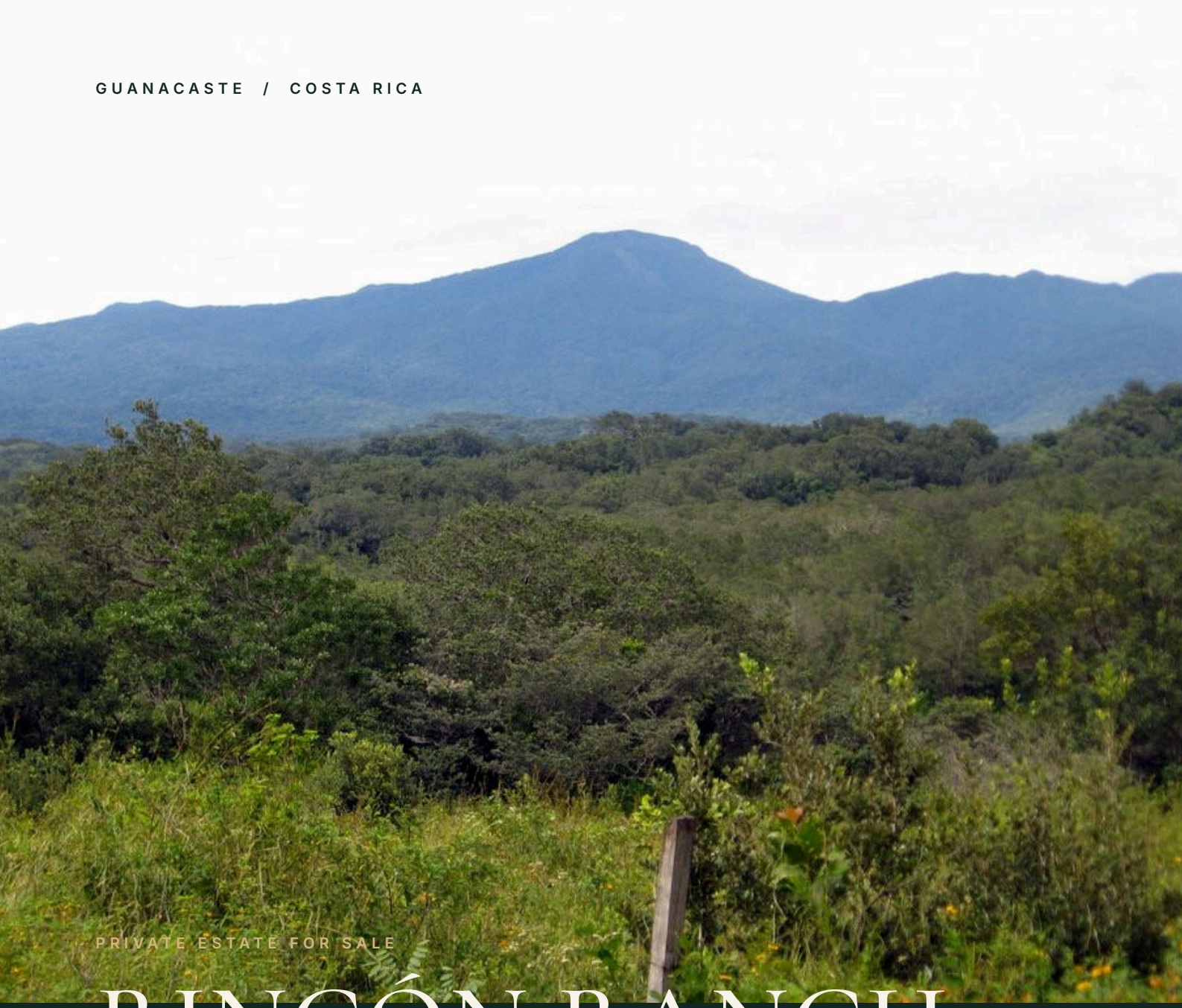
GUANACASTE / COSTA RICA



PRIVATE ESTATE FOR SALE

RINCÓN RANCH

A Rare 608-Acre Private Estate in Costa Rica

LAND. WATER. WILDLIFE.

Where Nature, Conservation and Long-Term Investment Meet.

245.93 HECTARES | 607.7 ACRES
BAGACES, GUANACASTE

ASKING PRICE

USD 1,800,000

Serious Offers from Qualified Buyers Will Be Considered.

THE OPPORTUNITY

An exceptional landownership opportunity.



Approximately 608 acres of privately held land in the foothills of the Rincón de la Vieja volcanic range, south of San Jorge in Guanacaste. Forest-covered ridges, open pasture, two spring-fed streams and an existing environmental compensation arrangement, under single ownership.

245.93	2	~4 km	CRC 9M
HECTARES (607.7 ACRES)	SPRING-FED STREAMS	REPORTED WATERCOURSES	ANNUAL CONSERVATION PAYMENTS (REPORTED)

THE LANDSCAPE

A landscape-scale holding.



