



PATAGONIA LAND COMPANY, LLC

presents

AN OPPORTUNITY

TO INVEST, ENJOY & PROTECT

ONE OF THE MOST MAGNIFICENT PLACES ON EARTH

IN THE

NORTHERN ANDEAN PATAGONIA

OF CHILE



PROPERTY OFFERED FOR SALE

\$13,500,000 U.S.

16,558 HECTAREAS

(40,898 ACRES)

(63 SQUARE MILES)

PATAGONIA LAND COMPANY, LLC

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In the northern region of the Andean Patagonia of Chile, a rare and uniquely valuable property exists, owing much to it's location, size, pristine beauty, absolute privacy and ready accessibility. Located in southern Chile's Lake District at a of latitude 40° S, this 63 square mile property is bordered on the east for 20 miles by the Andes mountain range and Argentina's million acre treasure, Lanin National Park. To the west are mountain ranges reflected in a pristine mountain lake. Between these mountain borders rest an ancient temperate Andean forest, bursting with wildlife, majestic old-growth trees, vast grass plains and valleys, miles of trout filled rivers and streams, gushing springs, hot springs, waterfalls and over 20 miles of internal roads that provide dependable access throughout much of the property. This is a place of isolation and privacy, yet easily accessible by land and air.



SAN MARTIN
DE LOS
ANDES

ARGENTINA



To the east, an easy one hour drive across the Andes is San Martín de los Andes, Argentina, a lovely mountain town nestled on the tip of Lago Lácar, between high peaks. The town is a regional tourism capital with arts-and-crafts shops, sports gear-rental, excellent restaurants, and charming hotels that constitute much of downtown. The town is quieter than Bariloche and decidedly more picturesque, thanks to its timber-heavy architecture and Swiss Alpine influence.

San Martín overflows with activities including biking, hiking, boating, snow skiing, golfing, hunting and fishing. The tourism infrastructure here is excellent, with every lodging or resort option imaginable and plenty of great restaurants and shopping.



VALDIVIA

CHILE



THE
SOUTHERN
PEARL

Across the lake and a two hour scenic drive to the west is the Chilean coastal town of Valdivia. Valdivia is called the City of Rivers, for the Valdivia, Cau Cau and Calle Calle rivers that surround the city adding much to the areas natural scenic beauty. Valdivia, the Southern Pearl, was founded in 1522 by the Spainard Pedro de Valdivia, and is considered one of Chile's most beautiful cities. With a rich and vivid history, natural beauty and a fine tourist infrastructure, this port in Chile's Lake District is a wonderful place to spend time.

PATAGONIA



Patagonia is an extensive territory of over 1000 miles beginning at Rio Negro in Argentina (Latitude 39°), and going south to the Straits of Magellan (Latitude 52° thru Argentina and Chile), following a distinctive southern cross where the Atlantic and Pacific Oceans meet.

Although “Patagonia”, as a name, is known well enough to have spawned a recognizable high-end clothing brand (with its distinctive silhouette of the “Torres del Paine” massif) there is little specific knowledge about the various worlds it encompasses. With a very mild countryside in the northern sections such as Chile’s Lakes Region, while the south contains the largest ice masses outside the arctic and antarctic, in the Patagonian ice fields, buffeted by strong winds and extreme cold temperatures. Furthermore, the Argentinian Steppes, the enormous expanses of dry and sloping grasslands forming huge pampas, are much better known than the wetter, more rugged “Andean Patagonia” of Chile. The Cordillera de los Andes is still aborning in this area, and its many peaks stick out, forming what has been said to be the best, most beautiful yacht cruising waters in the world ...a mystical land of wild of uninhabited islands, a myriad of anchorages, and thousands of fjords and channels to explore.

