



CAFM COSTA RICA
AN AMERICAN FOREST MANAGEMENT COMPANY

REAL ESTATE

SAN RAFAEL FARM

±55,57 Acres / 22,49 ha in San Rafael, Hojancha, Guanacaste



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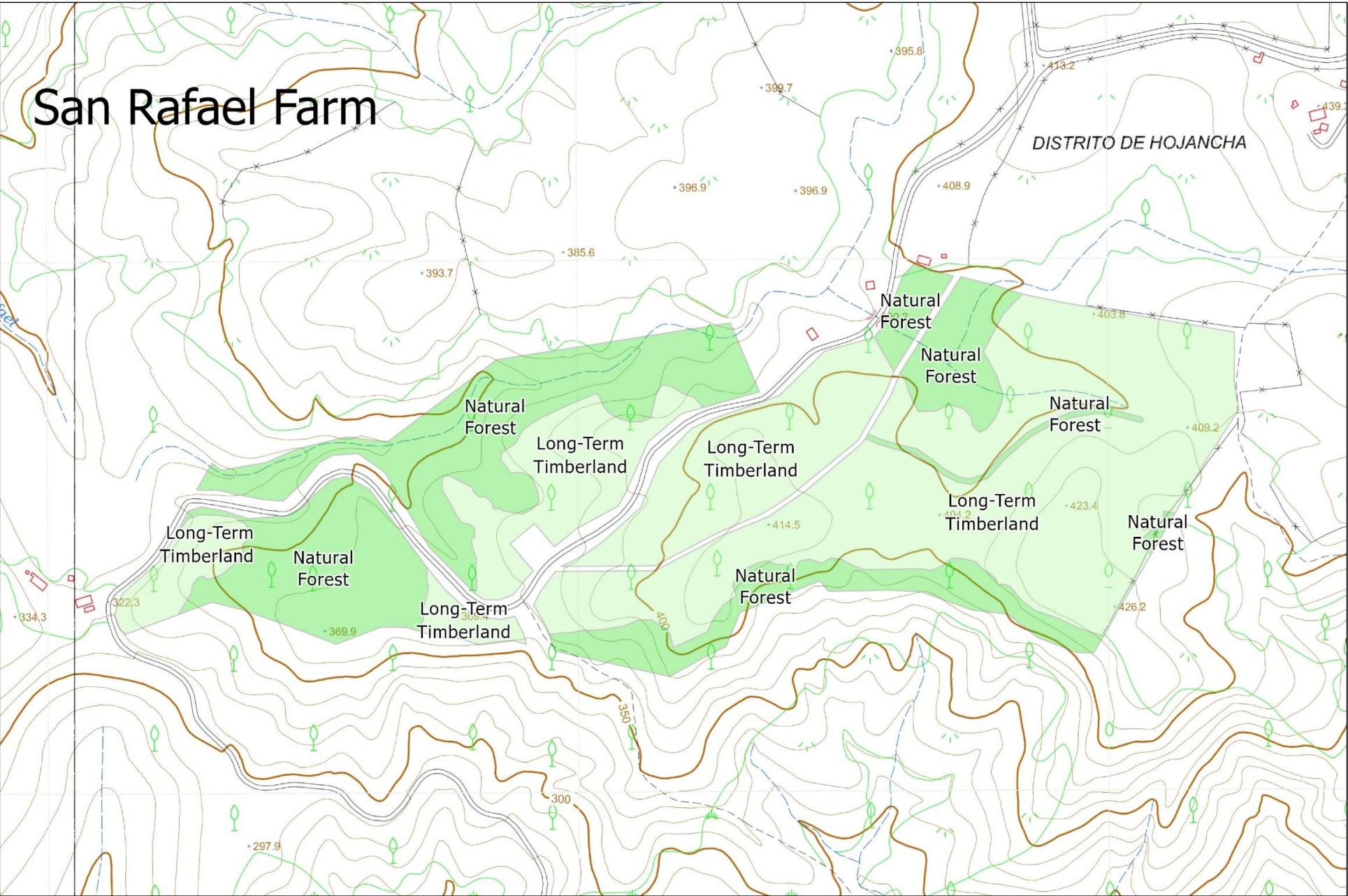
THE OFFERING

CAFM Real Estate, is pleased to present an investment asset of 22,49 ha, the San Rafael farm. This property is in the San Rafael community, in the district of Hojancha, Hojancha canton of Guanacaste province. The farm is located 8 kilometers (approximately 5 miles) from the Hojancha town.