Nearly 250 hectares of forest, clearings and trails, with views towards the volcanoes of the Guanacaste range. Historic owner materials describe the land as approximately 70% forest and 30% pasture.

FOREST & PASTURE

Approx. 70% / 30%, historic estimate.

VOLCANIC VIEWS

Towards Rincón de la Vieja and Miravalles.

PRIVATE ACCESS

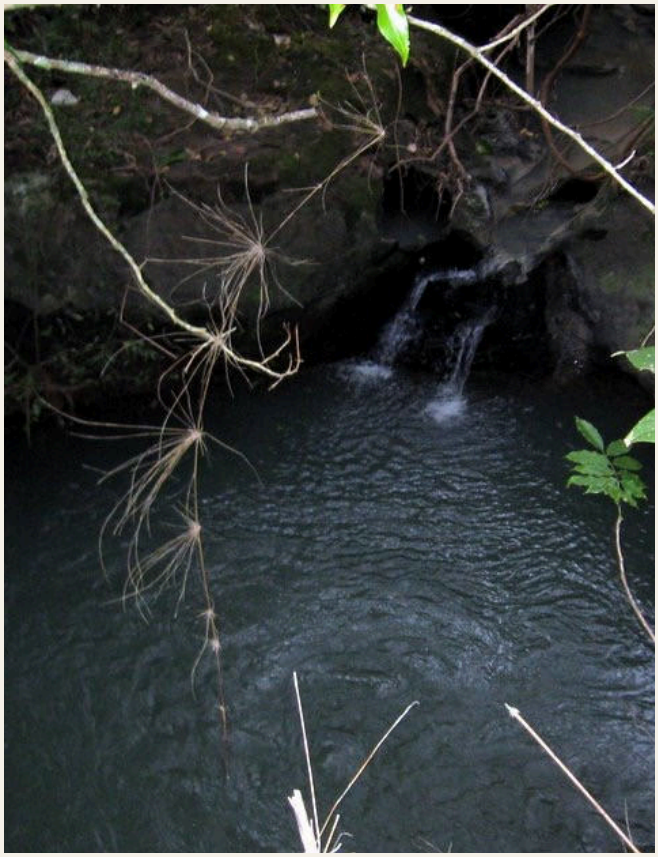
Dirt road access to the estate.

NATURAL WATER FEATURES

A landscape shaped by water.



AGUA GATA



SPRING-FED CREEK JOINING THE TAPESCÓN

~4 km

OF REPORTED NATURAL WATERCOURSES

Two streams, locally known as Agua Gata and Tapescón (also Tapezco), with natural pools, small cascades and spring-fed tributaries. Water, forest and volcanic landscape together define the character of Rincón Ranch.

Owner-reported figure, to be confirmed by survey.

WILDLIFE & BIODIVERSITY

A living natural heritage.





WHITE-FACED CAPUCHIN MONKEYS · OWNER PHOTOGRAPHS

The Rincón de la Vieja area is known for its biodiversity: monkeys, coatis, white-tailed deer and abundant birdlife live in the forests around the national park. A large, continuous private holding is a rare opportunity to protect this habitat.

ENVIRONMENTAL COMPENSATION

Conservation with existing income.

CRC 9,000,000

PER YEAR

The owners report that Rincón Ranch S.A. currently receives this amount every year under an environmental conservation arrangement.

The land is valued for what it protects: forest cover, water sources and wildlife habitat.

