

Finca San Francisco is located 15 km (9.3 mi) from downtown Medellín

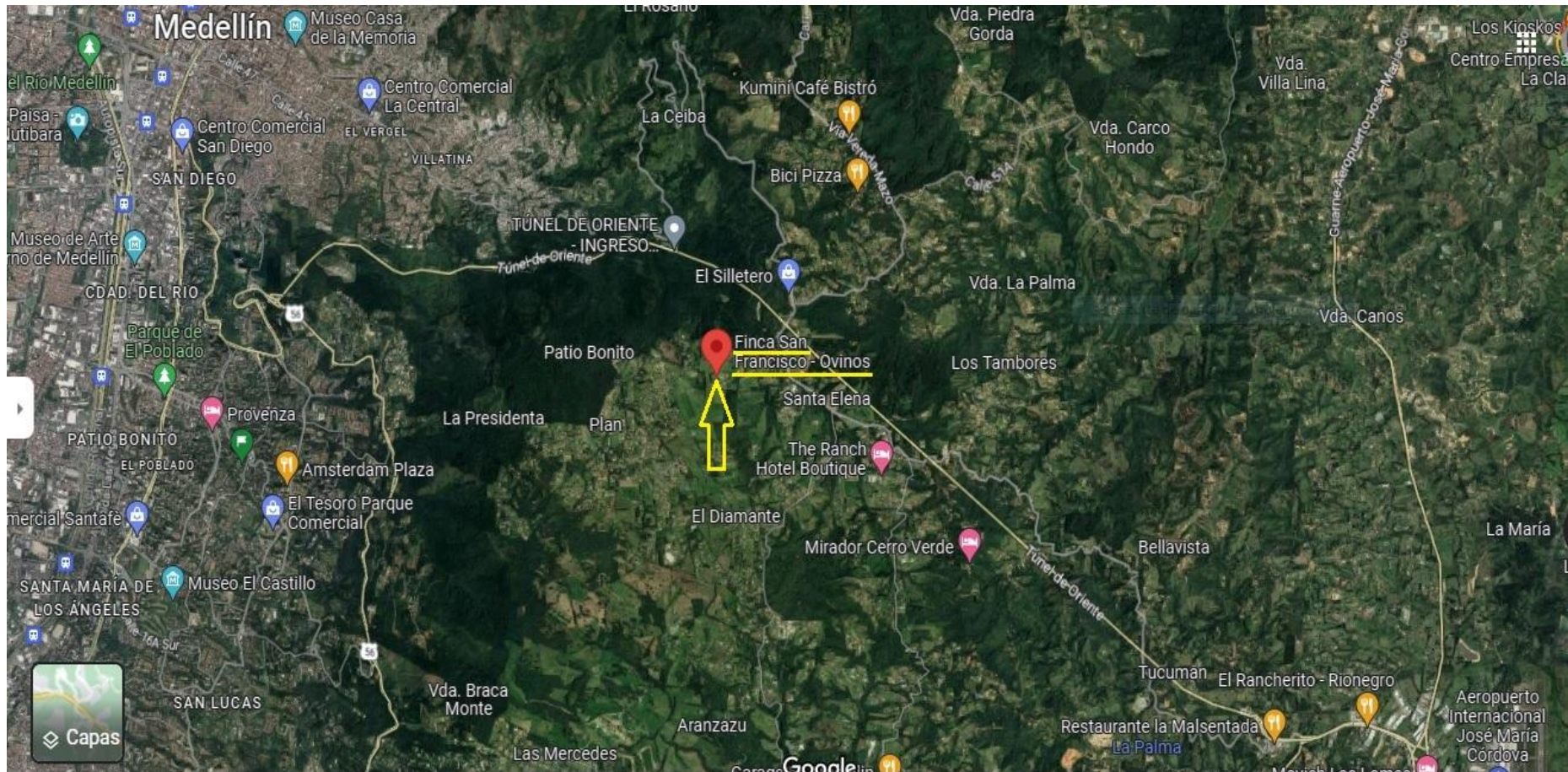
taking the **vía Medellín - Santa Elena**

(the road starts in the Buenos Aires neighborhood and leads to corregimiento Santa Elena),
and 26 km (16 mi) from El Poblado park

taking the **vía Avenida Las Palmas → variante Las Palmas → vereda Perico → vereda El Plan**

NO TOLL REQUIRED!!!

