

Estancia Isla de Lobos

WESTERN URUGUAY - SOUTH AMERICA

Estancia Isla de Lobos is a 3,089-acre private island estate in western Uruguay — a working river-island sanctuary of fertile pasture, natural reserve, and 16 kilometres of calm waterfront on the Río Negro. Offered freehold at USD 3,125,000, it pairs a habitable three-bedroom residence and a traditional gaucho house with genuine agricultural muscle: 65 horses on the ground today and carrying capacity for 600 head of cattle. Twenty minutes from the services of Dolores and four hours from Buenos Aires and Montevideo, it is a legacy holding in one of South America's most stable democracies.

USD 3,125,000

3,089 ACRES - 16 KM OF WATERFRONT - FREEHOLD

THE ESTATE

At a Glance

PRICE	USD 3,125,000
LOCATION	Near Villa Soriano, western Uruguay
ACREAGE	3,089 acres (1,250 ha)
TENURE	Freehold
WATERFRONT	16 km of river frontage
RESIDENCE	3-bed, fireplace, river terrace
SECOND DWELLING	Gaucha house (to refurbish)
AGRICULTURE	65 horses; 600-head cattle capacity; honey
ACCESS	4 hr ex-Buenos Aires/Montevideo; 20 min ex-Dolores
STATUS	Available

ISLAND VITALS

ELEVATION	COORDINATES
16 ft (high point)	33.385°S, 58.401°W
SHORELINE	WATERS
16 km river frontage	Río Negro, Uruguay





THE ESTANCIA

A Working River Island

On the great rivers of western Uruguay, near the historic town of Villa Soriano, lies an island the size of a small county — 1,250 hectares of pasture, reserve, and river frontage held in a single freehold title. Estancia Isla de Lobos is part working cattle country, part private nature sanctuary: horses graze to the water's edge, sunsets burn over the Río Negro, and the only sounds are wind, water, and livestock.

HERITAGE

The Gaucho Tradition

Uruguay's estancia culture runs centuries deep, and this island lives it daily. The traditional gaucho house — awaiting refurbishment to restore its authentic character — anchors the property's heritage, while the working infrastructure keeps the land productive: 65 horses, a 600-head cattle capacity, and organic honey production. It is a legacy investment in the truest sense: land that works, in a country whose democratic stability and clear permitting are the bedrock of long-term rural value.

HOMES

Residence & Gaucho House

The main residence is habitable and welcoming: three bedrooms, a spacious living-dining room centred on a fireplace, and a large terrace overlooking the river — the evening's gathering place as the sun drops over the water. The traditional gaucho house offers a second dwelling to restore in authentic criollo style, for staff, guests, or the full estancia fantasy.

PURSUITS

River, Field & Sky

Boating & watersports: 16 km of calm, secluded waterfront. Fishing: rich river waters. Riding: horseback exploration across 3,000+ acres. Birdwatching & hunting: diverse habitats and abundant wildlife. Beaches: pristine coves and celebrated sunset vistas.





TERRAIN

Land and Water

1,250 hectares of fertile pastures and untouched natural reserves. Sixteen kilometres of frontage on calm, secluded river waters — swimmable, boatable, fishable. Pristine beaches line quiet coves, and the varied topography shelters abundant birdlife across diverse habitats.

KNOWN FOR

A 3,089-acre freehold river island in western Uruguay — a working estancia with 16 km of waterfront, a river-view residence, and capacity for 600 head of cattle.



CONTEXT

Uruguay's Quiet Strength

Uruguay is South America's steadiest democracy — a country where freehold title is absolute, foreign ownership is straightforward, and the rule of law is unquestioned. That institutional calm is precisely why the world's capital parks itself in Uruguayan farmland: land here is not speculation, it is preservation. An island of this scale, in this jurisdiction, at this price per hectare, is a generational entry point.

ARRIVAL

Access

The island sits near the historic town of Villa Soriano, roughly four hours by car from both Buenos Aires and Montevideo. Essential services — supermarkets, hotels, supplies — are 20 minutes away in Dolores. Connectivity is thoroughly modern: 5G service reaches the island from Villa Soriano.

LEGACY

A Working Sanctuary

Few private islands on earth can carry 600 head of cattle. Estancia Isla de Lobos is that rarity: a productive agricultural estate wrapped in 16 kilometres of private waterfront — a place to run livestock, host family, hunt, fish, and watch the river burn orange every evening. At roughly USD 2,500 per hectare, it is also among the most honestly priced large island holdings in the Americas.

