

# MendiHill Estates Agriculture

## The Property

A total of eight hectares situated fifteen Km from the centre of San Rafael. Seven hectares are arable for cultivation and livestock, while the house and storage shed sit on the other hectare. San Rafael is a thriving agricultural town located in the fertile region of Mendoza adjacent to the foot of the majestic Andes mountain range. The property has beautiful mountain views. The roads are paved and there is a regular bus service to the property twice daily. There are two access bridges to the property. The land has been specifically developed for the producing of sun dried tomatoes of which a proportion is bottled in oil and spices. All rights, equipment, and cliental associated with MendiHill Estates will be sold with this property. Local airport, golf course, shops and schools within ten kilometers.



## Included in the purchase

Copyright – MendiHill Estates.

Recipes, formulas and process procedure.

Access to national market and clients.

## Cultivation

Two hectares are specifically equipped for growing tomatoes for sun drying with anti-hail netting and trellising. Each ha yields approximately 80,000 to 90,000 Kg per season. Part of this is used for planting other crops (i.e. bell peppers and squashes).

Two hectares have been planted with alfalfa for stock feed.

The remaining three arable hectares have been used for livestock.





### Main House

Brick under concrete roof structure with corrugated iron roof gallery. Two bed room one bathroom with shower. Open plan dining, living and kitchen, Work shop and laundry room The house is mostly furnished and air conditioned. An internet and satellite tv service is available.

### Dormitory Accommodation

There is dormitory style accommodation for up to six workers attached to the process shed. There is a separate bathroom with shower for them away from the main house.

### Power Supply

Two supplies:

1. 380 volt 50Hz for up to 18 kW. This is designated for the irrigation system with reduced tariff.
2. 220 volt 50Hz for up to 7 kW. This is designated for the house reticulation.

The service is reliable and well maintained.

### Water Supply

There is a potable water supply connected.

### Irrigation Water

The property has a nine hour turn per week (approx. 1700 m<sup>3</sup> ) which come to the property thru a number of well-maintained irrigation ditches. There is adequate water for this property.

### Drip Irrigation

Water is collected and used from a 50,000 liter storage pond, which is supplied through the irrigation ditches. The pump house, adjacent to the pond, houses a 7.5 hp centrifugal pump, delivering 40,000 l/hr, complete with filter and liquid fertilizer injection device supplying the drip network. The irrigation network is designed to irrigate 2 Ha of tomatoes. There is 14 Km of drip line and 400 meters of 90 mm underground pipe.

A 3/4 hp pump is incorporated for planting and irrigating select sections of cultivation and the green houses.



## **Dried Tomato Production**

### **Drying Tunnel**

There is a 28 m<sup>3</sup> tunnel for supplemental drying of tomatoes, or other fruits and vegetables. It is equipped with a rail system for ease of loading and unloading of a given product.

### **Green Houses**

There are two plastic covered tunnels with automatic ventilation fans. Each green house is 120 sq meters.

Green House supplies include:

- One spare fan unit.
- Sufficient spare tunnel coverings for 4 years service.
- Adequate steel frames for the construction of an additional greenhouse.

Various hand tools and wrenches to do regular maintenance of all the plant and machinery on the finca.

### **Process plant and equipment**

The process shed is 40 sq meters. The process equipment consists of a receiving chute with custom built tomato slicer and vibrating salt feeder. There are 120 drying trays and 150 meters of steel drying racks. A storage/conditioning tunnel complete with tray trolleys on rails is part of the process shed.

### **Machinery**

Consists of the following:

Tractor Fiat 400 40 hp.  
 Plastic mulch laying implement  
 Traditional hay cutter ,tractor drawn.  
 Traditional rake, tractor drawn.  
 14 disc plough.  
 Fixed fork lift attachment.  
 Tip trailer for harvesting.  
 Basic seedling planter.  
 Winders for paying out and recovering  
 drip lines.

All the above in good working order.





### **Poultry Division.**

Established in late 2017 to enhance the sustainability of the finca by providing constant annual cash flow and complementing the production of sun dried tomatoes and alfalfa.

A new brooder was constructed complete with heating lights and canopies to accommodate 350 chicks at one time.

The chicks are transferred into the 64m2 greenhouse and fed on balanced feed to the optimum weight of 3.5 kgs. This weight is attained every six weeks. With the combination of the two houses and the brooder they can be 1050 birds on site at any one time. The houses are rested for two weeks after production.

The chicken houses are fully equipped with running water, lighting, evaporating cooling units and circulating fans.

Once sold the houses are cleaned, disinfected and rested for a two week period prior to the arrival of the next batch of chicks.

At the beginning of October to mid-November, the houses are used for the production of tomato seedlings. The chicken manure is used to fertilize the tomato and alfalfa.



### **Agro tourism**

We have had over 25 visitors and tourists come to the farm per annum as part of a “work trade” program. We have used various volunteer websites to help promote our agro tourism program. We have great reviews from our visitors.

### **Marketing and Social Media Tools**

Fully developed Facebook page.

Introduction to regional assistant organizations promoting produce for both Local and International Markets.

**Price: \$ 800,000.00 USD *RECENTLY* REDUCED**

UPDATED JUNE 2018