

\$5,000,000 - 1234 Mendoza, Mendoza

MLS® #20950800

\$5,000,000

6 Bedroom, 6.30 Bathroom, 6,000 sqft

Residential on 6117.00 Acres

Mendoza, Mendoza, OS

Premier Agricultural & Livestock Estate, Turnkey Operation with Premium Water Rights
Exceptional opportunity: 2,475 hectares (6,117 acres) of highly productive land with top tier infrastructure. Features 475 hectares (1,174 acres) of premium farmland and 2,000 hectares (4,942 acres) ideal for cattle or agricultural conversion with irrigation. Currently used for forage crops, with strong potential for horticulture and fruit. Includes 9 electrified wells (6 active), definitive irrigation rights for 573 hectares (1,416 acres, 3,087,490 sqft) and provisional rights for 1,186 hectares (2,931 acres, 4,994,730 sqft). Highlights: Feedlot for 4,000 head with pens, scales, chutes, and full forage byproduct storage. Machinery sheds, barns, and workshop with maintenance pit. Full perimeter fencing and internal divisions. Main Residence (Chalet): Luxury home with 6 suites, living room, dining room, 2 kitchens, garage, basement, tennis court, golf green, stables, lagoon, and landscaped park. Includes electric generators, reverse osmosis system, and premium furnishings. Additional Housing: 2 estate homes, 3 staff residences, and 4 worker houses, all well-maintained. Crops in Production: 30 hectares (74 acres) of Malbec vineyards (pressurized irrigation, partial hail netting). 20 hectares (49 acres) of Chandler walnuts (gravity irrigated). 50 hectares (124 acres) with pressurized irrigation, formerly poplar grove. Water Infrastructure: 9 deep wells (6 in operation) and an Australian-type



reservoir with 6 million liters (1.58M gallons) capacity. A rare turnkey asset offering scale, water security, and sophistication in one of South America's most fertile regions. Broker Disclosure: The broker and its associates are not responsible for the accuracy of measurements or information provided in this listing. Buyer and their representatives to independently verify all details, including but not limited to, property dimensions, features, and other pertinent information.

Built in 2000

Essential Information

MLS® #	20950800
Price	\$5,000,000
Bedrooms	6
Bathrooms	6.30
Full Baths	6
Half Baths	3
Square Footage	6,000
Acres	6,117.00
Year Built	2000
Type	Residential
Sub-Type	Farm
Style	Craftsman, Ranch
Status	Active

Community Information

Address	1234 Mendoza
Subdivision	Mendoza
City	Mendoza
County	County in Country of Argentina
State	OS
Zip Code	55000

Amenities

Utilities	Phone Available, See Remarks, Other
# of Garages	4

Garages	Additional Parking, Covered
Has Pool	Yes

Interior

Interior Features	Built-in Wine Cooler, Chandelier, Dry Bar, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Walk-In Closet(s), Second Primary Bedroom
Appliances	Call Listing Agent, Irrigation Equipment, Livestock Equipment, Negotiable
Heating	Fireplace(s), Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning

Exterior

Exterior Features	Stable/Barn, Storage, Tennis Court(s)
Lot Description	Acreage, Agricultural, Many Trees
Construction	Rock/Stone, Wood

School Information

District	Argentina
Elementary	Argentina
Middle	Argentina

Listing Details

Listing Agent	James Keoughan
Listing Office	Allie Beth Allman & Associates

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