



INTERNATIONAL
SPORTING
PROPERTIES

7,541± Hectares | 18,634± Acres | Castilla-La Mancha, Spain | Price Upon Qualified Request







CASTILLA-LA MANCHA, SPAIN

AGROFORESTRY & HUNTING FARM WITH AN ABUNDANCE OF BIG GAME,
INCLUDING LARGE TROPHY DEER AND WILD BOAR





OVERVIEW

The “El Casarejo” farm is located in the municipality of Piedrabuena, in the so-called Sierra Norte de Ciudad Real, in the Autonomous Community of Castilla-La Mancha.

It is a large estate of 7,541 ha of surface area, whose current main use is big game hunting. There are 1,132 ha reforested with holm oak, cork oak and gall oak (320,000 trees) which, together with the 1,200 ha occupied by the pine forest, also give the estate a marked forestry character. It also has more than 900 hectares of agricultural land, which is currently used for the production of food for hunting.

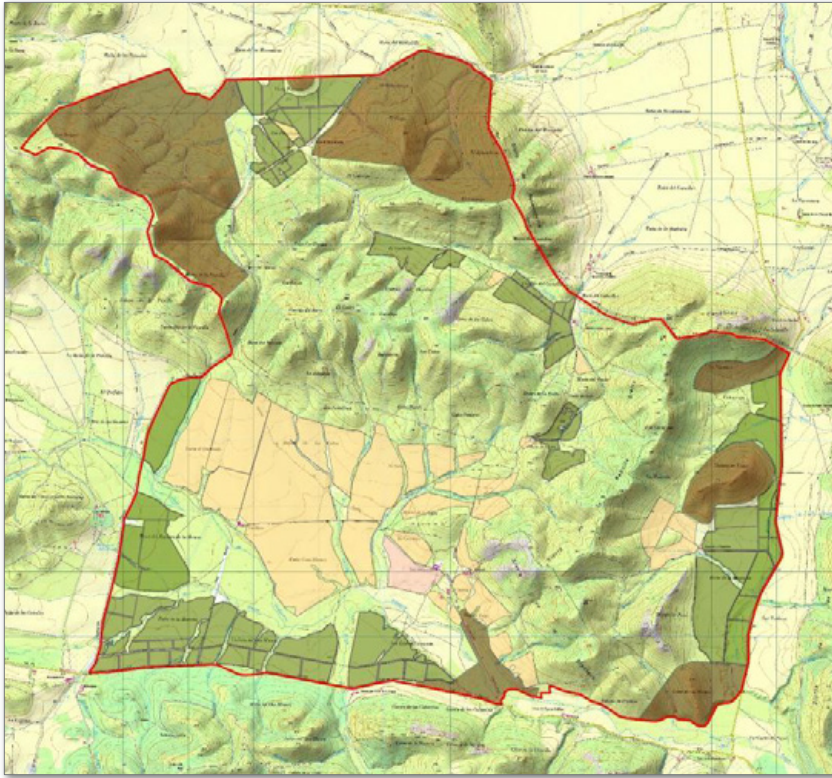
It has a gent’s house with more than 1,000 m² of surface area, in perfect state of use, with electricity supply. In addition, there is a large farmhouse that is currently used as a warehouse (2,800 m²), five guard houses and auxiliary buildings.



LOCATION

“El Casarejo” is located 15 km from the town of Piedrabuena, 35 km by road from Ciudad Real (which has an AVE high speed train station) and 195 km from Madrid. The entrance to the farm is at the roadside, and estimated access times are as follows:

Two hours from Madrid (highway)
1.5 hours from Madrid (AVE + highway)
.5 hours from Ciudad Real



Distribution of surfaces in the plan:

- Arable land (arable land)
 - Olive grove
 - Reforestation (cork oak, holm oak, gall oak)
 - Pine groves (Pinus Negral or Rodeno and Piñonero)
- Remaining area occupied by scrubland, medium/low brush and high brush.

SURFACE DISTRIBUTION - 7,541 HECTARES

AGRICULTURAL LAND - 1,024 HECTARES:

Arable Land - 990 ha

Olive Grove - 34 ha

FOREST AREA 6,517 HECTARES:

Medium / Low Mountain - 3,637 ha

Monte Alto - 548 ha

Pinar - 1,200 ha

Reforestation - 1,132 ha











THE BUILDINGS

The main buildings are located in the same area, close to the main entrance of the farm. The main house, of 1,100 m², has a living area, a housekeeper's house, an apartment for auxiliary personnel, a riding hall, a garage, a riding kitchen and a chapel. It has its own electricity supply and water from a well.

