

**PRICE DROPPED BY \$500,000!! - 44.5 ACRE
BEACHFRONT COCONUT PLANTATION -**

For Sale. \$ 2,400,000.00



Puerto Cayo, MANABÍ

Price Dropped by \$500,000!!! This incredible property is one to fall in love with. 44.5 acres of productive coconut palms right on the beach with infrastructure and management team already in place. The property features endless Pacific Ocean ocean views all the way out to the "Poor Man's Galapagos" from a natural bluff. What would you do with the 850 feet (280 meters) of coconut-filled beachfront?

The owner of this property put many years of love and investment into his dream property and received many years of enjoyment from it but has since passed. Now it is time for a new owner to add their vision to what has already been created and keep transforming this special location. There are two primary buildings on the property, a main house with multiple bedrooms and a separate caretakers home. Both structures are built on top of a small bluff and provide incredible views over the coconut palm fronds and out to the Pacific Ocean. Aside from these structures there are 3 freshwater wells, shade structures for processing the harvest, storage buildings for maintenance equipment, a small truck, electrical infrastructure including private transformer, web-enabled security cameras, private internet connection, and all of the tools required to operate the property from near or far. The beachfront coconut plantation has approximately 1,900 coconut trees in production with a crew and management team already in place. During low season months, approximately 30,000 kilos (Over 66,000 pounds!) of coconut is produced. During the best months (December- April or May), monthly production can reach up to 70,000 kilos per month! If you have ever dreamt of living on the ocean and operating a profitable business in coconut water/oil production, then this may be the perfect spot. The farm remains operated by the staff and all inheritance paperwork has been completed. This property is clean and clear and ready to be handed over to the new owner. The farm currently sells raw coconuts as its sole product, sustains all of its expenses, and turns a small annual profit. That said, many opportunities exist to add value to the coconut product on-site via oil production, selling the extracted coconut water, or by using the coconut husk and shells. The average price of the coconut kilo is \$0.15. As part of the owners due diligence, the Beachfront Coconut Plantation was recently appraised by a professional agricultural land and real estate appraiser. The commercial value of the property as indicated in the report is \$3,228,345.77 and the owner's current asking price is \$2.9 million but they are open to

LAND INFORMATION:

Land : Fee-Simple
Holding
Type
Total acres : 44.5
Square feet : 99999.99

CONVENIENCE:

General Amenities: Wifi Internet,Storage area,Separate Workshop/Storage ,Satellite Dish,Road Access,Oceanview Balcony,Furnished,Elevated Water Storage Tanks,Dedicated Transformer,Below-Ground Cistern,Access to Electricity,
Appliance Amenities: Range/Oven,220V outlets,
Community Amenities: Walking/Hiking Trails,
Exterior Amenities: Tropical Gardens,Outdoor shower,Open Balcony,Fence,Direct Beach Access,
Landscape Amenities: Tropical Gardens,Fruit Trees,
Security Amenities: Security Cameras,Motion Lights,Guard House,24 Hour Security,

negotiations that do not involve long-term financing. Please contact us directly for a copy of the appraiser's report. The property also has very clear potential for real estate development either over the whole property or in a small section of it. 44.5 acres of beachfront coconut palms gives one plenty of room to be creative! Make sure to watch the drone video below to get a better feel for the property and contact us with your questions.