



Excellent Plot of land for sale in Cochrane Chilean Patagonia Chile



Agent Info

Name:	Niall Madden
Company	Esales Property Limited
Name:	
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Experience	2002
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Phone:	
Languages:	English
Website:	https://esalesinternational.com

Listing details

Property for:	Sale
Price:	USD 1,990,252.76

Location

Country:	Chile
State/Region/Province:	Aysén
City:	Cochrane
Posted:	Oct 06, 2026

Description:

Excellent Plot of land for sale in Cochrane Chilean Patagonia Chile

Esales Property ID: es5555255

Rio Jaramillo
Cochrane
Aysen
Chile

Rare Investment Opportunity: Untouched Wilderness Sanctuary in Chilean Patagonia

Encompassing approximately 794.7 hectares (-1,963.7 acres) of raw, untouched wilderness, this spectacular estate offers a rare chance to own an expansive piece of Chilean Patagonia. Situated deep within the pristine Aysen Region, the property embodies the wild beauty, ecological purity, and grand scale that define Southern Chile. From sunlit valley floors to snowcapped Andean peaks, this land presents an incredible canvas for private conservation, high-end eco-hospitality, or a signature off-grid estate.



Strategic Location & Connectivity

Located along the southern corridor of the Aysen Region at geographic coordinates -47.699359, -73.050429, the estate balances total privacy with unmatched accessibility.

* **Direct Highway Access:** Unlike many remote Patagonian holdings that require private air transport or boat transfers, this property features direct, seamless frontage along the legendary Carretera Austral (Ruta 7), Chile's iconic highway running south from Cochrane.

* **Proximity to Regional Hubs:** The land is positioned roughly 1.5 hours southwest of Cochrane, the major supply and administrative center of the southern Aysen province. It is also located just 1 hour northwest of Caleta Tortel, a coastal village famous for its wooden boardwalks and distinctive timber architecture.

* **Air Travel Connections:** The primary commercial gateway for the region is Balmaceda Airport (BHC), serving Coyhaique, which provides daily flights connecting regional travelers to Santiago and international routes.

Topography & Diverse Ecosystems

The physical landscape transitions through several distinct vertical biomes, offering dramatic terrain diversity across its nearly 2,000 acres.

Valley Floors & Ancient Flora

At its lower elevations, the property opens into flat, cleared prairie lands that transition into rich wetland habitats. These low-lying areas feature cypress groves (*Pilgerodendron uviferum*) and natural peat ecosystems. Moving up the slopes, the land gives way to dense, old-growth forests composed of native southern beech species—including nire, coigüe, and lenga—intermingled with precious manio trees.

High-Alpine Topography

Ascending beyond the forest canopy, the terrain rises into dramatic mountain ridges punctuated by snow-capped peaks and secluded, high-elevation alpine lakes. This dramatic vertical reach guarantees permanent, uninterrupted visual corridors across surrounding valleys and mountain ranges.

Pure Water Resources

Water security on the estate is absolute. The property is anchored to the north by extensive frontage along the Jaramillo River, carrying pure, glacier-fed water safe for drinking straight from the source. The interior of the property is further enriched by mountain streams, cascading waterfalls, and glacial lakes hidden within the upper basin.

Infrastructure, Zoning & Utility Potential

This estate combines raw, untouched wilderness with straightforward legal and physical development potential:



- * **Direct Road Access:** Immediate access off the Carretera Austral dramatically reduces initial site-preparation costs for building roads or moving construction materials.
- * **Cellular Coverage:** Mobile phone service is available on-site—a rare convenience for property along this remote stretch of Southern Chile.
- * **Off-Grid Independence:** The property is unserved by municipal utilities, offering a blank canvas for sustainable infrastructure such as micro-hydro generation from interior streams, solar power arrays, and high-capacity battery storage.
- * **Unrestricted Land Use:** Free from restrictive local zoning regulations, the property allows buyers full flexibility to execute comprehensive development plans, eco-resort layouts, or private architectural builds without standard zoning barriers.

Target Vision & Investment Possibilities

Private Ecological Reserve & Carbon Offsets

Given its old-growth forests, peatlands, and clean water basins, the land is an ideal candidate for private conservation trusts, rewilding initiatives, or ESG-driven carbon offset projects.

Luxury Eco-Lodge & Fly-Fishing Retreat

With pure water systems and direct access to pristine Patagonian rivers, the property offers a foundation for an exclusive world-class fly-fishing lodge, backcountry heliskiing base, or boutique eco-wellness resort.

Private Off-Grid Estate

For visionary buyers seeking personal security and total autonomy, the estate provides a secure sanctuary to build a self-sustaining luxury homestead surrounded by thousands of acres of private wilderness.

Property Summary

Feature Property Details

Total Area 794.696 Hectares (-1,963.7 Acres)

Location Aysen Region, Chilean Patagonia (-47.699359, -73.050429)

Highway Access Direct frontage on the Carretera Austral (Ruta 7)

Nearby Towns 1.5 hrs from Cochrane; 1 hr from Caleta Tortel

Water Rights / Features Jaramillo River frontage, alpine lakes, mountain streams

Forestry / Native Flora Virgin coigüe, nire, lenga, manio, and cypress groves

Utilities & Tech Off-grid; mobile cell service available on-site

Zoning Status Unrestricted / Flexible land use

About the Area

Cochrane is a ruggedly charming town situated in the heart of Southern Chile's Aysen Region, serving as



a vital regional capital for the Capitan Prat Province. Set within a dramatic glacial valley surrounded by snowcapped peaks and dense native forests, the town offers a authentic glimpse into traditional Patagonian culture. Life here revolves around livestock farming, forestry, and a close-knit community that retains deep equestrian traditions, making it a welcoming outpost along the remote southern stretches of the continent.

Positioned along the iconic Carretera Austral (Ruta 7), Cochrane is widely celebrated as the ultimate gateway to outdoor adventure in Northern Patagonia. The town sits near the turquoise waters of the Baker River—Chile's highest-volume river—making it a world-class hub for fly fishing, kayaking, and white-water rafting. Nature enthusiasts are drawn to the nearby Patagonia National Park (Peninsula Chacabuco) and the Tamango National Reserve, both offering pristine hiking trails, sweeping steppe landscapes, and critical habitat for endangered species like the South Andean huemul deer.

Despite its remote wilderness feel, Cochrane acts as the primary service and administrative center for the southern Aysen province. Visitors and residents find essential urban infrastructure here, including healthcare facilities, grocery markets, cozy timber lodges, and local administrative offices. It provides a strategic, comfortable base camp for travelers preparing to push further south toward remote coastal settlements like Caleta Tortel and Villa O'Higgins.

While Cochrane maintains a small local airfield (Aerodromo Cochrane) primarily used for charter flights, medical evacuations, and regional military access, the nearest commercial airport with daily scheduled flights is Balmaceda Airport (BHC). Located roughly 330 kilometers (205 miles) to the north near Coyhaique, Balmaceda connects the remote region directly to Santiago and other major Chilean cities, with travelers completing the scenic final leg to Cochrane via car or regional bus along the Carretera Austral.

Main Features

- * 795000 m2 of land for development - 794.696 hectares (-1,963.7 acres)
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Cochrane Chilean Patagonia fast online.

Tenanted: Yes

Common

Finished sq. ft.: 795000 sq m
Lot Size: 795000 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX9.074.509



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