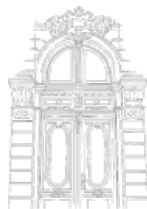


PONCET & PONCET

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— FRANCE —

HACIENDA LA PACIFICA



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L'Immobilier d'Exception
— F R A N C E —

HACIENDA LA PACIFICA

Hacienda La Pacifica is regarded as one of the finest ranches in all of Costa Rica. With a rich history dating back to 1885 when it was acquired by the former president of Costa Rica Bernardo Soto Alfaro. He then renames the property as Hacienda La Pacifica in honor of his wife Pacifica Fernandez Guardia. The Hacienda is located within the Northwestern Province of Guanacaste, less than a 45 minute drive from the international airport in Liberia and fronting along the main Federal highway 1. Encompassing a total area of 2,650 hectares (6,500 acres) of gravity irrigated land with infrastructure of road systems, lakes, ponds, dikes, dams, water gates, all of the farm equipment and facilities including corrals, pastures, livestock and buildings for all operations. HLP offers a wide range of opportunities including two of the main fresh water rivers in Guanacaste, the Tempisque valley irrigation aqueduct, rivers and streams with water concessions allowing limitless water supply and potential for exploitation. Some of the operations are forestry, cattle, horses, sugarcane, rice, tilapia, fly-fishing, rafting, a successful eco resort and dude ranch, executive houses, and a full-service village for the ranch staff and families

Thanks to the strong culture of environmental respect and conservation (700 ha are protected areas) it offers the opportunity for Eco-tourism with kayaking/rafting in the rivers, horseback riding, mountain biking, bird watching, world class fly-fishing for exotic species, and conventional fishing, etc. The conservation area is part of a conservation easement credit program.

Thanks to its infrastructure and facilities it's also the perfect location for a luxury retreat (fully operational at this time) or it may be used as a personal hideaway, which was the main purpose in recent years.

Key investment highlights:

Well established business with a huge potential for expansion and new businesses.

The hacienda is professionally managed, ISO/OSHAS certified and perfectly maintained.

Pan-American Highway passes through the property.

Excellent roads in all areas and convenient access (international Airport: 45 min/50 km)

Water supply for all purposes assured due to water concessions.

Costa Rica has a stable democracy for more than 120 years.

It offers a liberal, business-friendly environment with a free-trade agreement with the US.

Tropical climate, fascinating landscapes and a unique biodiversity.

The Hacienda La Pacifica is fully operational at this time with a further potential to develop the current operations, which includes but not limited to the following highlights:

Hotel & Restaurant

Agribusiness

Tilapia

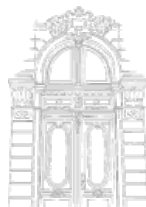
Cattle

Rice
Forestry
Tourism
Airstrip
Helipad
Sugar Cane
Water Recourses

The current owners have setup and developed this world class ranch with cutting edge organic agriculture products, best practices for sustainable farming, sustainable development and modern infrastructure, with a passion and love for nearly fifty years that has created the incredible and renowned Hacienda La Pacifica. They are reluctantly offering the property out of necessity to the market as a wind down of world wide assets.

Hacienda la Pacifica is offered at \$18,000,000 and priced to sell.

Prix : \$18,000,000.00 USD



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