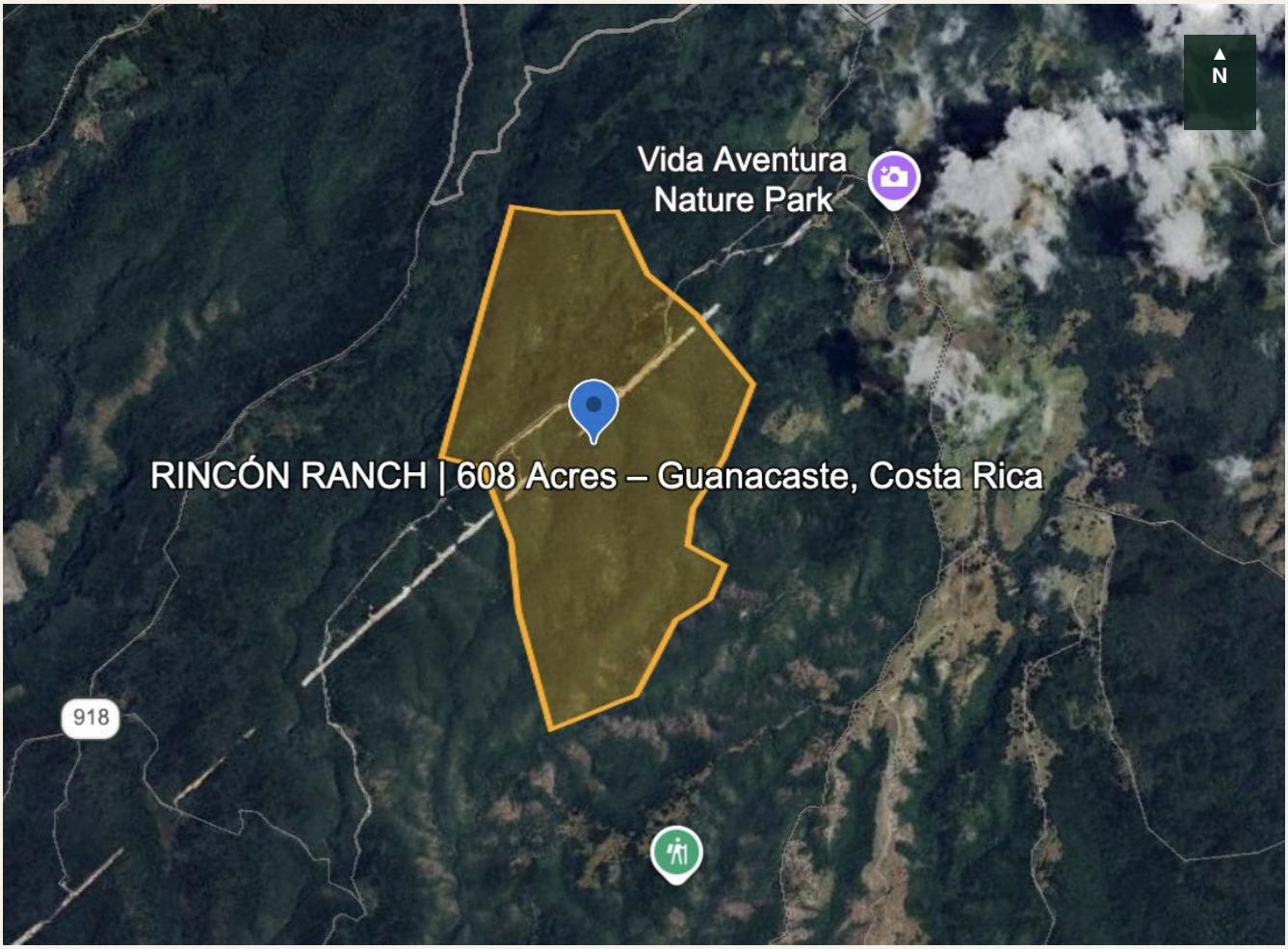
> Contract, payment records, term, renewal and transferability to be reviewed in due diligence.



HARDWOOD NÍSPERO ALONG THE CREEK

SATELLITE OVERVIEW

The estate from above.



