

MOUNTAIN VIEW ECO-FARM

\$695,000 USD



A totally amazing transformation!

Guayabo, Guanacaste, Costa Rica



House Size: 2,368 sq ft

Bedrooms: 2

Bathrooms: 1

Lot Size: 75 acres

Location: Guayabo

PROPERTY OVERVIEW

An eco-sustainable triple purpose project in livestock, agriculture and tourism. A paradise in Guanacaste with a river and beautiful views towards 3 volcanoes.

- Livestock area for Holistic and Voisin herding 80%
- Area reserved for an Eco-tourism project with chalets 13%
- Area dedicated to a sustainable agriculture and edible tropical forest

Excellent location & Price!



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This farm is a jewel. Already in production and with a lot of potential to continue growing the project. It is located 3.75 miles from the hot springs of Miravalles, just 40 minutes from the city of Liberia, 1 hour from Liberia International Airport and 1 hour 30 minutes from the most beautiful beaches in Guanacaste.

With 75 acres (31+ hectares) in an ideal climate, 500 meters above sea level and next to the touristic municipality of Guayabo de Bagaces. It has 3 entrances: 1 at river level; another in the middle of the property and another at the other end of the more than 0.6 miles of public road frontage. Possibility of future segregation. It has an electricity supply from ICE public service.

The farm has two intermittent springs. It is also crossed by a river or stream that does not dry throughout the year, with sufficient flow to supply the 40,000 water gallons reservoir at the top of the farm, through a water pumping system. In addition, the farm has its own artisanal well.

The farm has remained unexploited for more than 30 years, giving time to regenerate the soil with characteristics that are currently ideal for rational or regenerative soil management. This allows us a very accelerated growth of natural pastures and an ecosystem with high entropy and syntropy.



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This farm has a beautiful brand new house with beautiful finishes with 2 bedrooms and a bathroom, with 2,368 ft² of deck, which houses the farm's winery and the owner's house, with a lot of covered outdoor space. The house is completely off-grid, powered by solar panels located on the roof of the house. The house is used by the current owner during the week and being additionally rented as an Airbnb for tourism on weekends and holidays. The house has 4G mobile coverage. The views as well as the sunrises and sunsets are spectacular from this location. The attached warehouse/garage has an additional bathroom for a watchman. There is also a very basic second house by the river for employees.

There is a master management plan to transform it into an eco-sustainable and productive triple-purpose Project: livestock, vegetable gardens and eco-tourism.

The internal roads are well maintained as well as the entire contour of the electric fence and the borders. It has a recently built corral made of high quality wood and it has its own digital scale, with capacity for 100 cattle.

It is a unique opportunity to acquire a productive and sustainable farm, which allows you to either live in it with your family and very near from the beautiful natural attractive and surroundings of the Guanacaste area.



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