

# FUNDO LOS CANELOS



  
PAMPA PARTNERS

CHILE



## PROPERTY DETAILS



<b>Location</b>	Puerto Bertrand, Comuna de Chile Chico, Region de Aysen, Chile
<b>Coordinates</b>	46° 59' S / 72° 53' W
<b>Area</b>	283 hectares
<b>Distances to Puerto Bertrand</b>	Cochrane: 48 km Balmaceda: 248 km Coyhaique: 283 km Puerto Bertrand: 3.8 nautical miles (8 km boat-ride) across the Lago Bertrand up to the property
<b>Access</b>	By air/land/water: From Santiago 2.20-hour commercial flight to Balmaceda; 11km of route 245 and 234 km of Carretera Austral to the south up to Puerto Bertrand; 10-minute boat-ride to the farm.
<b>Limits</b>	2.3 km of Lago Plomo and 940 mts of Lago Bertrand waterfront to the north and east. Privately-owned farms to the west and south.
<b>Weather</b>	Summer's (January-April) average temperature is 13.3°C, with maximum of 30°C during the day and 14°C during the night. Winter's (May-August) average temperature is 3°C with -10°C minimum temperature during the nights.

## PROPERTY DETAILS



<b>Infrastructure</b>	Coy-brick little cottage and small warehouse built, in poor condition.
<b>Conservation Values</b>	Among the largest animals that are present are the Andean Fox, South American Gray Fox, Puma and the South Andean Deer or Huemul, an endangered species which is seen on the banks of the Lago Plomo and Bertrand. Birds include four species of duck, the Black-bodied Woodpecker, Martin Pescador ( <i>Ceryle Torquita</i> ), among many other species. Native forests cover most of the property, with trees such as the Coigue de Magallanes and the giant Lenga. On the Southern most portion of the land and on neighboring properties, which are naturally regenerating zones, they have Ciruelillo, Funique and Canelo species to a lesser degree.
<b>Recreation Features</b>	Salmon fly-fishing is the main outdoor sporting attraction of the area given its waterfront coast overlooking Lago Bertrand. The property is just 10 minutes away by boat from one of the most famous fly-fishing rivers in Chile, the Rio Baker. A salmon fishing tournament takes place every February. The property has broad landscapes that can be accessed from almost any area of the farm. Also, it is strategically oriented towards lakes and forests, not facing the predominant west winds. Trekking, mountain biking and hiking are additional outdoor sports that can be enjoyed.
<b>Production/Business</b>	Eco Sport/Tourism potential.



## PROPERTY LOCATION



# PROPERTY LOCATION



# PROPERTY LOCATION



# ACCESS



Air/Ground/Water

🕒 Total 5.00 hs

Santiago      Balmaceda      Puerto Bertrand      Fundo Los Canelos



✈️  
2.20 hr

🚗  
11km of route 245  
234 km of Carretera Austral

🚤  
10 min

# PROPERTY MAP







# PAMPA PARTNERS

FARMLAND, CONSERVATION AND RECREATION PROPERTIES

**Our services include:**

Land sales and investment advice • Land scouting • Land restoration  
Infrastructure development • Farm and ranch management  
Property administration • Legal counsel

For more information on this property, please visit

[www.pampapartners.com](http://www.pampapartners.com)



# FUNDO LOS CANELOS



[WWW.PAMPAPARTNERS.COM](http://WWW.PAMPAPARTNERS.COM)