The farm is also placed 14 km (8.7 mi) from **Aeropuerto Internacional José María Córdova**, in Rionegro,
and 12 km (7.5 mi) from **Parque Regional Ecoturístico ARVÍ**

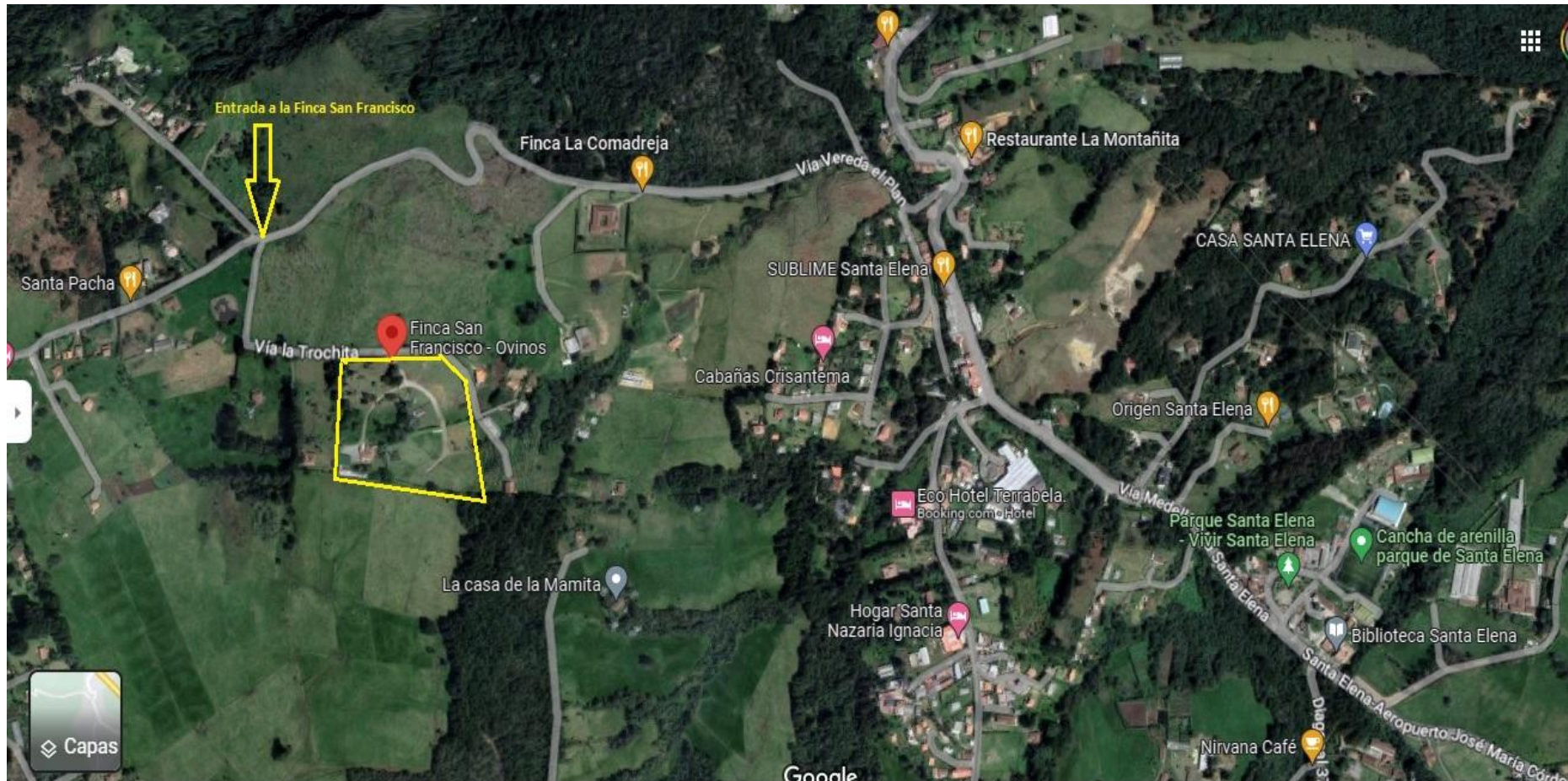


At km 14 of the *vía Medellín - Santa Elena*, in front of the roadside restaurant *La Montañita* and next to the roadside restaurant *Santa Leña* (former *Conejos y Conejos*), take the *vía Vereda El Plan*

(it is the paved country road towards *El Chispero* –a convenience store).

