

FOR SALE · CUZAMÁ — HOMÚN · YUCATÁN, MEXICO

Hacienda *Yaxkukul*

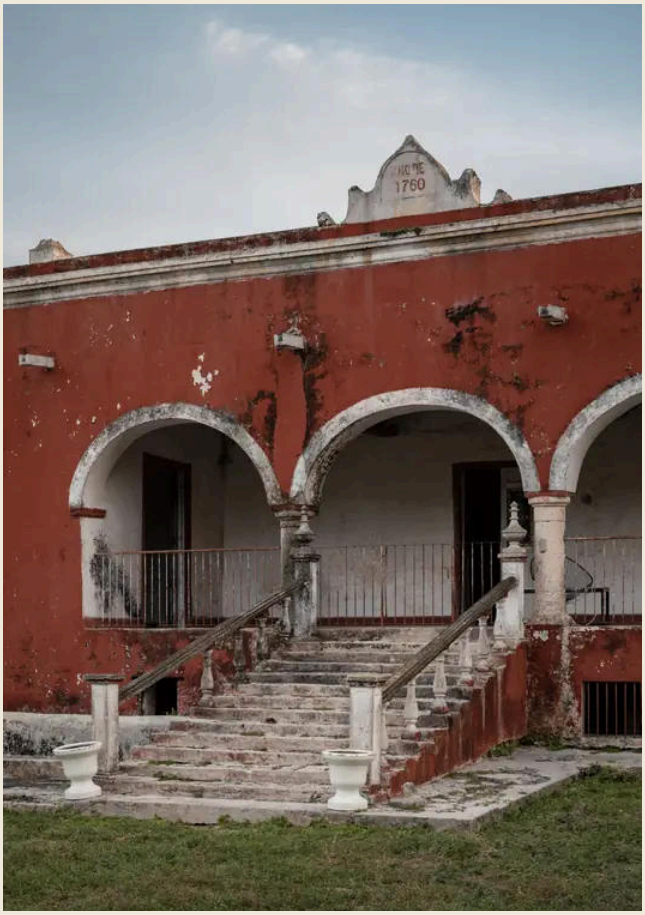
145 hectares of forest with a private cenote and a main house dated 1760, in the heart of Yucatán's Ring of Cenotes.

145 ha	1760	1 + 26	50 min
PRIVATE TITLE	MAIN HOUSE	CENOTE + SINKHOLES	TO MÉRIDA AIRPORT



Since *1760*

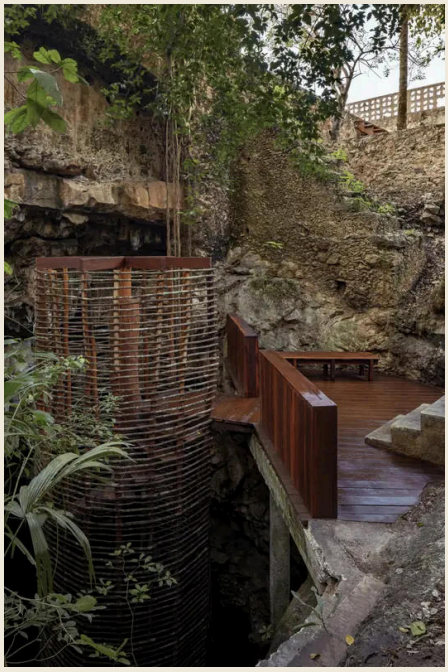
Above the main house, an inscription reads “Año de 1760.” At that time, estates in the region were cattle ranches. During the henequen boom, the “green gold” that made Yucatán one of the world’s great fiber producers, Yaxkukul was a henequen hacienda. Agrarian records from 1920 and 1937 list it alongside its neighbors Chunkanán and Kampepén.

