

# BuenaTierra Eco-Realty

A Latin America Sustainable & Socially Responsible Real Estate & Land Management Company

## OWN BUILD-READY RIVER-FRONT LAND IN COSTA RICA

### 1/4 ACRE ROAD-TO-RIVER ECO LOT FOR SALE

LOCATED IN PUEBLO NUEVO ECO-VILLAGE, VALLE ESCONDIDO OF RIVER DIVISION, COSTA RICA

OFFERED AT: \$25k USD (\$2.30 Sq. Foot / \$24.80 Sq. Meter)



Tent Camp Eco Lot is located in "Pueblo Nuevo Eco-Village", which is located in a private and serene valley (Valle Escondido) 1-1.5 hours away from San Isidro de El General, between dense rainforest mountains in the greater valley of River Division in Costa Rica and directly across the river from the southern border of the Los Santos Forest Reserve, Sacred Mountain and Buenaventura Eco-Adventure Lodge & Rainforest Rejuvenation Retreat Center. See [www.buenaventuracr.com](http://www.buenaventuracr.com)

**FERTILE SOILS FOR FOOD & TIMBER FARMS \* DIVERSE FLORA & FAUNA \*  
FRESH MOUNTAIN SPRING WATER \* NOURISHING HOME GROWN ORGANIC  
FOODS \* PURE CLEANSING OXYGEN \* TRANQUILITY, SERENITY &  
REJUVENATION \* A NATURAL RESOURCES & INVESTMENT PROPERTY \*  
VACATION HOME & RENTAL INCOME BUILD-READY ECO-LOT**

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## Property Details:

Lot Name: Tent Camp River-front Eco-Lot

Lot Size: Approx. 1/4 Acre (10,850 Square Feet / 1,008 Square Meters)

Lot Owner: Harlow 'Salvador' Newton III (owner of BuenaTierra Eco-Realty and Buenaventura)

Lot Folio Real #: 1581575-000

Lot Plano #: SJ-1194521-2008

Lot Price: \$25,000 USD (\$2.30 Sq. Foot / \$24.80 Sq Meter)

(NOTE: There is another 10k sq ft lot right next to this lot called Corral Escondido Eco Lot which is also being offered by the same owner)

More Photos at: [www.buenatierra-ecorealty.com](http://www.buenatierra-ecorealty.com)

## Services:

**Water:** The lot has a water line with potable water coming from a fresh mountain spring via the Tres Semillas water concession written into the deed. The water concession is covered by seller. A \$25 per month water usage fee applies to owner. The \$25 monthly fee includes up to 2 hours of service maintenance to the waterlines leading to the lot, in the event that the waterlines leading to the lot are damaged or broken. A \$15 per hour fee applies to additional service maintenance of the waterlines.

**Power:** Electricity is currently provided by ICE, the Costa Rican Electrical Company. A meter box can be solicited to ICE and installation usually takes 4-6 weeks. ICE's monthly bill starts at ~\$3 USD per month and can be paid in the town of El Llano 3 miles upriver. (Although ICE uses in-country hydro-electric power and its very affordable, we encourage you to install solar panels and micro water/wind turbines as part of our commitment to sustainability and environmental conservation).

**Phone/Internet:** ICE (the local telecom company) offers 3G Phone service in the valley. With a 3G phone, you can access the Internet on your phone or use it as a modem to connect to a computer (speeds are slow, but it works). Internet service is available through Reico ([www.reicocr.com](http://www.reicocr.com)) and BuenaTierra Eco-Realty. Set Up Cost is \$500 USD and monthly rates start at \$125 USD per month. In the next 6-12 months, international companies will begin to offer both 3G cell phone and high-speed internet services, so rates will most likely drop to US rates, since companies like AT&T, Verizon, Moviestar, Claro, etc. will be offering similar packages to those we are used to.

**Garbage:** Due to the remote location of the area, there is no regular garbage collection and all Pueblo Nuevo Eco-Village lot owners and residents abide by our common law of "Leave No Trace", and garbage is separated into several categories including Reusable Items, Recycle Items, Compostable, Plastics, Papers, and Hazardous. BuenaTierra offers garbage removal services to the San Isidro land dump for \$150 per truckload. Truckload can also be shared amongst other lot residents/owners and can take up to 500 pounds per load.

## Lot Neighbors/Borders:

- South (Public Dirt Road, which from the lot takes ~1-1.5 hours to drive to San Isidro de El General and 5 hours to drive to San Jose)
- West (Harlow Salvador, who owns several other lots within Pueblo Nuevo and Buenaventura Eco-Lodge directly across the river)
- North (River Division, Sacred Mountain and the southern border of the Los Santos Forest Reserve directly across from river)
- East (Harlow Salvador, who owns several other lots within Pueblo Nuevo and Buenaventura Eco-Lodge directly across the river)

## Other Neighbors in the Area:

Within Pueblo Nuevo Eco-Village, there are several other houses/cabins, which are rented to Buenaventura and BuenaTierra guests. Across the river lives Gerardo and Tamara Saenz-Newton, Harlow's sister, who runs Tres Semillas, a Costa Rican Mountain Restaurant with Organic Country-style Cuisine out of her farm house, raising 3 vibrant and loving bilingual children, Judah, Maryalba and Salvador.

