



## Villa Sonia Cattle Farm For Sale In Rio Negro



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 1,703,661.97

### Localização

Address:	Río Negro Bajo
Adicionado:	05/03/2025
Informação adicional:	Villa Sonia Cattle Farm For Sale In Rio Negro Colombia

Esales Property ID: es5554506

### Property Location

Río Negro Bajo, Santander,

Colombia

USD 1,570,000.

### Property Details

Villa Sonia: A Prime Cattle Farm Investment Opportunity in Rio Negro, Santander, Colombia

Nestled in the lush landscapes of Rio Negro, Bajo Santander, Colombia, Villa Sonia presents an exceptional opportunity to acquire a thriving cattle farm. This expansive 111-hectare (274-acre) property,



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strategically located approximately three hours from the bustling city of Bucaramanga, offers a unique blend of natural beauty, well-maintained infrastructure, and significant investment potential. With its multiple access points, meticulously managed pastures, and abundant water resources, Villa Sonia is primed for immediate cattle farming operations, promising a lucrative return on investment.

### Strategic Location and Accessibility:

Villa Sonia boasts a strategic location with three distinct access points, ensuring convenient connectivity to key transportation routes and nearby towns. The primary access point is via the Pan American Highway, also known as Ruta Del Cacao, through the La Gomez exit, passing through Sabana de Torres. This major highway provides excellent connectivity to regional markets and facilitates the transportation of livestock and agricultural products. The secondary entrance is via La Via Del Sol, which traverses Rio Negro, Santander, through the Contaderos exit. This route offers an alternative access option, enhancing the farm's accessibility. The third entrance is located on the opposite side of the San Rafael exit, providing further flexibility and convenience.

### A Ready-to-Operate Cattle Farm:

Villa Sonia is meticulously prepared for immediate cattle farming operations. The entire perimeter of the farm is secured with fully renovated electrical fencing, utilizing durable cement poles and a combination of three electrical lines and two barbed wire lines for enhanced security. This robust fencing ensures the safety and containment of livestock, minimizing the risk of losses. The farm features 25 meticulously maintained fields of Humidicula grass, a highly nutritious forage ideal for cattle grazing. These well-managed pastures provide ample grazing land, ensuring the optimal health and productivity of your herd.

### Abundant Water Resources:

One of the most valuable assets of Villa Sonia is its abundant and reliable water resources. The farm boasts two natural lakes and a natural stream that flows continuously, even during the hottest and driest summers. This ensures a consistent and reliable water supply for your livestock, eliminating the need for costly irrigation systems. The natural water sources also contribute to the farm's overall biodiversity and ecological balance.

### Natural Beauty and Ecological Diversity:

At the heart of Villa Sonia lies an eight-hectare mountain, a natural sanctuary that contributes to the farm's ecological diversity and scenic beauty. This mountain serves as a natural habitat for various wildlife species, enhancing the farm's biodiversity and creating a harmonious ecosystem. The combination of lush pastures, natural lakes, and the mountain landscape creates a truly picturesque and serene environment.

### Essential Infrastructure and Amenities:

Villa Sonia is equipped with essential infrastructure and amenities to support efficient farm operations. A comfortable three-bedroom home provides accommodation for the farm manager or staff. A 'Bacera'



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(cattle handling facility) is available for managing and processing livestock, ensuring efficient and safe operations. A storage unit provides ample space for storing farm equipment, tools, and supplies.

#### Exceptional Investment Opportunity:

Villa Sonia represents a once-in-a-lifetime opportunity to own prime cattle farming property in Colombia. The farm's strategic location, well-maintained infrastructure, abundant water resources, and natural beauty make it a highly attractive investment. The farm's location in Rio Negro, Bajo Santander, is a prime area for cattle farming, offering excellent growing conditions and access to regional markets.

#### Prime Location and Appreciation Potential:

The farm is situated in a prime location, free from flooding risks, ensuring the safety and security of your investment. The region is experiencing ongoing infrastructure development, which is expected to further enhance property values and create new opportunities for agricultural businesses. The launch of cattle farming activities on Villa Sonia will contribute to the region's economic growth and further enhance the farm's appreciation potential.