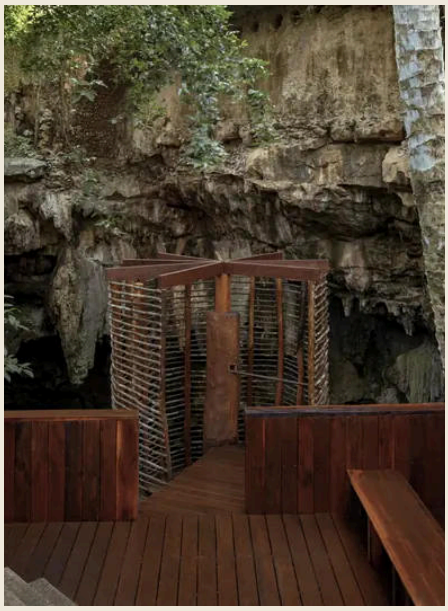


9
Historic structures

~900 m²
Built footprint





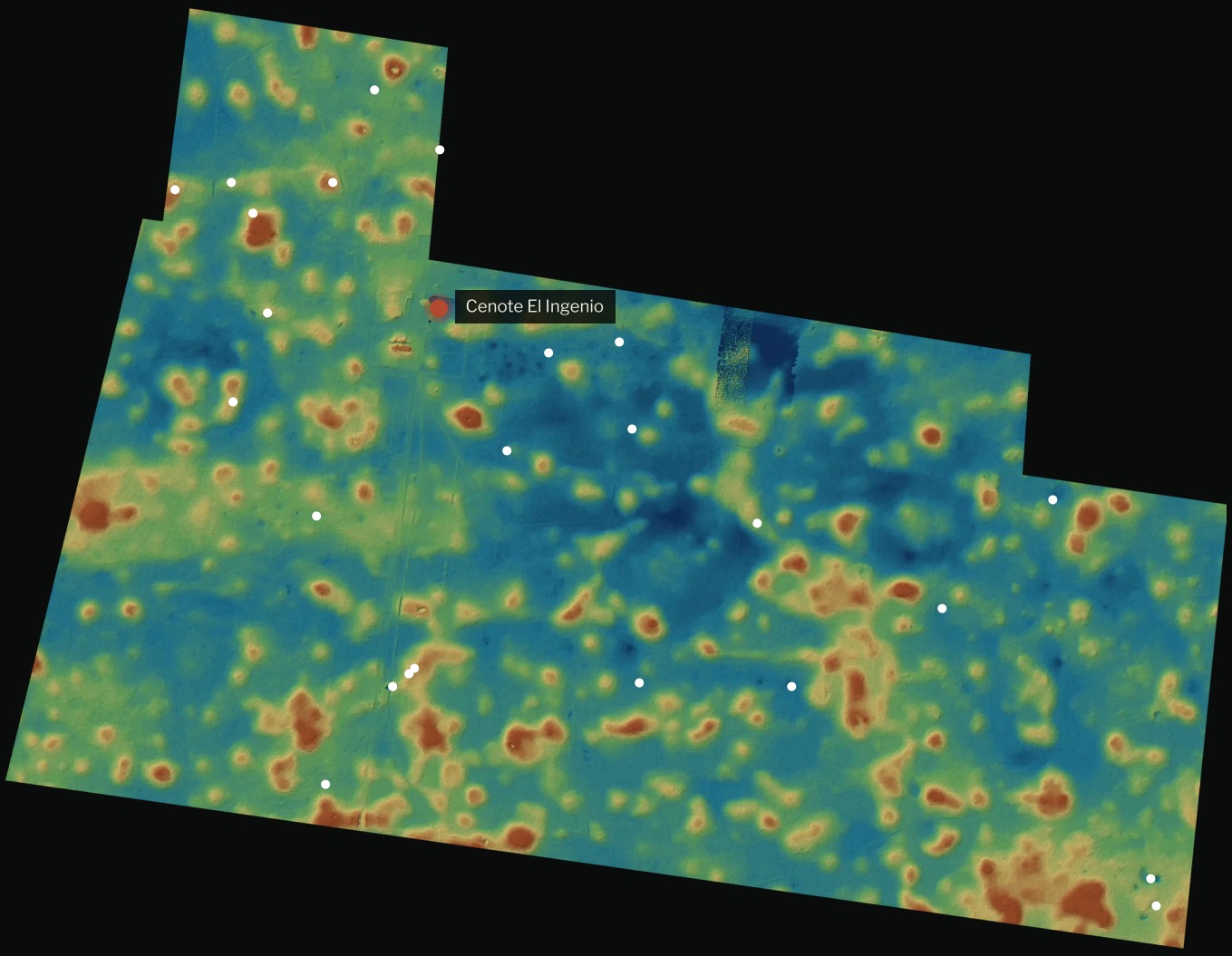


A private cenote, *already built out*

Turquoise water beneath a vault of stalactites. The cenote already has tropical-hardwood platforms, a spiral stair wrapped in woven vine and a viewing deck with benches. It sits a short walk from the hacienda's main buildings.