3,089 ACRES · 16 KM WATERFRONT · FREEHOLD

LOCATION

On the Map

WESTERN URUGUAY - SOUTH AMERICA



Straight-line distances, approximate • Coastline: Natural Earth

ESTANCIA ISLA DE LOBOS

WESTERN URUGUAY • 33.385°S, 58.401°W

DISTANCES

Villa Soriano	5 mi
Dolores	15 mi
Montevideo	164 mi

ELEVATION & CLIMATE

Island high point	16 ft above sea level
Summer high (Jan avg, regional)	82°F
Winter low (Jul night avg, regional)	44°F

ACCESS

~4 hours by car from Buenos Aires or Montevideo

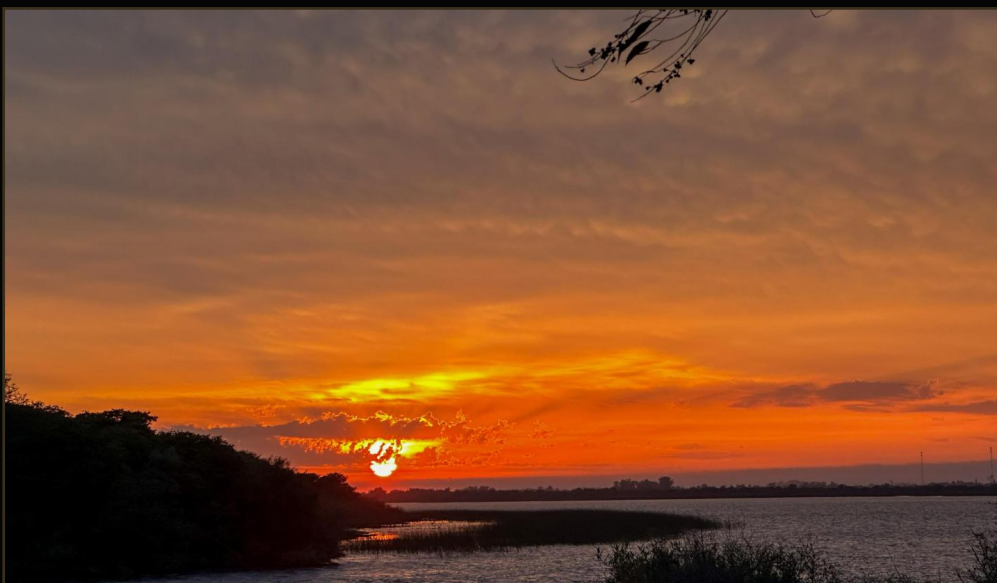
Services, supermarkets, hotels 20 min away in Dolores

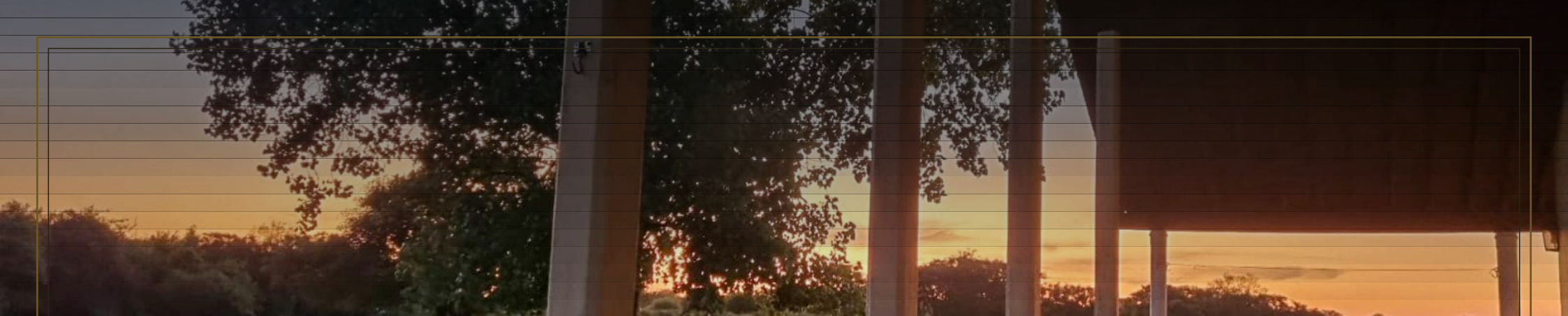
5G connectivity from Villa Soriano

Straight-line distances, approximate.
Sources: mapcarta/GeoNames, hikersbay.com
(see sources.txt). River water temp omitted
— unverified. Exact island position is
registration-gated; marker is the documented
Isla Lobos near Villa Soriano.

GALLERY

The Island in Frames





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Estancia Isla de Lobos

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USD 3,125,000

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