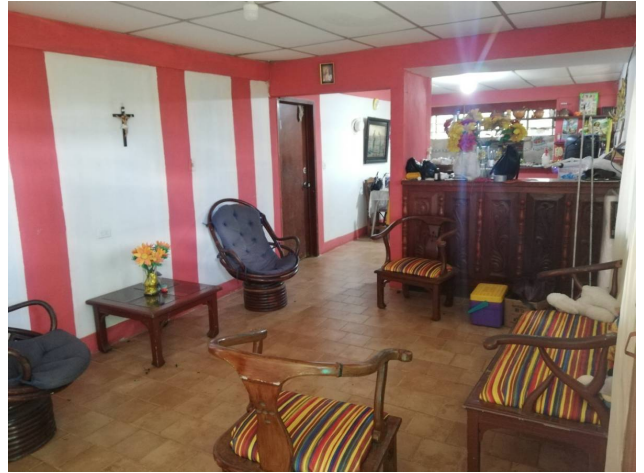


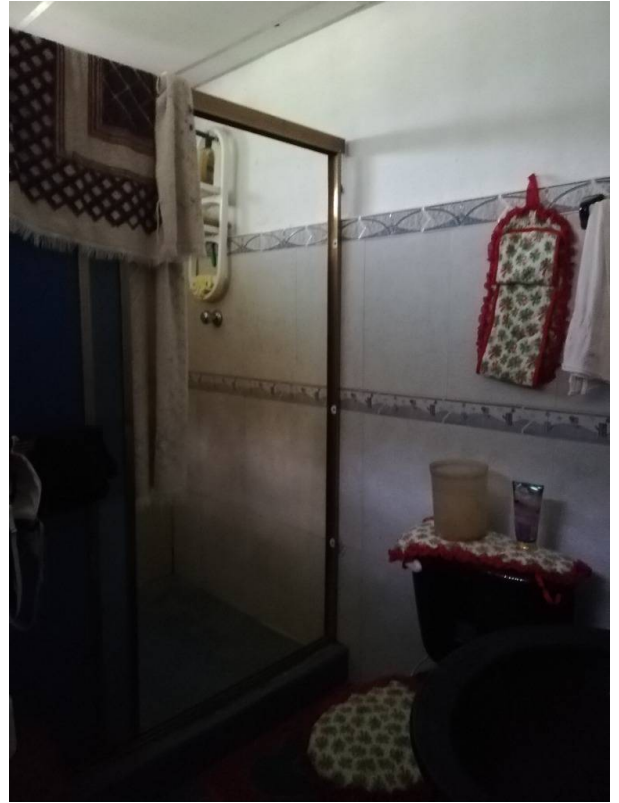
## Photo Catalog















**Calle 1, C.C. Parque Las Acacias, Nivel Las Acacias, Local N17, San Cristóbal, San Cristóbal, Táchira**  
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Property subject to availability.

Price subject to change without notice.

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