Patagonia is perhaps the most mysterious and unknown landscape on earth (mostly as a result of its isolation) boasting the lowest population density on earth. The Patagonia is recognized by the UN as a World Biosphere Reserve with the cleanest air and water on the planet. It is as safe as any part of the earth, with wind and ocean currents diverting hazardous materials elsewhere and with no known plagues or sicknesses, NO POISNOUS SNAKES, MALARIA, OR ANY OF THE OTHER HAZARDS OF TROPICAL JUNGLES.

The property presented in this offering, Blue Water Ranch, is located on Patagonia’s milder northern reaches and has weather similar to that found in the Seattle/Vancouver region of the United States and Canada. Weather is cool in summer and mild in winter, with mean lowest winter temperatures around 30° F. Snow is found almost year-round on all the higher peaks around the property and for 4-6 weeks each year in winter is a winter wonderland, great for snow-mobiling and cross country skiing.

ON CHILE



Chile is located in the southwest corner of South America. It is bordered by Peru on the north, Bolivia on the northeast, Argentina to the east and the Pacific Ocean on the west. Chile covers 782,584 square miles, and is the longest and narrowest country in the world. It's average width is only 111 miles and has an impressive 2,666 mile coastline making it one of the most attractive coastal countries in the world.

Resting on an inland plain, with the Andes glimmering in the distance, Santiago is the capital of Chile and the fifth largest city in South America. The nations total population is estimated at around 15 million people, five million of whom live in Santiago.

Santiago is also the central point of a region filled with beautiful places and inspiring activities. Just 40 miles away are the some of the main winter ski resorts of South America. The Pacific Ocean is only an hour drive to the northwest. Just south of Santiago lie the rich and beautiful vineyards of the Maipo Valley, one of the world's most esteemed wine producing regions.

Chile has grown into one of the strongest democracies and most progressive economies in Latin America and is clearly one of the most attractive new places to invest. The Chilean Foreign Investment Statutue (or FIS) has layed a firm foundation offering security and long term stability to foreign investment. The international business community has recognized the FIS as one of the most modern and flexible foreign investment frameworks in the world.

The FIS is inspired in the basic principles of non-discriminatory and non-discretionary treatment of foreign investors. The stability and neutrality of FIS, in addition to the afromentioned principles, guarantee you as a foreign investor, equal treatment to that granted Chilean national investors. The simplicity and transparency of procedural requirements are the result of clear and public known rules.

The principle of no discrimination finds its roots in the Political Constitution of the Republic of Chile which guarantee all persons, without distinction of nationality, "to be treated by the State and its bodies in economic matters without arbitrary discrimination".



BLUE WATER RANCH - PROPERTY DESCRIPTION

LOCATION

Lake Pirihueico, Region X, Approximately 40° South bordering the Andes.

SIZE

16,558 Hectareas = 40,898 acres (Hectares x 2.47) = Over 63 Square Miles.

PRICE

\$13,500,000 U.S. (Price will fluctuate according to currency value variances.)

CLIMATE

Similar to Vancouver, BC. Winters average 32°F; Summers average 70°F. Seasons are opposite of the U.S.

ACCESS THRU CHILE

Commercial Flights to Santiago, then Santiago to Valdivia (2 hours). Valdivia by Car to Puerto Fuy (2 hours), then cross lake on ferry 2 hours, or in a private boat 30 minutes. It's a picturesque and comfortable trip on good roads. Helicopter rides are 30 minutes from Valdivia. Overnight stays in Santiago or Valdivia are great ways to get to know these facinating places.

ACCESS THRU ARGENTINA

Commercial Flights to Buenos Aires, then another to San Martin de los Andes (2 hours.) A one hour drive from San Martin to the property. Overnight in exciting Buenos Aires is suggested.

WATER

Over 20 miles of rivers, potentially over 100 miles of virgin mountain streams. At least 4 significant waterfalls from 100-800 feet high. Hot Springs. Lake frontage approximately 3 miles long. Lake Pirihueico is approximately 13,000 acres in size (20 square miles), roughly 14 miles in length. The water of the lake is an exquisite transparent blue/green color.

