

# FUNDO TIC-TOC



  
PAMPA PARTNERS

## CHILE

THE LOVE OF WILDERNESS IS MORE THAN A HUNGER FOR WHAT IS  
ALWAYS BEYOND REACH; IT IS ALSO AN EXPRESSION OF LOYALTY TO  
THE EARTH... THE ONLY HOME WE SHALL EVER KNOW, THE ONLY  
PARADISE WE EVER NEED – IF ONLY WE HAD THE EYES TO SEE.

—EDWARD ABBEY











# PROPERTY DETAILS



Location	Province of Palena, Southwest 10th Region of the Lakes, Chile
Area	231 ha (571 acres)
Access and distances	Air: Santiago de Chile – Puerto Montt, two hours (commercial flight) Puerto Montt – Fundo Tic Toc, one hour and 20 minutes
Climate	Humid, with influences from the ocean as well as the Andean mountain range Average summer temperature: 13.4°C (56.1°F) Average winter temperature: 7.4°C (45.3°F) Annual rainfalls of 3,500 millimeters
Infrastructure	Manager’s house with two bedrooms and a study (150m2) Guest house with three bedrooms Woodshed Cellar Grill shed (quincho) Airstrip Vegetable garden
Conservation values	Important area for the protection of native marine species such as the blue whale, the orca whale, the seal and the quetru duck.
Recreational attributes	Fly-fishing of trout and salmons, kayaking, horseback riding, mountain biking, trekking.



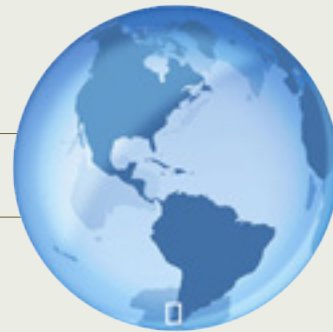
# FUNDO TIC-TOC



PROVINCE OF PALENA

10<sup>TH</sup> REGION OF THE LAKES

PATAGONIA, CHILE



Located in the southernmost tip of the Province of Palena, Fundo Tic-Toc lies in the shadow of the Corcovado and Nevado volcanos within the Corcovado National Park. Its 231 hectares (571 acres) stretch down to the coast of the Pacific Ocean where the property includes 4.8 km (2.9 miles) of private shoreline, making it a key area for marine conservation, a privileged fly-fishing location and the perfect spot for wildlife viewing.

There is a two-hour commercial flight from Santiago de Chile to Puerto Montt, while Fundo Tic-Toc lies a further one hour and 20 minutes away by private charter plane.

As the property is on the coast, the temperature is enerally humid and mild. While temperatures in winter average 7.4° C (45.3° F), in summer these can reach 20° C (68° F). Annual rainfall is some 3,500 mm, mostly during the cooler winter months from May to October.









# INFRASTRUCTURE

The residential area in the center of the property includes the manager's house which is some 150 m2 and has two bedrooms and a study, as well as a separate guest house. In addition to the organic vegetable garden which keeps guests and farm workers supplied with fresh produce, there is a large woodshed, a cellar, a loading dock down by the water's edge and a spacious quincho, a covered barbecue outdoor dining area, all occupying a total surface area of 760 m2. The property also has its own landing strip.

















## CONSERVATION VALUES



The southern Chilean coast and the rivers which flow into the Pacific Ocean are critically important for the protection of many unique native species such as the huillín or river otter, the chungungo marine otter, and other marine animals under threat, such as seal and killer whale, the Quetru duck, the Chilean dolphin, and the rarely-sighted blue whale.

In the forests where the cougar wildcat prowls, there are also many local species of deer, squirrels and other woodland creatures. Given the unusual remoteness of the property and the total lack of commercial fishing in the region, Fundo Tic-Toc offers numerous opportunities for the conservation and enjoyment of rare sea-going and river species. Up in the mountains, the rocky crags and outcrops are home to condors, eagles, and other birds of prey.





## RECREATIONAL ATTRIBUTES



Fishermen of all specialties will find their niche, whether in the bays and fjords that make up the distinctively uneven coastline, or fly-fishing for trout and salmon in the lakes and rivers further inland. There are also opportunities for sea kayaking, horseback riding and mountain biking.

The property sits on the edge of the Corcovado National Park with spectacular views of the Nevado and Corcovado volcanos in the distance, and a multitude of walks and paths for hikers, bird watchers and wildlife observers to stroll out and enjoy nature at its most unspoiled.











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