1 km (0.6 mi) away from the beginning of the *vía Vereda El Plan*, to the left, starts *vía La Trochita - Calle 14* (it is an unpaved road with a tree trunk on the right-hand side of the entrance).

The gate of *Finca San Francisco* is on *vía La Trochita - Calle 14* (383 m / 0.2 mi from the tree trunk).



Area: 28,897 m² (7.14 acres) of flat land with moderate slope. **Perimeter:** 685 m (2,247 ft)

Height: 2,600 m (8,530 ft) a. s. l. **Average annual temperature:** Day → 20 °C (68 °F) / Night → 10 °C (50 °F)

Ideal for permanent housing or family recreation and a restful getaway.

Or for commercial use (country inn, glamping and restaurant), agribusiness (agriculture and livestock), governmental and private offices as well as service centers

(medical, social, childcare, religious, educational, learning, recreational, rehabilitation and more).





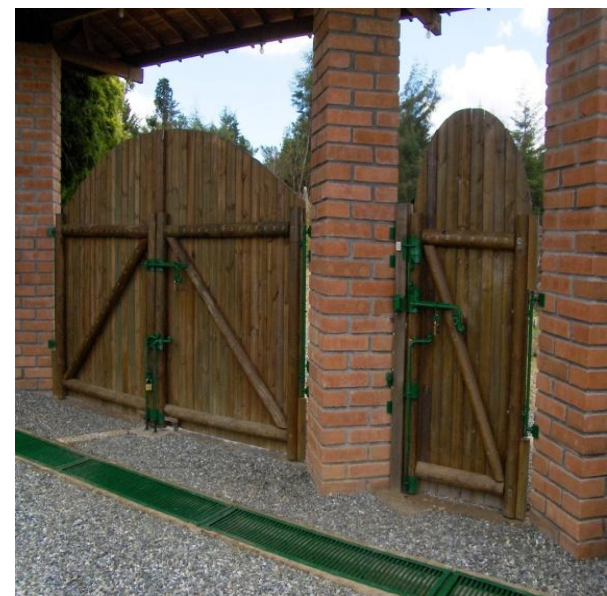
Gate:
large, practical, solid, safe,
elegant and simple yet impressive.



**Doorbell and intercom at the pedestrian gate.
Easy access for small, medium and large cars, SUVs &
trucks through the vehicular gate.**



**Well-constructed columns (in solid brick and reinforced concrete).
Doors made of immunized wood. Cedar roof (with lights).**



**A 155 m (510 ft) long internal driveway from the gate to the house.
Four sheep corrals with zinc roof tiles, wood pallet floors, salt licks and watering troughs.**



**Birdhouses. Ornamental fountain (with submersible motor pump).
Large patio with several outdoor clotheslines (useful, practical and functional).**



**Corridors and gardens surrounding the house. Evocative landscapes.
Pleasant springlike weather. Homey and cozy environment.**



Traditional country house with modern improvements and conveniences.



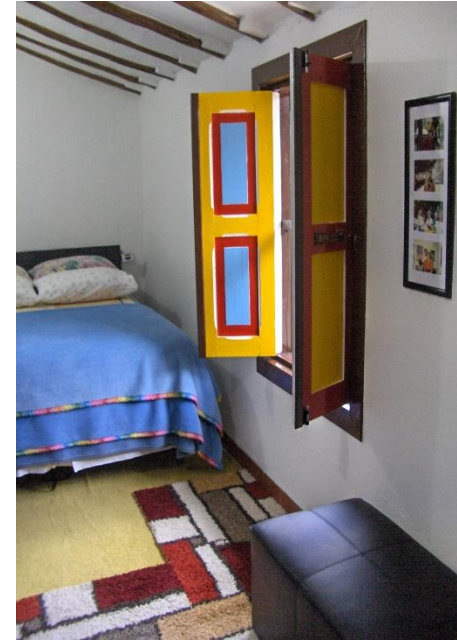
Beautiful countryside landscapes. Vibrant colors.