ROADS

Over 20 miles of internal roads. Of these between 10 and 15 miles are well maintained gravel roads. The other 5 - 10 miles of roads are in marginal (4wd) condition.

PROPERTY DESCRIPTION CONTINUED:

ELEVATIONS

2000 feet at lake; 5200 feet (average) at ridges.

UTILITIES

Electricity by hydroelectric generator. Telephone by Satellite (excellent service with high speed internet available).

RESTRICTIONS & EASEMENTS

None Known

INFRASTRUCTURE

Sawmill facility; 3000 sq. ft. administrator's house; 12 workers' houses. Farm & Sawmill equipment to be negotiated.

TOPO & SURVEY

Yes, see pages below

COMMENTS & CONSIDERATIONS

For development consideration, this is the only property in the southern 1000 miles of Chile with easy and direct access to a flourishing Argentinian Resort Community. San Martin's Chapelco Resort boasts a Jack Nicholas Signature Golf Course and one of the finest winter- ski facilities in South America. The success of Chapelco's first class development, and the numerous other highly successful developments near San Martin, demonstrate a timely opportunity that awaits with Blue Water Ranch.

A majority of the coastal frontage stretching along the 20 miles of Lake Pirihueico has been dedicated to wildlife and habitat conservation. A few private properties with homes exist in the northern region of the lake.

While the property has been used for forestry the past 50 years, only 40% of the property has been harvested. Sellers are diligent conservationists, using careful harvesting techniques to maintain the lands integrity. Nearly 50% of the land slopes less than 30°. Approximately 10-15% are open grasslands and valleys. **There are no poisonous snakes or insects in the entire region.**

NOTICE

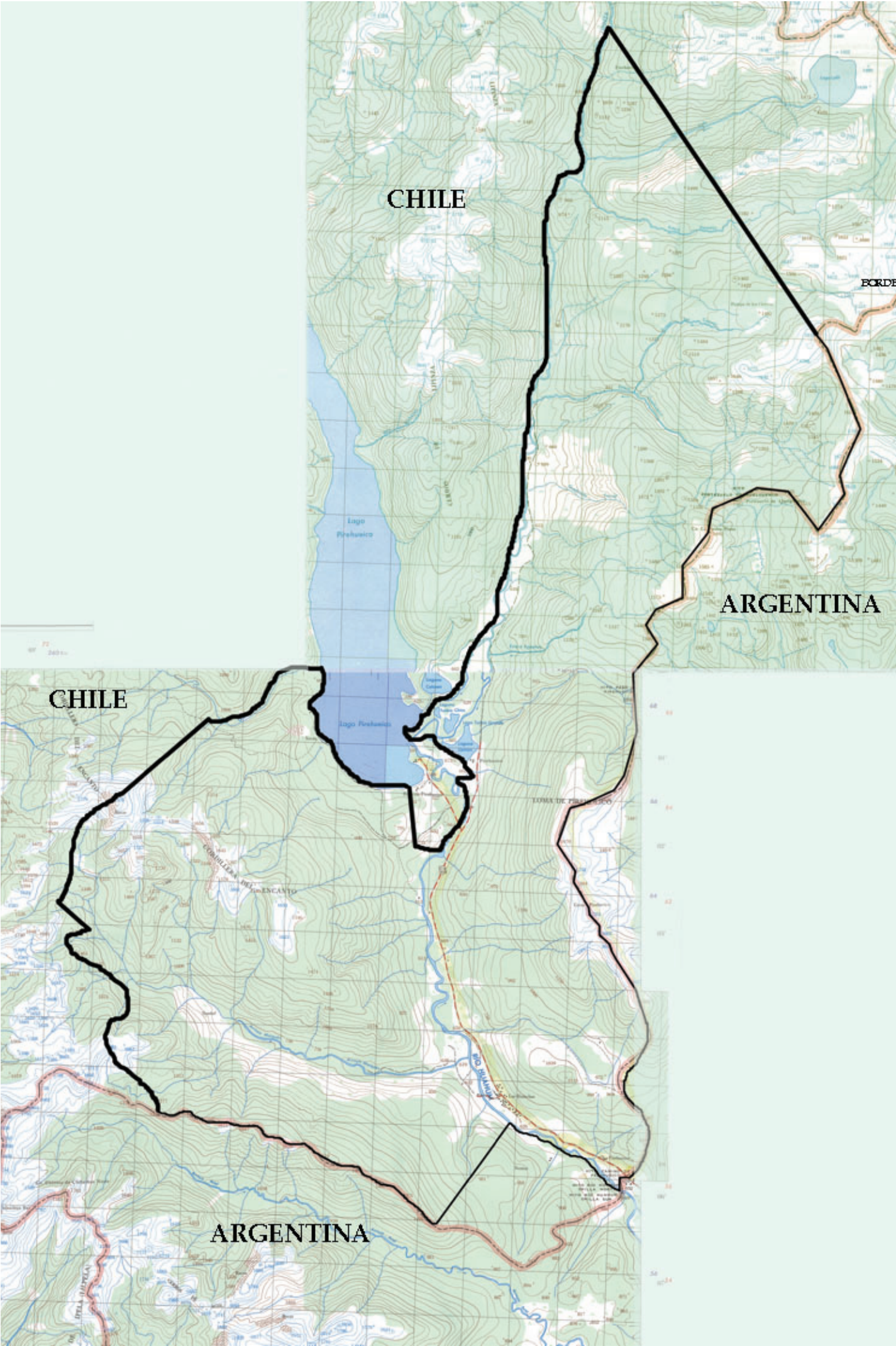
There is currently a legal matter pending on the property regarding a boundary question. This issue is currently in the Chilean court system and a favorable ruling is expected at any moment.

