



## Burdeos Ranch: 1,250 Hectares of Pristine Developmental Land with Landing Strip



### Agent Info

|                   |   |
|-------------------|---|
| Naam:             | Peter Breitlander   |
| Bedrijfsnaam:     | Krain Costa Rica  |
| Mistlampen:       | Costa Rica  |
| Experience since: | 2004  |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses, Commercial Property                           |
| Telefoon:         | +1 (866) 994-9163   |
| Languages:        | English, Spanish  |
| Website:          | <a href="http://kraincostarica.com">http://kraincostarica.com</a> |

### Advertentie details

|                |               |
|----------------|---------------|
| Vastgoed voor: | Koop          |
| Prijs:         | USD 4,000,000 |

### Locatie

|                             |                         |
|-----------------------------|-------------------------|
| Aanbevolen Auto Onderdelen: | Costa Rica              |
| Staat/Regio/Pronvincie:     | Provincia de Guanacaste |
| Plaats:                     | Bagaces                 |
| Postcode:                   | 50401                   |
| Geplaatst:                  | 20-01-2024              |
| Omschrijving:               |                         |

Welcome to the stunning Burdeos Ranch! Located between the towns of Liberia, Bagaces, and Rincon De La Vieja Volcano, this property comes with views of the mountains, rivers and valleys. It is one of the last remaining large parcels of land in Guanacaste. The land measures 1,250 hectares (3,088 acres) and ranges from 700 to 1,200 feet above sea level.

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The land measures 1,250 hectares (3,088 acres) and ranges from 700 to 1,200 feet above sea level. Consistent winds could support a wind generation farm at the higher elevations, and the five rivers have allowed it to retain water permits with two water wells completed. Presently the ranch is zoned for agricultural use with the current caretakers raising 500 cattle and grass to feed the cows but has tremendous development opportunity.

Burdeos Ranch is 25 kilometers from the Liberia airport yet also has a cleared landing strip on site for a



prop plane. It boasts huge plateaus, valleys, water features and a diverse geography which lends itself to terrific vistas of 3 dormant volcanoes (Rincon De La Vieja, Miraballes, and Tenorio). The property is made up of a combination of primary and secondary forest various trees such as melina, cedar, mango, grapefruit and lime trees.

The ranch has been completely surveyed and a topographical map drawn by an engineer and many of the required government studies have already been completed. 297 of the hectares of land are in a program with Fonofifo for regeneration of forest. The owners receive \$11,750 per year from the government to not disturb the land. A carbon credit study has been completed and solar panels are also an option to generate electricity.

Burdeos Ranch has amazing potential and is a self-sustaining parcel ready for new possibilities!

## **Algemeen**

Lot Afmeting: 12.5 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.412.613

