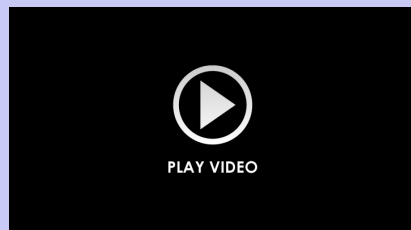




Beachfront / Titled Back Mogos Farm

74 Hectares : \$1,450,000



Welcome to Mogos and our newest listing. This 190 acre property has manicured building sites on its titled section overlooking the majestic Golfo Dulce plus 600 meters of beachfront. In between these two the forested slopes include primary and secondary forest, streams, springs, and loads of wildlife.



This farm extends from the paved highway, which forms its northern boundary, to the shores of the Golfo Dulce, which forms its southern boundary. To the east and west it is bounded by neighboring fincas.



The property is partially contained within the protected Golfo Dulce Forestry Reserve. It has 54 hectares that are titled, 11 hectares that are presently in the process of titling and 12 hectares of Maritime Zone administered by Minaet, with an active use permit application in process.



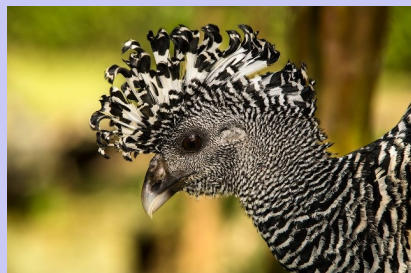
The building sites are easily reached from an access road that turns off the main highway. There are about four hectares of rolling manicured mountain top gardens and a variety of building sites to choose from, ideal for a master home and one or more guest homes.



This part of the farm has grid power running right alongside of it, so electrification for building is a snap!



The lower beachfront portion of the property is a hidden gem, accessed by a partially paved driveway that is steep but easily traversed year round. It has immaculately groomed gardens and a modest bungalow on site.





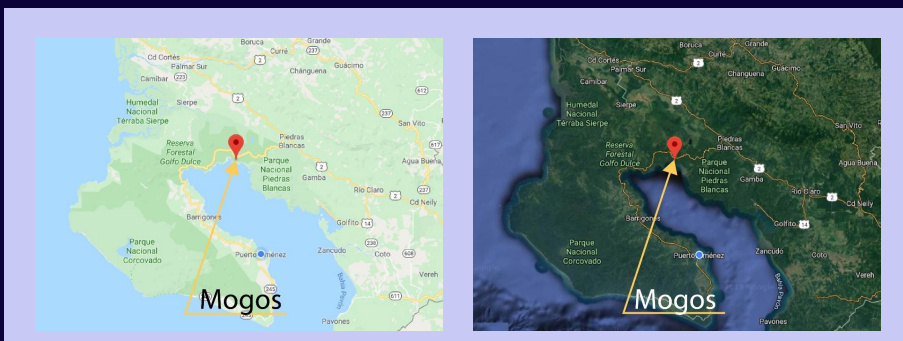
The property has two streams, plus waterfalls and swimming holes. The large stream empties into the Golfo Dulce through about the middle part of the maritime zone and forms a lovely burbling brook.



Grid power has not been extended to the maritime zone; for now it is solar power only in that section, but as mentioned, the upper part of the property has the grid running right alongside the boundary. Water is from springs within the property itself, and the main spring has a concession application in process.



Our Location



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



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