Parking lot next to the house. Living room. Exterior (details).



Interior and exterior (details). Kiosk with wood & charcoal BBQ, counters and dish sink.



**Covered
parking lot
for 10 cars
or large social
gatherings.**

**Uncovered
parking lot
for 12 cars.**



Interior and exterior (details). Firewood shed.



Separate apartment for caretaker. Storage rooms. Exterior (details).



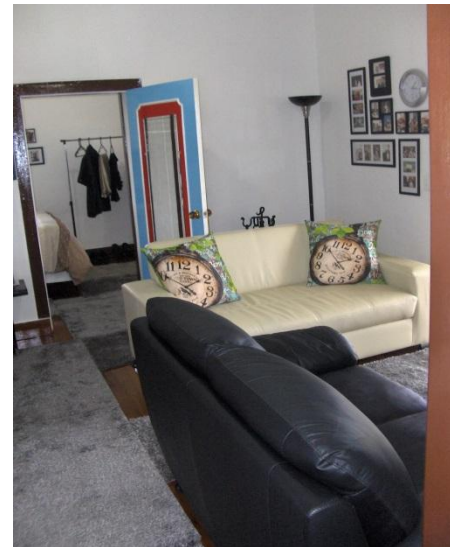
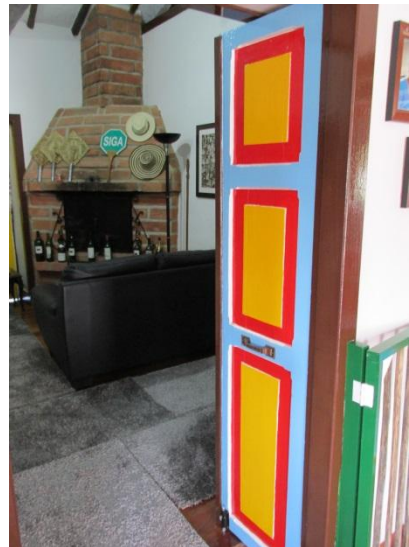
**Dog pens. Barn. Stable. Manger. Sheepfold. Piggens. Henhouses.
Native trees. Kikuyo grass. House with cold insulating windows.**



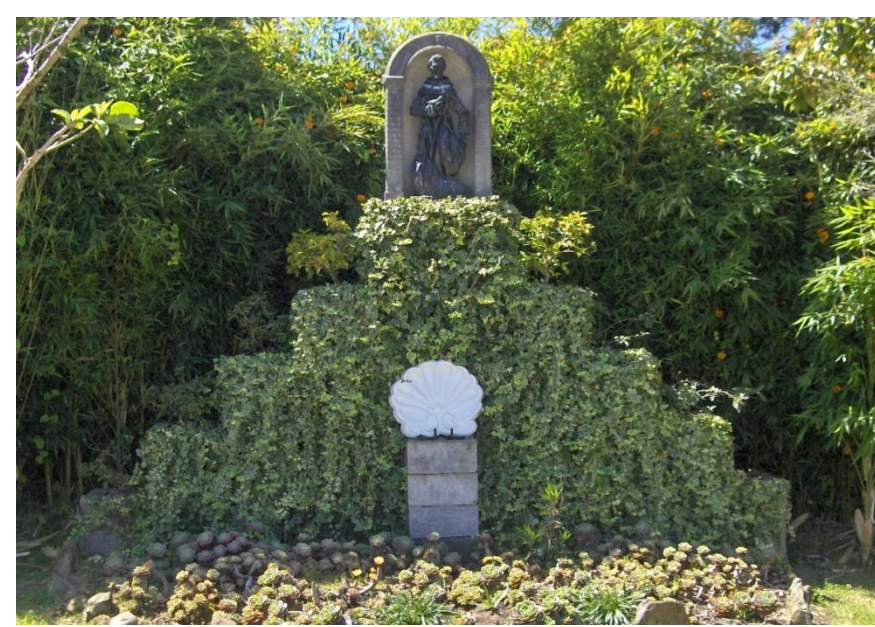
Land suitable for high mountain agriculture. That includes all kinds of livestock (cattle, horses, sheep and goats), pig farming, poultry and aquaculture.