FOR MORE INFORMATION

Visit patagonialandcompany.com, or contact Mark Fields with Patagonia Land Company at the U.S. address and numbers below. A DVD on this property can be viewed on our website.

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BLUE WATER RANCH
TOPOGRAPHICAL MAP W/ BOUNDARY



The map is a cadastral plan of the Pirehueico estate, oriented vertically. It shows a large, irregularly shaped land area with various internal divisions and features. Key labels include 'FONDO NELTUME CARRANCO' at the top, 'FONDO PILMAIQUÉN' on the left, and 'REPUBLICA ARGENTINA' at the bottom and along the right edge. A compass rose is located in the upper left, and a scale bar is at the bottom center. The title block at the bottom right contains the following information:

PLANO PREDIAL	
radio	PIREHUEICO
dueño	AGROFORESTAL FORENSENSE S.A.
Superficie Total	11.000 ha
Escala 1:25.000	
Elaborado por	ING. J. J. J. J.
Revisado por	ING. J. J. J. J.
Fecha	1980



ADDITIONAL INFORMATION ON SAN MARTIN DE LOS ANDES CERRO CHAPELCO

Among the different privileges that San Martín de los Andes offers travelers, such as the mountain range scenery, the friendship of the southern peoples and the delicious gastronomy offer of the region, you can also enjoy one of the most complete and famous ski resorts in the world: Chapelco Ski Resort, only 21 kilometers away from town, and specially designed and fitted to meet all the needs of skiers and snowboarders.

Cerro Chapelco (2,441 m alt.) is one of the highest peaks in the mountain range by the same name; although the highest point is actually Mt Azul (2,497 m). You can get to Cerro Chapelco along a scenic route of incomparable beauty, known as the “Seven Lakes Circuit” (National Route No 234) that skirts the edge of Lake Lácar and, after 16 kilometers of paved road, links on the left with Provincial Route No 19. Five kilometers ahead you get to the foot of Cerro Chapelco, at 1,250 meters above sea level and to the winter sports center of San Martín de los Andes.