One Mile downriver is a small community town of El Brujo with approx. 30 homes (~250 residents), two general stores, elementary school (1-6), a church, soccer field and large event space, and three miles upriver is the small community town of El Llano with approx. 40 homes (~300 residents) with one general store, elementary school (1-6), a church, soccer field and social security medical clinic (currently open every other Thursday). The city of San Isidro de El General is located 25 miles away (about 1-1.5 hour drive) and the lot is located 10 miles from the Pacific Ocean between the popular tourist destinations of Manuel Antonio/Quepos and Dominical.

## Description of Buildings or Structures:

There are no structures or buildings currently on this lot. This lot is ready to be built on. Suggest building "covered wooden platforms" for tent camping, to tie in with Posada de Suenos Hostel and generate rental income from guests coming to Buenaventura Park and surrounding activities, such as rafting, horseback riding, mountain biking, swimming in the river, hiking up Buenaventura Mountain and Eco-Adventure Park (180 acres).

## Hardwood & Fruit Tree Inventory:

Several mature and early-stage fruit trees, including Mango, Orange, Lemon, Jocote, Banana, Platano (Plantains), Papaya, Guayaba, Guanabana, Manzana de Agua (Water Apple), Passion Fruit, Star Fruit, and Cas.

## **REVENUE/INCOME POTENTIAL:**

### **1. Food Production:**

One of the most important and valuable resources this lot has is rich, fertile organic soil where you can grow a wide variety of foods for personal consumption or to sell at the local farmers market in San Isidro. Foods that can be grown on this lot and in this region include beans, corn, tropical fruit and food trees (bananas, mangos, oranges, lemons/limes, avocado, noni, etc.), salad greens & herbs, and vegetables like yucca, yampi, tiquisque, cucumber, squash, tomatoes, etc. This lot has a fresh consistent source of water for year-round irrigation, flat open land for plantations and gardens, and fertile organic soil to insure healthy, fresh foods.

### **2. Hardwoods for Harvest: (From Seed to Tree to Timber To Building or To Re-selling To Seeding...)**

A certified & sustainable plantation of tropical hardwoods (I.e. Cedar/Cedro, Teak/Teca, Bamboo, Eucalyptus, etc.) can be planted in rows or along the property borders, depending on whether homes or structures will also be built on the property. All hardwoods that are harvested must first be approved by MINAE and other local environmental government agencies (inspections and a few signed documents and local taxes).

### **3. Rental Income from Eco-Tourism:**

Build housing structures (from simple wood tent platforms to luxury finished homes) to generate daily, monthly, or yearly income from short-term and long-term guests and tenants. Building costs can range from \$20 sq/ft - \$75 sq/ft (\$220 m<sup>2</sup> - \$800 m<sup>2</sup>) depending on size of structure, architect used (or not used), materials, finishings, etc. A well-built 1,000 sq ft (92m<sup>2</sup>) Two Story Wooden or Bamboo Villas/Cabins with cement floor foundations and 1<sup>st</sup> floor cinderblock walls, with ceramic tile, two bedrooms, 1 bath, kitchen and 150 sq ft (14m<sup>2</sup>) hang-out deck can be built for under \$50,000 USD. Simple wooden or bamboo 18x18 foot (6x6 meter) tent platforms can be built for under \$3,000 - \$4,000 USD each. This 1/2 Acre lot can accommodate 6-12 wooden tent platforms with a central kitchen/community area or 2 - 4 Villas/Cabins, or 1 - 2 larger 2k-3k sq foot homes.

\* Hire BuenaTierra Eco-Realty to build your vacation/rental income home(s) and structures and partner with Buenaventura and Tico Guide Travel to market, manage and start generating income from your vacation rentals or short-term tenants. Property Management Fees starts at 25% / Lodging Commissions at 10% / Marketing & Promotion at 5%

### **Financing Available:**

Scotia Bank offers financing with a 7.5% interest rate. Stewart Title has a mortgage program, where they look for the best options for their clients. More information about financing can be provided by BuenaTierra's law firm partners in San Isidro.