Statue of Saint Francis of Assisi. Covered outdoor corridor. Interior (details).



**Colorful gardens. Auxiliary kitchen (detail).
Electric washer and dryer. East and North view.**



**Fountain on the North corridor. Paddocks to the southeast of the farm.
Auxiliary kitchen (detail). East corridor.**



Bucolic and idyllic rural life just a few minutes from the city.



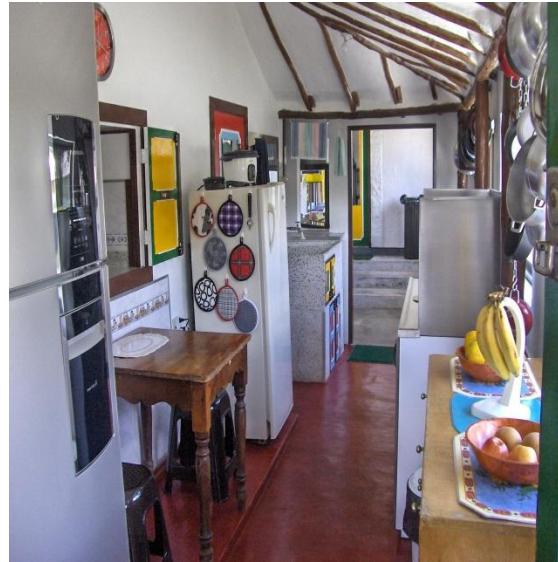
4 electric tankless water heater (for the 5 bathrooms and the main kitchen).

Main and auxiliary kitchens (details).

Auxiliary dining room. North view.



Main and auxiliary kitchens (details). Large and deep-dish sink (with hot water).



Outdoor corridor. Main kitchen (details): 2 large electric ovens, and a built-in electric cooktop with 4 burners. East view.



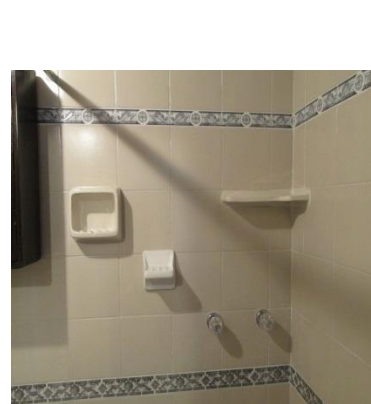
**Fresh and clean air. Peace and undisturbed tranquility. Privacy and solitude.
Complete isolation from the outside world.**



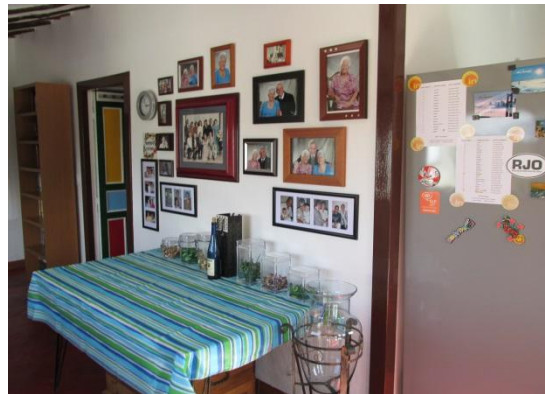
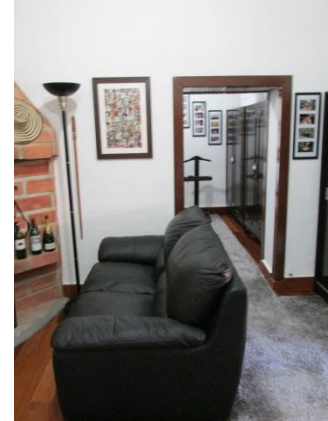
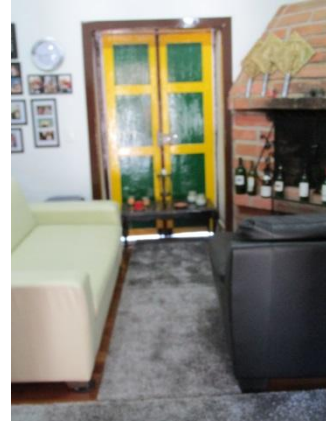
Five bedrooms.



