

FOR SALE

±446 Acres in Costa Rica

INVESTMENT OPPORTUNITY

2 Individual Parcels

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## Waterfall Ranch Specifications

430-acre rainforest property is located off the main road in Alto Los Mogos on the Osa Peninsula on the Pacific side of Costa Rica

Property is a transition point from the mountainous tropical rainforest ecosystem into the beginning of the Sierpe wetland area — largest in Central America

Primary rainforest mountains, creeks, waterfalls, pasture land, springs and amazing views

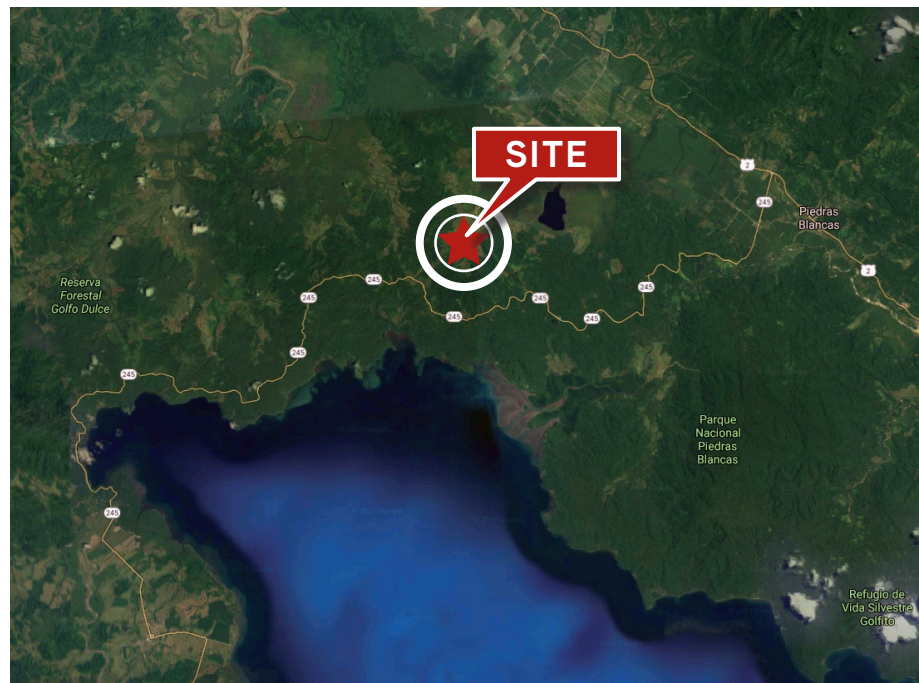
Contains one of the largest waterfalls in the southern zone of Costa Rica, which drops 500 feet cascading into three different levels of swimming areas

Structures on the property include:

- Cabin at the base of the waterfall
- Corral with roof
- 5 bedroom house in that sits in front of a year round creek
- Small lagoon

Flora, fauna, birds, and wildlife on this property are the most diverse in the world with 2.5% of the world's biodiversity

Perfect location for retirement, a private retreat, or would be a key location for a tourism business/ destination



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Waterfall Ranch Photos



## Elvin Property Specifications

±15 Acres, Heavily wooded

Located on the main road on the Osa Peninsula in Alto Los Mogos, 12 miles off the Pan American Highway on the Pacific side of Costa Rica