The farmhouse was the center of activity of the farm in the first half of the 20th century. It had houses, a warehouse, a school, a commissary, offices, etc. It is currently used as a storehouse for feed and fodder, workshop, storage of materials and garage for tractors and machinery. It has a constructed area of 2,800 m².

Attached to the farmhouse there is a building that houses a cold storage room and a cutting room for big game.

The last of the buildings that make up the main core of the farm include:

- Housing of the caretaker
- Kennel, conditioned for rehala
- Freestanding warehouse
- Attached warehouse - garage
- Porch for fodder storage





There are four other caretaker's houses distributed throughout the farm, controlling the access points to it. All of them consist of housing and annexes (warehouses, warehouses, kennels, etc).













TERRAIN

The patches of Mediterranean scrubland are the refuge of the varied fauna that populates the estate. Deer, wild boar and roe deer live here along with other species of mammals and birds, including such emblematic species as the Iberian Imperial Eagle, the Golden Eagle and the Black Vulture.

The alternation of shady and sunny areas allows a diverse vegetation, dominated by holm oaks, cork oaks, gall oaks and strawberry trees.









AGRICULTURAL AREAS

There is a total of 990 hectares of farmland which, together with the 34 hectares of olive groves, make up the more than 1,000 hectares of agricultural land on the estate.

Generally sown with cereals and protected with electric shepherds until the right moment, they are the main natural food production area for game cattle.

The farm receives an annual subsidy of €80,000 from the P.A.C. for arable crops.





THE PINE FORESTS

El Casarejo has 1,200 hectares of pine forests, coming from consortiums with the State Forestry Administration in 1976. They are distributed in six different areas of the estate and are composed of Negral and Rodeno pines. These consortiums have been rescinded, so that the current ownership of both the land and the flight is of the farm. It has a Forestry Management Project approved by the Junta de Castilla-La Mancha.







BIG GAME

El Casarejo has an estimated deer population of more than 2,000 specimens. The professional and continuous management of the farm for 45 years, has achieved that nowadays the quality of the trophies of this species is exceptional. The best trophies are hunted during the rutting season. Since 1977, 344 deer have been taken in this hunting modality. According to the C.I.C. score, 139 of them were Gold, 100 Silver and 105 Bronze. The results have been improving year after year. In the period 2006-2019 (last 13 years of rut hunting) the following deer have been taken: 74 C.I.C. Gold Medals; 27 C.I.C. Silver Medals; 10 C.I.C. Bronze Medals.

The other hunting modality that is carried out in El Casarejo is the Spanish montería. Of the 16 hunting spots in the preserve, only three of them are hunted annually, which allows a rotation that guarantees a very good quality of deer and wild boar trophies. In the last fifteen years, a total of 5,815 deer, 2,191 wild boars and 22 roe deer have been killed in El Casarejo. The farm is constituted as a big game preserve, with secondary exploitation of small game, with a Technical Hunting Plan approved in 2022 and in force until 2027.





The Bullaquejo River, which crosses the farm, and a wide network of marshes, ponds and springs, ensures the availability of water throughout the year.

El Casarejo has the necessary hunting infrastructure for hunting, as in stalking, as well as stalking and waiting (cutters, turrets, slopes swallow-bullets). It is perimetrically fenced with high resistance mesh. It has a wide network of roads in perfect condition, allowing access to all areas of the farm. The maintenance of these roads is done with the farm's own machinery.





The property information contained herein has been gathered from sources deemed to be reliable but is provided solely as general information and does not constitute real estate, legal or any other professional advice, or an offer to buy or sell real estate. Properties may only be purchased or sold pursuant to the rules of applicable jurisdictions. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making any determination. You are hereby advised that it is your responsibility to verify any and all information regarding any properties prior to making any purchases or using the information in any other way.

UNDER NO CIRCUMSTANCES WILL INTERNATIONAL SPORTING PROPERTIES, LLC, OR ITS AFFILIATES, AGENTS, OFFICERS, MANAGERS OR EMPLOYEES BE LIABLE TO YOU OR ANYONE ELSE FOR ANY DAMAGES ARISING OUT OF YOUR USE OF THE PROPERTY INFORMATION CONTAINED HEREIN INCLUDING, WITHOUT LIMITATION, CONSEQUENTIAL, SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR OTHER DAMAGES OF ANY KIND.



INTERNATIONAL
SPORTING
PROPERTIES

INTERNATIONALSPORTINGPROPERTIES.COM