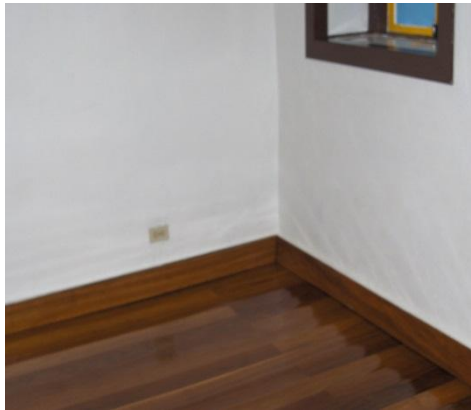
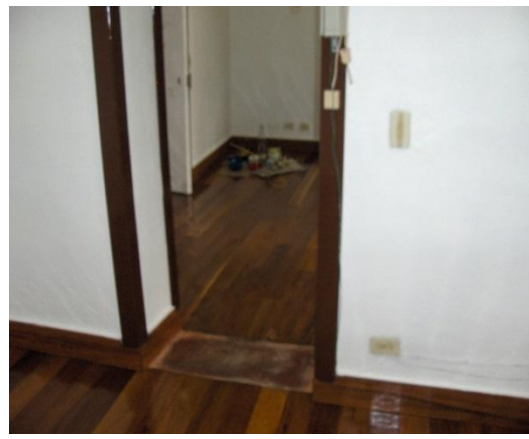
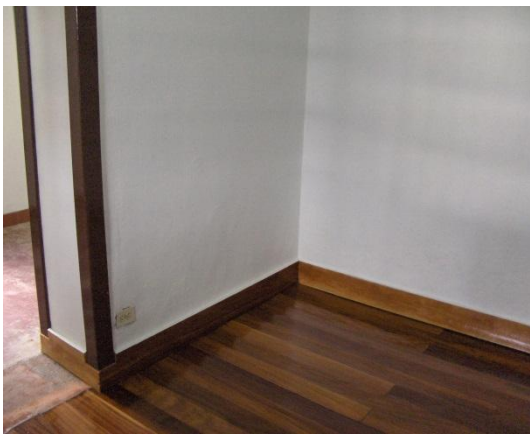
Five full bathrooms (showers and sinks with hot water).