Spectacular views of the Talamanca Mountains to the Sierpe Wetlands below

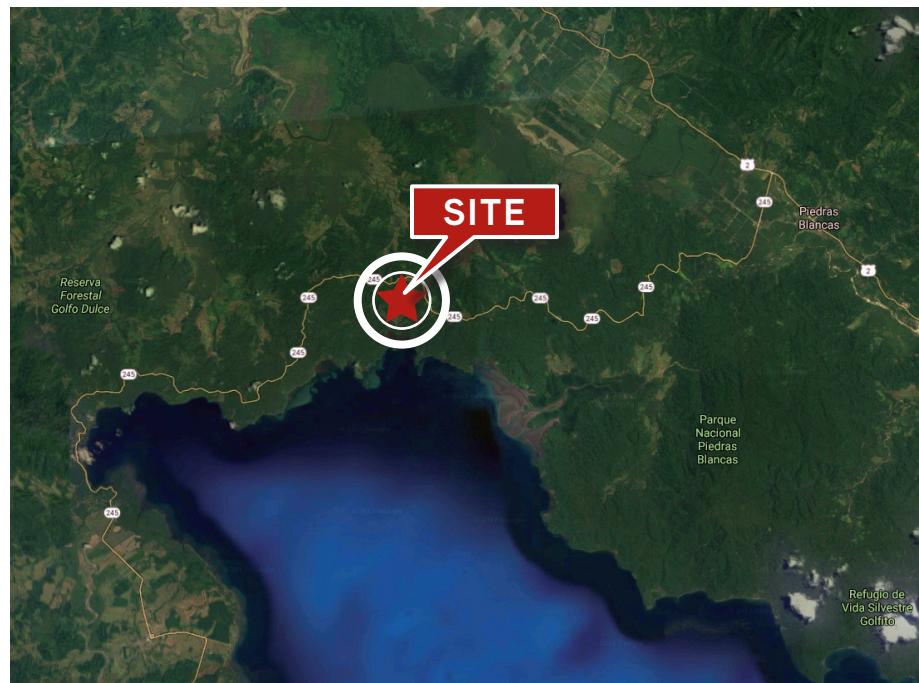
Several national parks and reservations are located in the Talamanca Mountain range, including Chirripo National Park

The Cordillera de Talamanca and La Amistad Nation Parks have been designated by UNESCO a World Heritage site

Extensive wildlife with 140 species of mammals and 463 species of birds

Electricity on-site with paved road frontage

Perfect location for a home site, private retreat or a good location for development



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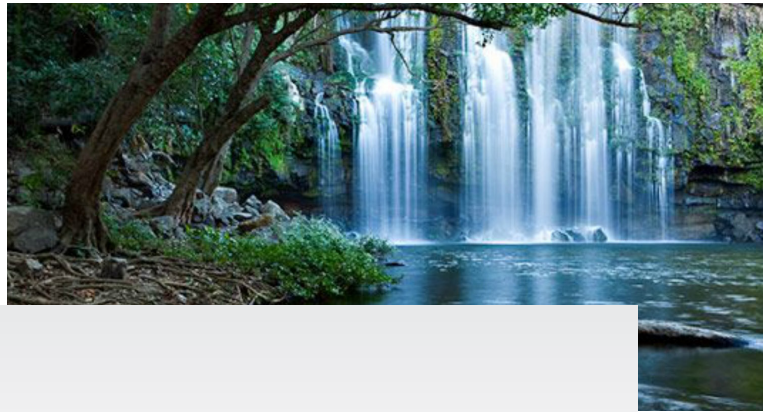
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## The Osa Peninsula, Costa Rica

Named by National Geographic as “the most biologically intense place on earth,” the Osa Peninsula is a true jewel of land, water, and life. Covering an area of just 700 square miles on the southern Pacific coast of Costa Rica, the Osa’s geological history makes it home to a nearly unparalleled amount of biodiversity.

Once an island floating in the Pacific, the Osa evolved in isolation until it merged with mainland Costa Rica by way of the same fault system that extends to California. Located along the Central American isthmus, Costa Rica itself is a hotspot of biological diversity, as innumerable species poured into the land bridge created when the two American hemispheres joined together. The Peninsula is estimated to house 2.5% of the biodiversity of the entire world – while covering less than a thousandth of a percent of its total surface area – truly earning its title as the most biological intense place on earth.

One of the last places in Costa Rica to be settled and still sparsely populated, the Osa is covered almost entirely in magnificent, virgin rainforest extending all the way to the Pacific Ocean.

Separating it from the mainland is the Golfo Dulce – one of only four tropical fjords on the planet.

The Golfo Dulce is in fact the only place on the globe where populations of both Northern and Southern Humpback whales meet to birth their young. The Osa packs an unparalleled amount of land and marine species and diverse ecosystems in an incredibly small area, including:

- > The most significant wetland ecosystem and mangrove forests of Central America
- > The largest remaining tract of lowland rainforest in Pacific Mesoamerica
- > 2-3% of flora found nowhere else in the world
- > 323 endemic species of plants and vertebrates
- > The largest population of scarlet macaws in Central America
- > More than 4,000 vascular plants
- > More than 10,000 insects
- > More than 700 species of trees (which is more than all the Northern temperate regions combined)
- > 463 species of birds
- > 140 mammals, including 25 species of dolphins and whales
- > 4 species of sea turtles

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