

About Rancho Ermitas topography and San Sebastian area:

Located 9 kilometers from San Sebastian del Oeste in the Sierra Madre Occidentals, Rancho Ermitas ranges in elevation from 1,432 meters (4,700 ft.) to more than 1,779 meters (5,870 ft.) above mean sea level. The highest point on the ranch is 348 meters (1,150 ft.) above the lowest point. Because of this mountainous terrain, the ranch is actually much larger than 537 acres which is its size measured only as a flat plane. Taking into account its topography, Rancho Ermitas includes approximately 769 acres (279 hectares). Approximately 1 hectare (2.5 acres) of Rancho Ermitas is an orchard of limes, oranges, and peaches. This area also includes a small adobe house and outdoor horno. The San Sebastian area is ecologically unique and diverse, supporting a wide variety of flora and wildlife and is of special interest to birding advocates.

San Sebastian to: Puerto Vallarta 64 km (40 miles)
 Mascota 54 km (34 miles)
 Talpa de Allende 78 km (49 miles)
 Guadalajara 265 km (165 miles)

Additional information about what is included in the sale:

Fenced – the exterior of the ranch is fenced with interior fences.

Deeded – The ranch has an Escritura (deed) and has never been part of an Ejido.

Climate – Ctrl & Click this link "[Community Interest | Additional Facts About San Sebastian del Oeste](#)", and then click OK.

Ranch hands house made of concrete bricks with stucco inside and out, custom windows and doors, and metal roof.

Barn constructed of metal – 8mts. (26 ft.) by 15 meters (50ft.) with second level for storage and a 100% steel secure storage area. Barn height is about 7 mts. (23 ft.). Barn has 110 and 220 voltage electric plugs with lights, and a plug for generator to supply electricity to barn and houses. Barn has concrete floor with 4 stalls with sand floors and underground drainage.

Corral of metal consisting of 5 pens and a loading chute which has a variable height ramp with two metal trapping doors. One of the pens is covered with metal roof. Ground of corral is contoured for proper drainage of rain water and includes subterranean ditches filled with rocks to promote even better drainage.

Ranch is completely water independent with several springs located at various places on the ranch. In addition, the ranch has contracted the right for water easements allowing it to have 2 - 2" pipelines to bring water from another ranch higher in elevation than Rancho Ermitas. One side of the ranch, which is 1530 meters long, is bordered by a full time creek.

Road - A public dirt road goes through the middle of the ranch. The road is a dead end road terminating in a small village of 15 or so households named Santa Ana approximately 7 kilometers away.

Electricity - a public electric line traverses the length of the ranch making electricity easily available at all points in the ranch.

Orchard of about 1 hectare with old adobe building partially restored to protect it from further deterioration. The orchard has oranges, limes, peaches and other Mexican fruit.

Livestock Brand - Registered with Secretaria de Desarrollo Rural/Ganadero

Trademarks in Mexico - Name, logo and livestock brand - trademark for "Rancho Ermitas," trademark for livestock brand, and trademark pending for combination of logo, name and livestock brand.

NOTE: All sizes, measurements and distances are approximations.

What is not included in the sale: Art and wall hangings and owner's personal items and artifacts in the ranch house. Livestock, trailer, 1989 Toyota pickup, 1990 Ford 350 truck, welder and welding cables (primary welder), DeWalt saws, saddles and other livestock related equipment and other tools and equipment personal to the owner. Livestock consist of 4 riding mules, 8 registered quarter horses, one register Mammoth jack, and young mules breed at the ranch.