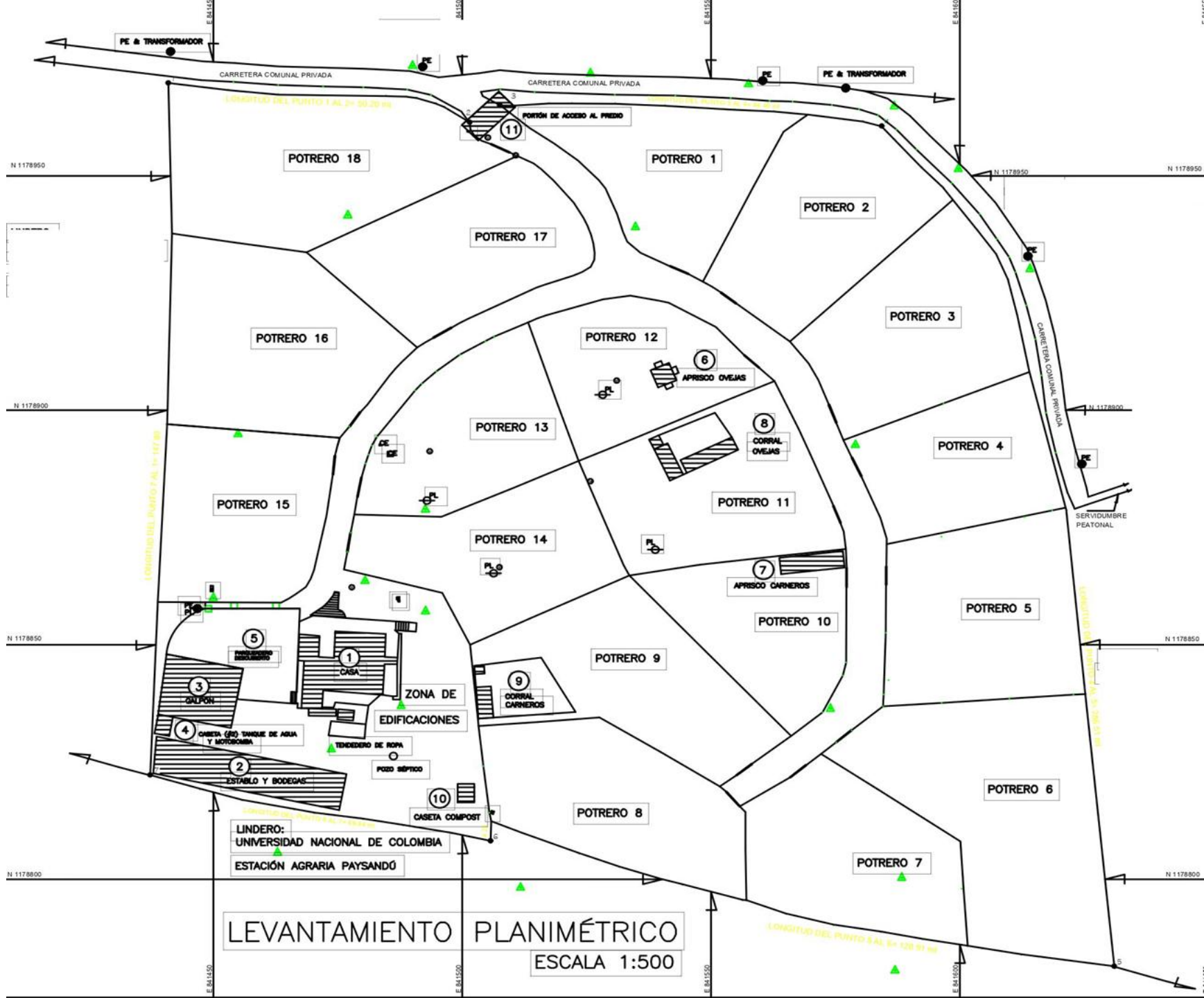


Living room with fireplace. Two dining rooms. Pantry room.



Beautiful interior “sapán” lacquered wood floors.





AREAS

Land

28,897 m² (7.14 acres)

Buildings

Main house (1): 325.00 m² (3,498.25 sq ft) roofed and 177.95 m² (1,915.43 sq ft) unroofed

Apartment for caretaker (2): 67.00 m² (721.17 sq ft)

Covered parking lot (3): 204.10 m² (2,196.91 sq ft)

Uncovered parking lot (5): 341.85 m² (3,679.62 sq ft)

Other buildings: storage rooms, barn, stable, dog/pig pens, henhouses, 2 sheds for water tanks of 5,000 lt (1,320.86 gal) each, and composting shed (2, 4 & 10): 275.60 m² (2,966.51 sq ft)

Spring well: 5.30 m (17.39 ft) x 2.20 m (7.22 ft) = 11.66 m² (125.55 sq ft)
x 4.60 m (15.09 ft) deep = 53.64 m³ (1,894 cu ft)

Sheepfolds and corrals (6, 7, 8 and 9): 145.63 m² (1,567.54 sq ft) roofed
and 246.78 m² (2,656.31 sq ft) unroofed

Gate (11): 48.41 m² (521.07 sq ft)

Total built area: 1,843.98 m² (19,848.36 sq ft) - Land-to-building ratio: 6.38 %

1,077.40 m² (11,597.00 sq ft) roofed + 766.58 m² (8,251.36 sq ft) uncovered (patios, corridors and corrals)

