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## Pacific Forest Reserve – Putrautrau

Los Muermos, Los Lagos Region, Chile

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### 1. Asset Overview

Pacific Forest Reserve is a 41.19-hectare land asset located in Northern Chilean Patagonia, within the municipality of Los Muermos, Los Lagos Region.

The property includes direct frontage to the Surgidero River, a navigable watercourse connected to the Maullín River system, and is strategically located:

- 45 minutes from Puerto Montt
- 50 minutes from El Tepual International Airport (PMC)

The transaction contemplates the sale of the property as a single investment unit.

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### 2. Strategic Rationale

The asset combines structural scarcity, navigable water access, and regional connectivity within a stable legal jurisdiction.

Key attributes include:

- Direct navigable river frontage
- Low-density territorial environment
- Consolidated access infrastructure
- Proximity to regional urban services
- Location within a regulated and stable OECD jurisdiction

Scarce land assets with water access and clear legal status tend to preserve structural value over long-term investment horizons.

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#### Dirección

Rancagua 256, Oficina 10  
Puerto Montt, X Región Los Lagos



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### 3. Technical Characteristics

- Total area: 41.19 hectares
  - Existing subdivision: 10 hectares (19 plots)
  - Direct frontage to the Surgidero River
  - Electricity and potable water available
  - Consolidated access roads
  - Mixed topography with natural plains and native forest
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### 4. Legal Framework

- Registered title under Chilean property law
- Full private ownership
- Legal documentation available upon request
- Independent legal due diligence permitted
- Direct asset sale (no corporate layers required)

Chile maintains a robust land registry system and strong private property protections.

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### 5. Investment Profile

The asset is suitable for:

- Capital preservation strategies
- Family offices
- Long-term real asset allocation
- ESG-aligned land strategies
- Land banking structures

The property is not structured as a speculative development project but as a territorial asset for long-term positioning.

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### 6. Potential Use Scenarios

- Private conservation
- Long-term land holding
- Low-density regulated eco-development
- ESG-oriented land allocation



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## 7. Investment Terms

The property is offered as a single asset transaction.

Reference value: 37.777,95 UF

Foreign currency reference available upon request.

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## 8. Acquisition Process

1. Access to technical and legal documentation
2. Independent review
3. Site visit
4. Purchase agreement
5. Title transfer and registration



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