

# AMAKELA

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

Amakela is a 2.100 has luxury and unique hunting estate located in the Guasayan mountain range, Santiago del Estero, Argentina. Amakela is considered one of the "Magic safari lodges of the world" (see "Magic Safari lodges publishing").



**What makes Amakela a very special hunting estate ?**

- 1) Amakela is currently the sole big game hunting lodge in Santiago del Estero. The other existing so called big game estates do not have existing population of animals, which breed and grow by their own. Amakela has the rare ability to combine top quality big and small game hunting the same day in the same place. Both big and small game are amongst the best in Argentina.



- 2) Amakela is located at 60 km from Santiago del Estero airport (40 minutes by car), and is the nearest luxury estate from Cordoba that can combine big and small game (5 hours by car). Cordoba is by far the first hunting destination in Argentina for small game but lacks of big game estates. Currently, a motorway is being built, so that the trip from Amakela to Santiago del Estero airport will be soon done by motorway.



- 3) Amakela's lodge (1.200 m2) has been designed and built in 2008 by one of the best Spanish (european) architect for lodges and cottages (Mr Jose María Sainz) who is recognized for his ability to use local architectonic features and materials, as well as playing with the environment in order to create a unique atmosphere, adapting a luxury lodge to the surrounding nature.



- 4) Being crossed by Guasayan mountain range, Amakela enjoys from a higher rain level that makes its vegetation rich and special. This mountain range is the first obstacle the clouds find when coming from the East. Its rain level is 700mm/year versus an average of 500mm in Santiago del Estero).





- 5) Amakela height varies from 500 to 750 meters over sea level whilst the average altitude in Santiago del Estero is 220 meters over sea level. This originates a microclimate which benefits from a difference of 5 – 7 degrees Celsius versus the rest of the region. Since Santiago del Estero climate is warm, Amakela's special location makes its climate delicious (semi tropical). During 7 months a year, hunters can enjoy the pool after an intense shooting. This cannot be done in La Pampa, Patagonia or even Cordoba which have a much colder climate.



- 6) **Quality hunting.** Amakela is one of the rare estates that can compete with New Zealand in terms of red deer quality. We have introduced the best New Zealand genetic some years ago and this is bringing fruits. We have several deer that would rank in the top ten Argentinian book. We have also introduced the best genetic for fallow deer and European muflon. As a singularity, we have hybrid muflons which are an involuntary hybridation between 4 horns ram and European muflon (new specie!).



- 7) Usually, hunting estates in Argentina are located in places where the quality of the ground does not allow for agriculture or cattle raising. Amakela has over 1.000 hectares potentially excellent for agricultural purposes due to the quality of its ground. This implies that the amount of food 1 hectare is able to produce is much higher than in other hunting estates and also better quality (very important to reach the excellence in the horns of the trophies). Amakela's capacity charge for animals is around 1.200 cows (0,6 cows/hectare), which means 3,600 adult red deer (equivalence 1 cow = 3 adult red deer). This capacity charge is very unusual for a hunting estate and allows for a higher than average density of animals whilst maintaining them in ideal conditions to breed and grow.



**Population of animals :**

1) Red deer : 200-250 red deer



2) Axis deer : 150-200 animals



3) Blackbuck : 40-60 animals



4) Water Buffalo : 60 – 80 animals



5) Wild boar 150-200 animals:



6) Pecari : 30-40 animals

7) Brocket deer : 50-70 animals



8) Cougar



9) Four horn sheep



Since the majority of the animals listed above are  $\frac{1}{4}$  to  $\frac{1}{5}$  weight of a red deer, and Amakela's capacity is 3.600 adult red deer equivalent, we can state that Amakela is currently at 20% of its capacity in terms of animal charge.

Due to this fact, Amakela has recently rented part of his land for cattle raising purpose. The potential revenues of this activity are 40.000 USD/year. It has been necessary to do it in order to lower the grass, since its height is above 2 meters and do not allow the hunting activity (impossible to see and hunt the animals in the high grass).

**Valuation :**

- 1) Ground valuation : 2.198.000 USD (1.800 has fenced + 300 has out of the fence = 2.100 has)
  - 250 hectares in the Eastern part of the mountain planted with gatton panic and buffel grass pasture @ 1.600 USD/ hectares = 400.000 USD (highly productive)



- 700 hectares in the Western part of the mountain planted with gatton panic and buffel grass pasture @ 1.600 USD/hectares = 1.120.000 USD (highly productive)





- 980 hectares of mountains with exuberant vegetation and good grass production @ 600 USD/hectares = 588.000 USD.



- 300 hectares located out of the fence at 300 USD = 90.000 USD (this is more an option to buy since the legal right of possession is not 100% clear).

## 2) Fixed asset valuation : 875.000 USD

- Main lodge: consist of 1.200m<sup>2</sup> luxurious main building with 7 rooms all with inside bathroom, air conditioning in all rooms, courtyard, 5.000 m<sup>2</sup> garden, garden shed, automatic watering, summer dining room, barbecue, legal gunsmith, 2 roms and 1 bathroom for domestic workers with capacity to 4/5 people, 900 m<sup>2</sup> of outside quebracho wooden flor, 5.000 m<sup>2</sup> garden, swimming pool, solarium, ...

**The lodge decoration is not included in the valuation.**

For more pictures, please check our website [www.amakela.com](http://www.amakela.com)

- **Manager house: 150 m2 at 20m distance from the main lodge.**



- **2 Game keepers houses (200 m2), with capacity for 2 families.**



- **Private electricity grid, connected with the general grid.**



- 5 water wells in operation connected to the power grid. 1 water well operating with solar panels.



- 40 km of internal roads



- 10 km of water pipe and 250.000 liter reservoir.



- 30 km of 2 meters fence with posts of 3 meters made of quebracho wood



3) Other assets valuation : 125.000 USD

- Tractor Zanella 500, dragnet, hydraulic spade, normal wheels + steel wheels, trailer.



- Fuel power unit of 40 cv



- 2 Toyota Hilux 2.5D (pickups)



- 8 horses with their mounts, bridles, etc...



- **18 Guns : 12 semiautomatic shotguns (9 Berettas, 1 Benelli, 2 Franchis)**  
**5 Rifles (2 Tikka 300 WinMag with Zeiss Optic, 1 Seven 30-06 with Zeiss optic, 1 Seven 300 WMag with Zeiss optic and 1 22 Magnum with Busnell optic), 1 revolver 9mm.**



- **1.500 liter portable fuel tank**



- **Gardening tools and other tools**

**4) Valuation of existing population of animals as per detail above : 300.000 USD (25% discount over purchase price)**

- **Reed deer :Population of 200-250 animals formed by the best New Zealand blood.**
- **Axis deer : 120-150 animals**
- **Blackbuck : 130-150 animals**
- **Water buffalo : 60-80 animals**
- **Brocket deer**
- **Cougar**
- **Wild boar 100-150 animals**