



NACIMIENTO · BÍO-BÍO · CHILE

Lot for Sale: 4 Hectares of Farmland, Own property tax ID (rol), Potential for Electricity and Water Connections,...

UF 2,913 \$120,000,000 · UF 0.07 / m²

AREA
40,300 m²

WATER
Yes

ELECTRICITY
Yes

TAX ROLL
Own



DESCRIPTION

4 Hectares of Farmland for Sale, Own property tax ID (rol), Electricity and Water Connections Available, Near the Biobío River - Santa Juana/Nacimiento (Culenco)

Detailed and SEO-Friendly Description:

A unique opportunity! 4-hectare agricultural land for sale, strategically located on the timber route between Nacimiento and Santa Juana in the CULENCO area. This property has its own property tax ID (rol), with power availability for electricity and water, making it ideal for agricultural, tourism, or residential projects. Its gently rolling topography facilitates a variety of activities and construction projects.

*** Key Features:

- * Own property tax ID (rol): documentation up to date.
- * Power availability: access to electrical power.
- * Natural spring water: natural water source.
- * Gently rolling terrain: versatility for projects.
- * Prime location: just steps from the timber route and near the Biobío River.

** Strategic Location:

- * Just 27 km (24 minutes) from Santa Juana.
- * 80 km (1 hour 11 minutes) from Concepción.
- * 60 km (59 minutes) from Los Ángeles.
- * 25 km (20 minutes) from Nacimiento.
- * 571 km (5 hours 58 minutes) from Santiago.

*** Development Potential:

Real estate projects: country plots (parcelas de agrado), vacation homes.

Tourism infrastructure: cabins, ecotourism.

Agricultural activities: crops, livestock.

Commercial development: warehouses, distribution centers.

*** Natural Environment and Connectivity:

Enjoy the tranquility and beauty of the natural surroundings, with easy access to key cities in the Biobío region.

Excellent connectivity via Route 5, facilitating transportation and logistics.

Proximity to essential services: hospitals, schools, shopping centers, and universities.

CONTACT

**Interested?
Contact us!**

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Before buying: title study, 10 to 30 years of legal history at the Conservador (land registry), with Osiadacz Abogados.

REF PP-01981 · Generated 22/10/2026.
Price in UF; conversion at the day's exchange rate.

LOCATION



Coordinates: -37.3539627575443, -72.840153838816 · [Google Maps](#)

LEGAL DOCUMENTATION

Own Tax ID

Docs OK

SERVICES

Water

Electricity

GALLERY

