



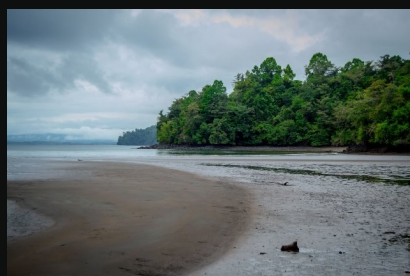
***Mogos Maritime Zone and Titled
150 Ha :: \$1,650,000***



This stunning beachfront Mogos property has 370 acres and extends from the paved highway down all the way to the Mogos coastline where it has 4 km of water frontage and even includes one of the islets that gives the region its placename of Mogos.



The acreage is mostly secondary forest in advanced stage of recovery with some primary and a little bit of pastureland.



The ZMT is regulated under Minaet and has its own ZMT use permit in process,

having passed over from Osa Municipality jurisdiction a few years ago with the Natural Patrimony expansion along the Golfo Dulce coastline.



The property has an unimproved two track that connects the beachfront to the highway. But the ownership and caretakers access the property predominantly by boat from Rincon, Puerto Jimenez or Golfito.



Mountains
Beachfront
Ocean View
Mountain View
Ranchland
Primary Forest
Secondary Forest
Streams
Waterfalls
Grid Power
Hydroelectric Potential
Municipal Water
On-site Water



Structure description: several rustic homes in maritime zone, storage facilities, dock, miscellaneous, all rustic tear downs.

Access: by boat. Two track clay road from highway in need of repair



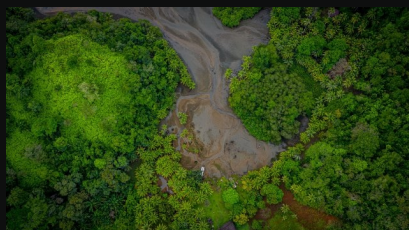
At high tide a boat can dock within steps of the old homestead in this maritime zone.



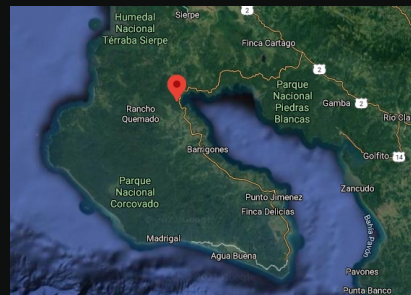
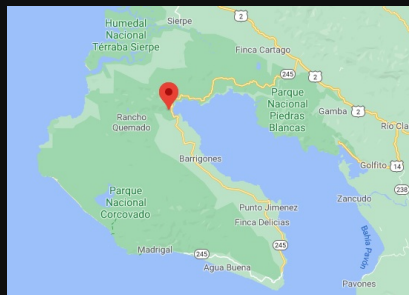
Given the extensive coverage in forest and the fact that it is all within the Forestry Reserve, this property is ideal as a conservation property, with many options for ecologically friendly commercial or educational activities in the Maritime Zone and a few locations without trees around the farm that can serve as building sites for overlook homes.



Not enough land for you? We'll package in the property to one side that has 100 hectares titled and make you a Godfather deal, one you can't refuse.



Call or write for more information or to schedule your showing today!



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