



## Permaculture Model Developed Farm



### Agent Info

Name:	Sabine Mertes
Company Name:	Select Caribbean Properties
Country:	Dominican Republic
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Phone:	
Languages:	Spanish
Website:	

### Listing details

Property for:	Sale
Price:	USD 2,995,000

### Location

Country:	Dominican Republic
Address:	Farms \$ 2
Posted:	Jul 28, 2023

Description:  
Permaculture Model Developed Farm on the North Coast

The Permaculture Farm is an organically certified cacao farm with intercropped fruit trees and various precious wood trees planted for shade.

The farm is located in the Province of Puerto Plata, the northwest region of the Dominican Republic. Approximately 45 minutes from the city of Puerto Plata (40 miles).

It comprises 1,546 tares (972,646.05 sq.meters). The land has deslinde and has a title.

The farmland is roughly 70% under cacao and 30% under pasture. It has an international cacao organic certificate from an agency in Germany, Nurnberg which is renewed annually.

The Permaculture Farm has a business development plan consisting of 2 parts: agriculture with emphasis on premium organic fermented cacao beans production for export and agri-ecotourism.

Both parts of the plan have been successfully implemented.

- a. Organic cacao beans are exported to European countries.
- b. Pasture is being developed with the most advanced quality seeds including Mulato II.
- c. The tourism started in February 2019, including listings on Airbnb and TripAdvisor.



The farm has over 60,000 cacao trees of various ages - 1 year to 27 years of age. Cacao trees are grown in shade. Precious wood trees and fruit trees are used for intercropping to create shade. These include Caoba Hondurena or American oak, cedar, mara, roble, and various hybrids of avocado, platano, rulo, guineo, guanabana, papaya, lime, orange.

Most of the precious wood was planted in 2015 and 2016 in association with the Ministry of Environmental Protection. Additional smaller quantity planting is ongoing. Fruit trees are planted ongoingly primarily in newly cacao-developed areas. The farm grows dragon fruit and coffee as well, primarily for tourism purposes.

The farm infrastructure is new. All construction began in 2016. The agriculture complex includes a fermentation center, 2 cacao drying tunnels, and a cacao warehouse.

Tourism structures include a 1 km cacao Sendero (trail), 3 gazebos, a ramada with a full-size kitchen and a facility designed for a small chocolate-making factory and a covered cafe style area.

There are three cabins and an outside kitchen built on the farm for the staff. The result is a fully operational farm/business with cacao export operation, animal raising opportunity and tourism model.

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Features:

\* 24hr Electricity

This Farm style property is located in is currently Farms and has been listed on Select Caribbean Properties. This property is listed at \$ 2,995,000.00. It has bedrooms, bathrooms, and is . The property was built in year.

## **Common**

Lot Size: 240 acres

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX4.690.087



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