

# SAN SIMON FARM

PESCADERO | MLS: 22-4137 | \$168,000 USD | 12,000 M2



## Listing Overview

This parcel of 12,000 SM (1.2 Has or 3 Acres) is nestled in Ejido El Pescadero, which is a small town of La Paz Municipality in the Mexican state of Baja California Sur.

San Simon Farm is located on kilometer 64 of Federal Highway 19 from Los Cabos To La Paz at 1.48 miles distance from the Pacific Ocean.

El Pescadero town is between Todos Santos (a 13-minute drive towards the north) and Cabo San Lucas (a 40-minute drive towards the south).

These eight lots of 1,500 SM each, can be used for residential development or a single residence, along with a farm/ranch. The eight lots will be sold as a package, not for individual sale.

San Simon Farm has the potential to develop residential homes in a peaceful and natural rustic area of El Pescadero that overlooks the Sierra de La Laguna.

Electricity is nearby as these rustic lots are close to a CFE (Federal Electricity Commission) convertor. Trucked water is available.

## Details

**ROAD TYPE:** Dirt Not Maintained

**TITLE:** Escritura

**ELECTRICITY:** Distance to CFE: 500 m

**WATER:** Trucked

**SEWAGE:** Septic

**HOW TO SHOW:** Agent To Accompany; By Appointment Only

**TOPOGRAPHY:** Flat

**POTENTIAL USE:** Development Parcel; Residential Lot



### ADALI PARKS

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