## CLOSING PROCESS & ESTIMATED COSTS: (All quotes are in US Dollars)

### Step 1: OPTION TO PURCHASE & MAKE DEPOSIT

Sign an Option to Purchase/Sale with seller and make a deposit of 25% of purchase price to seller's U.S. or CR bank

### Step 2: SET UP ESCROW ACCOUNT

Deposit remaining funds (75% of purchase price) into escrow (optional – additional closing cost, but recommended)

### Step 3: RESEARCH TITLE & LAND OWNERSHIP

Title research performed by the Notary Public / Lawyer (review if property is free and clear of defects)

### Step 4: CLOSING & FINAL PAYMENT

Closing – Execution of Transfer Deed, Endorsement of Shares and/or Mortgage Deed and disburse funds

### Step 5: REGISTER NEW OWNER

Register new owner with National Registry

### Step 6: FOLLOW UP ON REGISTRATION

Follow up registration and confirm new owner at National Register

The following Estimated Closing costs are shared by both the buyer and seller (50%/50%):

Title/Ownership Transfer Fees (1.5% of purchase price):	\$375.00
Stamps from Public Registry (1% of purchase price):	\$250.00
Legal/Notary Fees (1.25% of purchase price):	\$312.50
Escrow Fees (through Bi-lingual Legal Firm):	\$400.00

**Total Shared Closing Costs: \$1,337.50 (\$668.75 each)**

The following costs are paid for by the seller:

Lot Sub-division, survey plan and Title Process:	\$ 800.00
Commission (5%) to Realty Company or Referral:	\$1,250.00
½ of Above Shared Closing Costs:	\$ 668.75

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**Total Seller's Closing Costs: \$2,718.75**

The following costs are paid for by the buyer:

Title Guarantee (with Stewart Title – 1% of purchase price):	\$ 350.00
Set up Limited Liability Corporation (SLA):	\$ 600.00
½ of Above Shared Closing Costs:	\$ 668.75

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**Total Buyer's Closing Costs: \$1,618.75**

**Total Buyer's Closing/Property Cost: \$26,618.75**

## BuenaTierra - Monthly and/or Yearly Property Management Fee:

BuenaTierra's property management services starts at \$50 USD per month (this includes a caretaker fee, chopping weeds/grass, cleaning fences and providing basic gardening maintenance on your Eco-Lot 1x per month. 5% of the fee goes towards BuenaTierra's Local Educational & Environmental Fund).

## BuenaTierra - Land Development and Maintenance services:

Services are available through BuenaTierra Eco-Realty and local partners. Please inquire about our monthly and yearly retainers, fees and rates for additional services including Home and Garden Construction, Tree Planting and Garden Care, Cattle Ranching & Farm Management, etc.

General Labor and Construction start at \$2 USD per hour

Carpentry and Masonry at \$2.50 USD per hour

Welding, Plumbing and Electrical at \$3 USD per hour

Engineers, Tractor Operators, Architects, and Contractors from \$25 - \$50 USD per hour

## **BuenaTierra's CC&Rs (Covenants, Conditions and Restrictions)**

All properties represented and sold by BuenaTierra come with the following CC&Rs (bylaws written into the deeds):

1. Limited Development & Construction of Structures and Homes (no high-rise condominiums, hotels or homes over 3 stories)
2. Application and use of Green Building and Sustainable Development (as much as possible)
3. Reduce, Reuse, Recycle and Reject Practices (all plastics, metals and paper to be recycled)
4. No Garbage Burial or burning of toxic materials (like plastics, metals, etc.)
5. No use of hazardous or toxic pesticides or herbicides on soils, watersheds, gardens and livestock
6. No dumping hazardous and toxic materials on the property
7. No permanent construction within the property protected zones established by the Costa Rica government
8. Cattle and other livestock must not have direct access to rivers or streams/creeks and animal waste must be contained away from watersheds
9. No growing illegal substances or participating in illegal activities on the property
10. No illegal hunting or poaching of wildlife, including Jaguars, Tapirs, Monkeys, Birds, and other endangered species. Permits may be acquired for legal hunting of specific animals during hunting seasons.
11. Leave No Trace Policy – Garbage must be taken to city dump or disposed of properly
12. Fair Wage Practices for local and foreign labor and professional services
13. Respect for your local neighbors and interest in preserving cultural heritage and community
14. Respect for one another, and Cooperation, Communication and Honesty in business practices
15. Respect for Mother Earth (Pachamama)
16. Enjoy Life! Lets also remember to Have Fun and Good Times along the way! Pura vida!

## **BuenaTierra's Triple Bottom Line Approach to Business (People, Planet, Profits)**

### ***\* Local Community/Educational Support:***

BuenaTierra donates 2.5% of its Net Profit to the Rio Division Local Communities Fund (funds are used to support local elementary and middles schools, adult workshops and seminars, local soccer teams, fund initiatives, etc.)

### ***\* Environmental/Wildlife Protection & Preservation:***

BuenaTierra donates 2.5% of its Net Profit to an Environmental/Wildlife Protection and Preservation Fund (funds are used for tree planting, protect the private reserves, employ rangers, set up conservation easements, help local land owners register for the Environmental Services Payments, etc.)

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