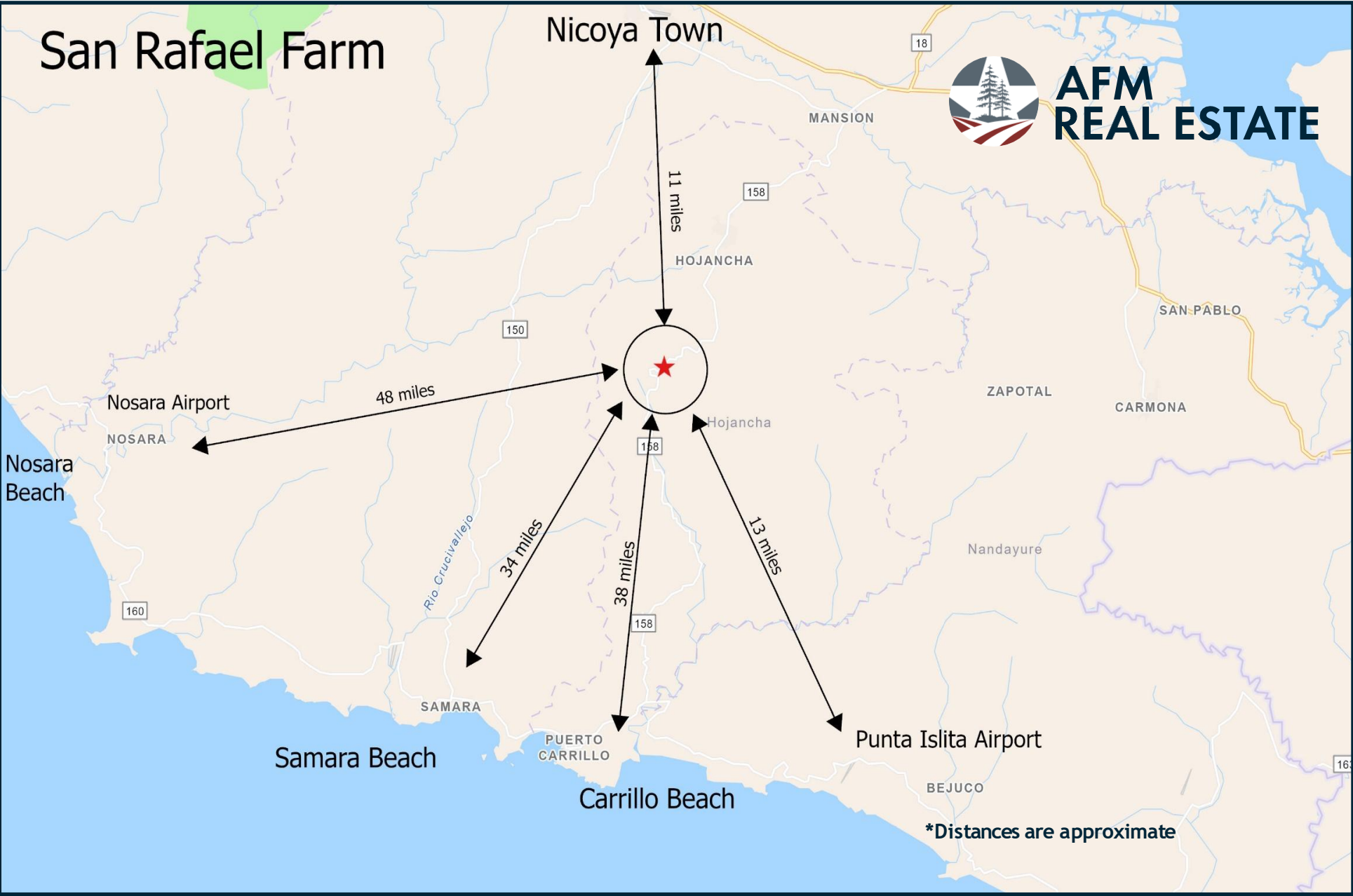
The property is located 35 kilometers (approximately 22 miles) from Punta Islita Airport, a local airport that offers domestic round-trip flights from Juan Santamaría International Airport located in the country's capital, as well as 99 kilometers (approximately 61,5 miles) from the Daniel Oduber International Airport.

In addition, due to its location it is just 22 kilometers away (approximately 19 miles) from beautiful white sand beaches: Samara, Puerto Carrillo and Nosara, and other beaches in the the Nicoya peninsula, such as Playa Punta Islita, San Miguel, Costa de Oro among others.





PROXIMITY MAP





FARM

This farm consists of 22,49 total hectares (55,57 acres) within four property titles registered in The National Land Registry of Costa Rica, with 14,1 hectares (34,84 acres) in Teak plantation (*Tectona grandis*). This plantation was established in 2016 and has had intensive forest management practices to maximize the development of the trees and obtain greatest growth potential.

The remaining area 8,39 hectares (20,73 acres) has a natural forest cover, characteristic of the tropical rainforest, with various tree and shrub species and the presence of wildlife such as birds, butterflies, mammals, among others.

This area is characterized by an annual rainfall of 2000-4000 millimeters between the months of May to November, known as the rainy season, and a dry season between the months of December to May. The average minimum and maximum annual temperatures are 21°C and 30°C, respectively.

This property has access through a public gravel road in good condition throughout the year both in the dry and rainy seasons. The property has access to electric power services.

This farm has spectacular views of the mountain system of the Nicoya Peninsula, as well as agricultural landscapes composed of small productive farms and long blocks of natural forests, which increase the ecological and productive value of the property.

The property has a value of \$14,700 USD per hectare.