Gate

Vehicular gate width: 4.00 m (13.12 ft) (clearance)

Pedestrian gate width: 1.00 m (3.28 ft) (clearance)

Pedestrian and vehicular gate height: 4.30 m (14.11 ft) (clearance)

PADDOCK #	AREA (m²)	AREA (sq ft)
1	1,136.00	12,227.75
2	1,334.15	14,360.61
3	1,370.63	14,753.28
4	1,014.58	10,920.81
5	1,430.15	15,393.94
6	2,014.33	21,681.98
7	1,254.11	13,499.07
8	1,343.17	14,457.71
9	1,482.61	15,958.62
10	1,007.05	10,839.75
11	1,409.97	15,176.73
12	1,019.15	10,970.00
13	1,124.01	12,098.69
14	1,179.02	12,690.81
15	1,182.84	12,731.93
16	1,593.70	17,154.38
17	1,262.51	13,589.49
18	1,741.50	18,745.28

TOTAL 18 PADDOCKS: 23,899.48 m² • 257,250.83 sq ft • 5.91 acres

RESIDENTIAL ZONE: 3,027.22 m² • 32,584.59 sq ft • 0.75 acres

ROADS: 1,970.22 m² • 21,207.19 sq ft • 0.49 acres

TOTAL AREA FINCA SAN FRANCISCO: 28,896.92 m² • 311,042.61 sq ft • 7.14 acres

680 m (2,230 ft) of post fence made of immunized round pencil point wood posts, 10 lines of galvanized barbed wire and chicken wire fencing.

680 m (2,230 ft) of natural fence: adult bamboo of 4+ m (13+ ft) in height.

Electric and water underground lines throughout the property.

Two energy meters, two water meters and three telephone landlines (Stratum: 3**).**

Three fiber optic cables for Digital TV, Internet and landline.

Two fiberglass tanks of 5,000 liters (1,320.86 gal) capacity to store water from the water supply, plus a motor pump for each tank, both kept in separate roofed sheds.

Lighting throughout the property (19 powerful spotlights installed in different places).

Large variety of trees and bushes (native, nonnative and fruit trees).

Large variety of garden plants and flowers.

Spring with a well built in ferroconcrete (Capacity: 53.64 m³ / 1,894.28 cu ft)

Composting shed (Capacity: 13.20 m³ / 466.15 cu ft)

Brand new septic tank (Capacity: 34.50 m³ / 1,218.36 cu ft)

18 paddocks for livestock (fenced with immunized round pencil point wood posts and 5 lines of galvanized barbed wire), each with a connection point to the water supply.

According to Agreement 048 of December 17, 2014 (current and valid POT of the Municipality of Medellín), zoning for this property has these regulations:

Land registry (Matrícula inmobiliaria): 01N-5278202

Polygon: SE-CS-16

Land classification: RURAL

Land treatment: CONSERVATION

Land use: FORESTRY PROTECTION

The following CONSTRUCTION LICENSE MODALITIES can be approved for the property (without increasing the current total built-up area of 1,843.98 m² / 19,848.36 sq ft):

ADAPTATION

MODIFICATION

RESTORATION

STRUCTURAL REINFORCEMENT

DEMOLITION (TOTAL and PARTIAL)

RECONSTRUCTION

ENCLOSURE

Street address of *Finca San Francisco*

Since January 2017 the corregimiento Santa Elena has official street addresses assigned in all its territory, which makes it easier to quickly locate each of the properties located in this vast area of atop of Medellín's east.

For mailing and delivery of all kinds of goods via 4-72 (*El servicio de envíos de Colombia*) or any private courier or cargo transportation company, the official street address of *Finca San Francisco* is:

FINCA SAN FRANCISCO

Calle 14 # 28 Este-197

Vía La Trochita # 383

Vereda Santa Elena Sector Central

Corregimiento Santa Elena

Medellín (Antioquia) - 050017

COLOMBIA

The address and location of the farm are shown on Google Maps, Waze, Maps.ME and other mapping applications under the name ***Finca San Francisco - Ovinos***

FINCA SAN FRANCISCO

Selling Price:

\$1,100,000 USD