While during winter Cerro Chapelco exhibits its exhilarating snowy charms, in summer it offers an incredible landscape of lenga woods and hillsides blanketed in wild flowers, turning it into a dreamy place for adventure: toboggans, archery, tirolesa and a series of other activities and facilities. All this together with a premier Jack Nicklaus golf course makes Chapelco an ideal vacation spot.

Cerro Chapelco is totally family-oriented and the wide range of outdoor activities available make this center a real “Adventure Park”.

There are numerous alternatives to enjoy your mountain holidays. The main innovation is a “passport” providing free and unlimited access to every activity in the park (for adults only) which can be used for one or more consecutive or alternate days. On the other hand, children may get an “explorers’ passport” in order to enjoy activities that are specially prepared for them.

The adventure activities include hang-gliding, mini-camping, rides on dogsleds pulled by huskies, the “hobbits’ wood”, Andean toboggans, an indoor swimming pool built on a privileged spot, and a large solarium with snack bar service.

Another main attraction in the area is the fact that, making a contrast with other resorts, this area has not suffered any deforestation. This helps to create a special atmosphere, as you go down any of the slopes through venerable woodland with trees decorated with epiphyte lichens (the so called “devil’s beard”) giving an almost magical atmosphere to the place.

The hill is a real balcony on the Andes mountain range, and as it looks over the rest of the hills, the “postcard picture” becomes infinite, only interrupted by the impressive view of Lanín Volcano.

This is the best holiday resort for those seeking the magical and friendly climate of an authentic mountain village. Along a road that is characterized by the typical beauty of Andean Patagonia, tourists arrive daily in search of snow, sun and adventure.

Fishing in the Patagonia

San Martin de los Andes



Sport fishing in the lake regions of the Patagonia of Argentina and Chile is a rare and unique experience. Very different from ocean fishing or even fishing on the rivers in the north. When in the Patagonia you are fishing in one of the most breathtaking landscapes of the planet with some of the most exciting sportfishing waters anywhere! In Patagonia the fish most sought after and the one that brings fishermen worldwide to this place is the trout.

Trout were introduced to this region at the beginning of last century. The most famous fishing waters in the zone of influence near San Martín de los Andes are Lake Lolog, Lake Huechulafquen and the Chimehuin River. The Chimehuin is recognized world-wide by for the quality and size of the trout caught in it's waters. Lakes Falkner, Correntoso and Pichi Traful are other great sites for fishing near San Martin. Beyond these lakes and rivers there exist an infinity of places in the Patagonia where the sportsman will discover paradise.



Golf in the Patagonia

Located an hour from Blue Water Ranch, and just a few miles from the tranquil town of San Martin de los Andes, amidst the spectacular scenery of the Andes Mountains in the heart of the Andean Patagonia Jack Nicklaus and Jack Nicklaus II designed their first golf course in Argentina.

In this unparalleled setting, each season brings its gift of different colors and offers the possibility of practicing a variety of outdoors activities. Snow skiing in winter, fly fishing, kayaking and sailing in summer, deer and wild boar hunting in autumn and mountain-biking, trekking or horseback riding through unspoiled wilderness almost throughout the year.

Playing golf at one of Jack Nicklaus and Jack Nicklaus II most inspired creations is the perfect complement to all these exciting opportunities.

The 18 hole, 7163 yard, par 72 Chapelco Golf Course was created making the most of the picture perfect landscape and natural terrain variations. It was opened for play in December 2004.

Chapelco Golf Resort is a great place to golf, and a great place to relax and enjoy life while being treated like Kings and Queens.

BLUE WATER RANCH PHOTOS



Lipinsa River



Alpine Looking Meadows



Lake Pirihueico



Lake Pirihueico - Facing Property Shore



Hua Hum River



Puerto Fuy - Ferry Crossing



Internal Roads



Nearby Lake Ranco