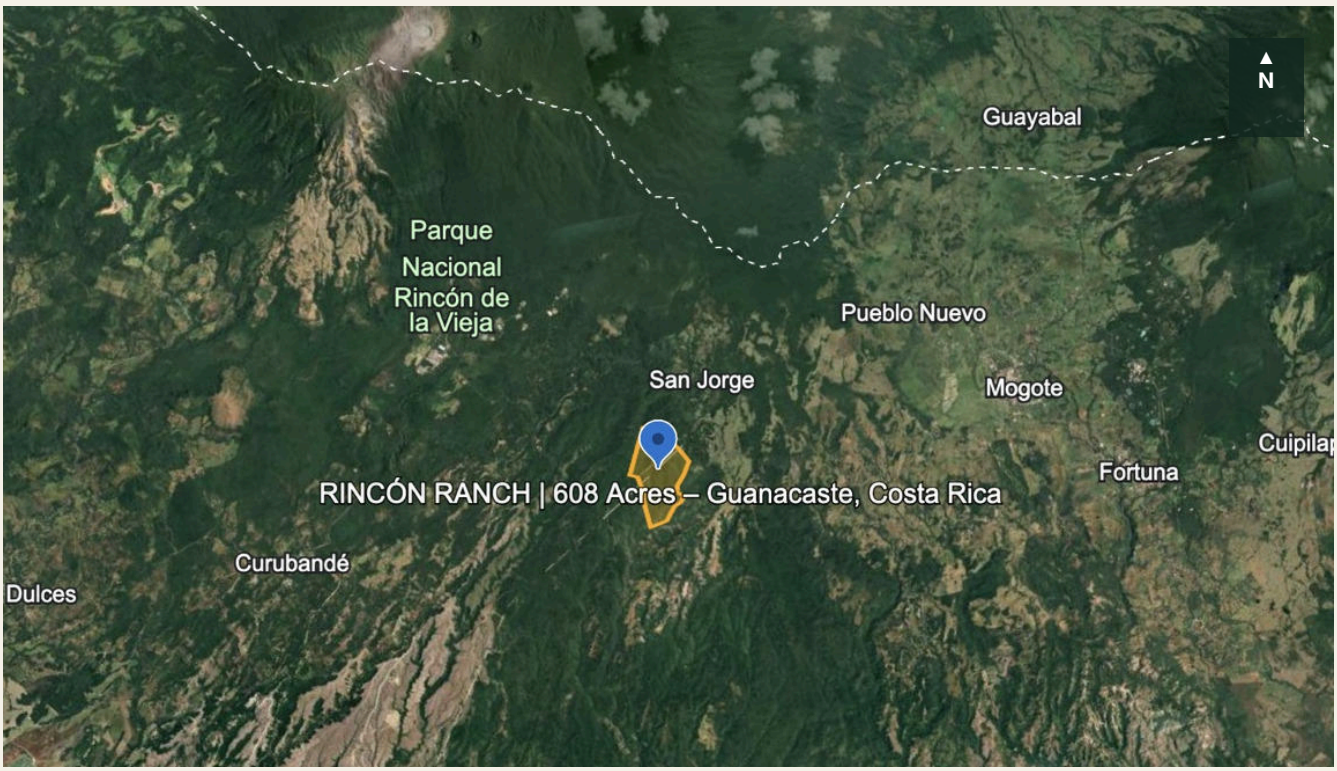
GOOGLE EARTH IMAGERY · LOCAL CONTEXT: SAN JORGE / VIDA AVENTURA NATURE PARK

The estate lies south of San Jorge, next to Vida Aventura Nature Park, in a continuous forested landscape between the national park and the lowlands of Guanacaste.

> **Illustrative location and approximate boundary overlay only.** The yellow outline is a draft reconstruction (approx. 262 ha) and not the registered boundary (245.93 ha). Official georeferenced cadastral verification pending.

REGIONAL LOCATION

In the Rincón de la Vieja landscape.



GOOGLE EARTH IMAGERY · REGIONAL ORIENTATION

On the southern side of the Rincón de la Vieja volcanic range, District of Mogote, Canton of Bagaces, Guanacaste. Liberia, the provincial capital, and its international airport serve the north-west of Costa Rica and the Pacific coast.

LIBERIA

Approx. 16 km straight line, to the south-west.

AIRPORT (LIR)

Approx. 28 km straight line, international flights.

NATIONAL PARK

Rincón de la Vieja, to the north.

Straight-line distances from the approximate centre of the estate. Road distances and travel times to be confirmed.

THE VOLCANIC LANDSCAPE

An exceptional natural setting.



VIEWS TOWARDS MIRAVALLES VOLCANO · OWNER PHOTOGRAPH

Between two of Guanacaste's best-known volcanoes, Rincón de la Vieja to the north and Miravalles to the east, the estate sits in a broad forested landscape with long views across the range.

RINCÓN DE LA VIEJA
National park and active volcano, north of the estate.

MIRAVALLES
Volcano and highest peak of the Guanacaste range, to the east.

OWNERSHIP PERSPECTIVES

One estate, several ways to own it.



OPEN PASTURE AND FOREST EDGE · OWNER PHOTOGRAPH

CONSERVATION OWNERSHIP

Protect a large forest holding in one of Costa Rica's most important volcanic and forest landscapes.

PRIVATE ESTATE

Nearly 250 hectares under single ownership, with privacy, space and private road access.

LONG-TERM HOLDING

A land asset with an existing conservation income stream.

RESPONSIBLE USE

Any eco-tourism, residential or other use is subject to legal, zoning and environmental review.

ACCESS & EXPLORATION

Explore Rincón Ranch from anywhere.



PRIVATE ACCESS ROAD

The estate is reached by a private dirt road. The owners describe an access easement across the neighbouring property; documentation will be reviewed during due diligence.

SCAN TO EXPLORE THE ESTATE

Interactive Google Earth view of the location and terrain. On screen, click this box to open it.

Illustrative boundary only; cadastral verification pending.

PRIVATE SALE

RINCÓN RANCH

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ASKING PRICE

USD 1,800,000

Serious Offers from Qualified Buyers Will Be Considered.

PRIVATE INQUIRIES & INVESTMENT INFORMATION

Estate Office

Private Sales & Inquiries

EMAIL discover@therinconranch.com

Detailed property information, documents and site visits are available to qualified buyers on request.

OWNER

RINCÓN RANCH SOCIEDAD ANÓNIMA

Cédula Jurídica 3-101-619872 · Costa Rica

This presentation is preliminary marketing material based on information supplied by the owners. Areas, watercourses, boundaries, access rights, environmental payments and permitted uses must be confirmed through the buyer's own legal, survey and environmental due diligence. It is not an offer, a valuation or a legal description of the property.