#### Attractive Pricing and Value Proposition:

Villa Sonia is offered at an attractive price of US\$5,730 per acre, or a total of \$1,570,000. This competitive pricing represents excellent value for a property of this size and quality, particularly considering its prime location and ready-to-operate status. The farm's potential for generating substantial returns on investment makes it a compelling opportunity for discerning investors.

#### Colombia: A Growing Agricultural Powerhouse:

Colombia is rapidly emerging as a major agricultural powerhouse, with a favorable climate, fertile land, and a growing domestic and international market for agricultural products. The Colombian government is actively promoting agricultural development, providing incentives and support to farmers and investors. This supportive environment makes Colombia an attractive destination for agricultural investments.

#### Rio Negro, Bajo Santander: A Region of Agricultural Prosperity:

Rio Negro, Bajo Santander, is a region renowned for its agricultural prosperity, particularly in cattle farming. The region's fertile land, abundant water resources, and favorable climate create ideal conditions for raising livestock. The local community has a long tradition of cattle farming, providing a wealth of knowledge and experience.

#### A Sustainable and Profitable Venture:

Villa Sonia offers the potential for a sustainable and profitable cattle farming venture. The farm's natural resources, well-maintained infrastructure, and strategic location provide a solid foundation for long-term success. By implementing sustainable farming practices and adopting modern technologies, you can maximize the farm's productivity and profitability while minimizing its environmental impact.



## A Legacy Investment:

Investing in Villa Sonia is not just about acquiring a property; it's about creating a legacy. This farm offers the opportunity to build a thriving agricultural business, contribute to the local economy, and create a lasting impact on the community. Villa Sonia is more than just a farm; it's a place where you can realize your dreams and build a prosperous future.

## Seize the Opportunity:

Villa Sonia represents an exceptional opportunity to acquire a prime cattle farm in Colombia. With its strategic location, well-maintained infrastructure, abundant water resources, and natural beauty, this property is primed for immediate operations and offers significant investment potential. Don't miss this chance to own a piece of Colombian paradise and embark on a rewarding agricultural venture.

## ABOUT THE AREA

Río Negro Bajo is a region situated within the municipality of Rionegro, in the department of Santander, Colombia. This area is characterized by its diverse geography, encompassing terrains that range from low-lying, flatlands to mountainous areas, which significantly influences its economic activities and lifestyle.

The region of Río Negro Bajo is distinguished by its agricultural and livestock farming vocation. The climatic conditions and the fertility of its lands allow for the development of various productive activities. Livestock farming, in particular, plays a significant role in the local economy, with extensive areas dedicated to grazing.

Due to its location and geographical characteristics, Río Negro Bajo can experience climatic variations and natural events such as flooding, especially during periods of heavy rainfall. This has led to calls for attention from local communities, who request support to mitigate risks and protect their livelihoods.

In terms of connectivity, Río Negro Bajo benefits from its proximity to the municipal seat of Rionegro, as well as important communication routes that connect the region with other cities and departments of Colombia. However, infrastructure development in some rural areas can present challenges, which influences access to services and opportunities for its inhabitants.

The nearest airport to Río Negro Bajo, Santander, Colombia is:

\* Palonegro International Airport (BGA): This airport serves the city of Bucaramanga, Santander, and is the closest major airport to the Río Negro Bajo region. From Palonegro Airport, travel to Río Negro Bajo would typically involve ground transportation.

## MAiN FEATURES:

- \* 130m<sup>2</sup> of living space
- \* 1110000 m<sup>2</sup> plot room to develop further (111 hectares)



- \* 3 Bedrooms
- \* 1 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Working Farm
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Colombia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* Truck access
- \* Auxiliary Bathroom
- \* Workers' House
- \* Comprehensive kitchen
- \* With Housing
- \* Service room
- \* Cattle farm
- \* Water births
- \* Natural water well
- \* Nearby River / Creek
- \* On secondary road
- \* Green Zones

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## Comum

Quartos de dormir:	3
Banheiro:	2
Pés quadrados acabados:	130 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.687.608