26 sinkholes. *And we have barely started exploring.*

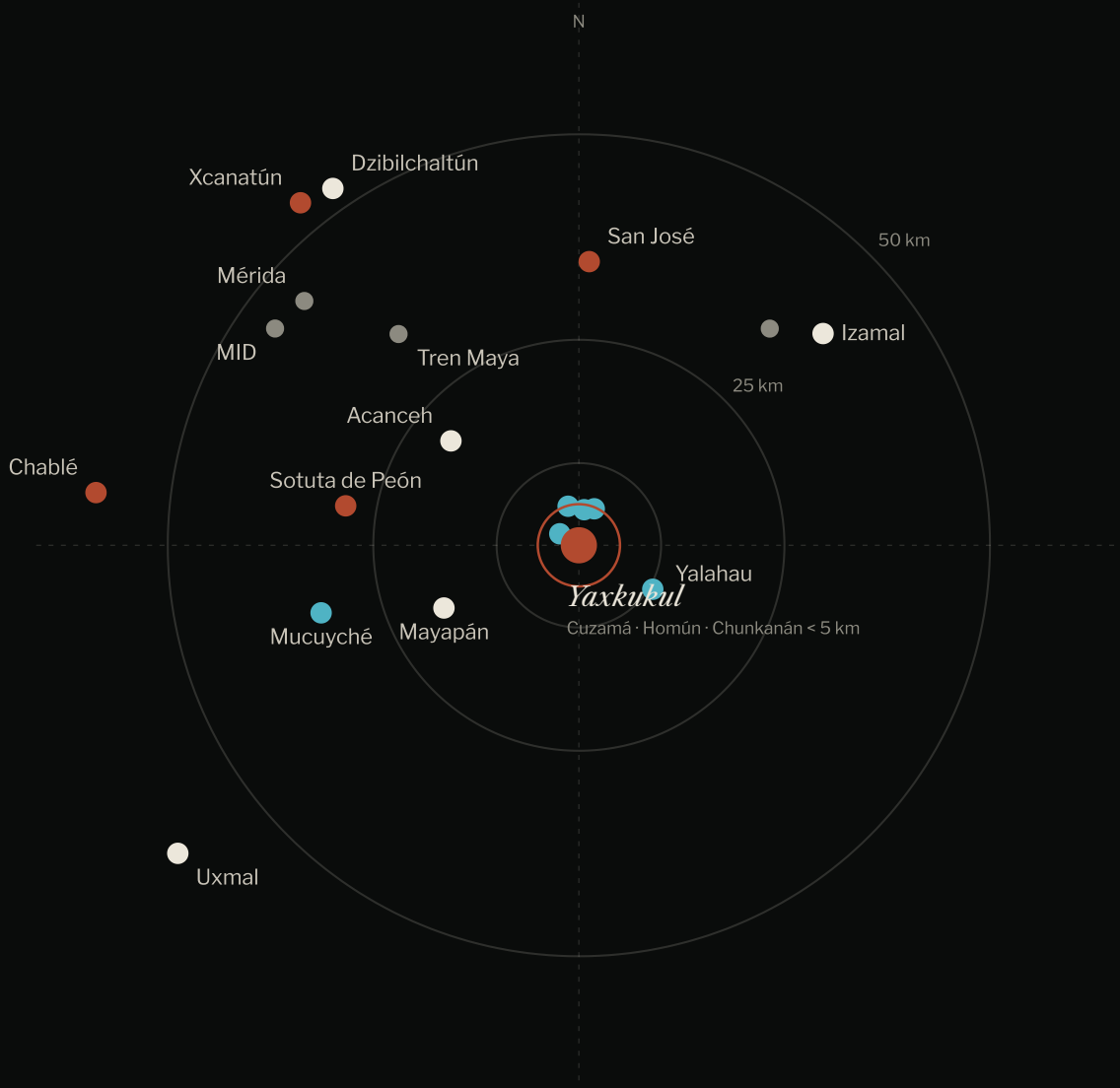
The LiDAR flight measures the ground beneath the forest canopy. It found 26 karst depressions; the deepest matches Cenote El Ingenio. Five others are deeper than 3.5 m and may be caves or cenotes yet to be explored.



145 ha	26	53,514	0.5 m
Surveyed area	Sinkholes	Trees inventoried	Model resolution

Sinkholes were detected by remote sensing and should be verified on the ground.

In the heart of the *Ring of Cenotes*



● CENOTES	
Chunkanán	2.7 km
Homún	4.8 km
Cuzamá	5.0 km
Laguna Yalahau	10.5 km

● LUXURY HACIENDAS	
Sotuta de Peón	28.7 km
Hacienda San José	34.7 km
Xcanatún	53.8 km
Chablé · 2 MICHELIN Keys	59.0 km

● ARCHAEOLOGY AND TRANSPORT	
Mayapán	18.1 km
Izamal	39.4 km
Tren Maya Teya	33.9 km
MID airport	45.4 km

Straight-line distances.

Property

AREA	145 ha · low deciduous forest
TITLE	Private property
BUILDINGS	Main house and 8 structures · ~900 m^2
WATER	Private well and cenote
POWER	Off-grid · well suited to solar
ACCESS	Paved road via Acanceh–Cuzamá

Driving times

MÉRIDA CENTER	~50 min
MID AIRPORT	~55 min
TREN MAYA TEYA	~40 min
CUZAMÁ · HOMÚN	~15 min
IZAMAL	~1 h
CUN AIRPORT	~3.5 h

Foreign buyers

RESTRICTED ZONE	Outside · ~72 km from the coast
OWNERSHIP	Direct title, with a Foreign Ministry (SRE) permit
BANK TRUST	Not required
CLOSING COSTS	~5–7% of value

Available documents

LIDAR	Elevation, contours, sinkholes (DWG/PDF/KMZ)
FOREST	53,514 georeferenced trees
STUDIES	Site analysis and architectural studies
PHOTOGRAPHY	High resolution

See it *in person.*

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For reference only, subject to verification. Not a binding offer.