

Due to popular demand we are now selling building lots and casitas on this ranch instead of selling the ranch as one parcel as before.

Lot prices range from \$45,000 to \$90,000 U.S.Dollars. The smallest is 200 square meters. 2 stories plus roof palapa are allowed in our zoning. Your lot includes sharing recreational use of the 5+ acres of open space and its facilities. The land is titled private property with the proper zoning, government permits and services (water, propane, electricity, internet, sewage, roads, trash-recycling). We will finance if you find it necessary. Property taxes here are about 50 dollars a year per house. Yes- 50 dollars a year!

I have been living on the ranch for 12 years and I can attest to the beauty, comfort and tranquility I found here, all of which I would like to preserve. It is located 290 meters (960 feet) from the 4 lane highway from Puerto Vallarta to the 4 Seasons Resort and only 45 minutes from the Puerto Vallarta airport and a 3 hour flight to Los Angeles or Texas- Arizona.

It is easy and affordable for you to live here in this great location because the resident company (Rancho Grande de Punta de Mita, S.A. de C.V.) has been designing and building here for 15 years. I am from Sacramento and Berkeley, California. My partners are Mexican Nationals with whom I have had a long association. We have all the elements in place for you to have an enjoyable vacation like experience rather than a trip on a slow train to hell.

We also understand the exigencies of the new -“New World Order”. We have always believed that small beautiful houses are best for this environment. Your construction cost through us can be quite low (60,000 to 175,000 dollars). Or we can do the structural and you can do the finishes. However; you are free to construct on your own if you want. We aren't eco-snobs but we would like to have a review of your designs impact. As we are all reasonable people I am sure we can agree on something mutually beneficial. If you get all excited about something grand you can buy 2 or 3 lots together.

The ranch is hooked up to the grid but my house and shop has used solar energy very successfully for 10 years, so options are available. Solar with grid backup is good. We have well water and a reverse osmosis filter plant for drinking water.

The ranch has views of the ocean, bay, mountains and forest. There are 2 contiguous lakes behind 2 small dams on Las Lanchas River and 5 acres of open common land for horses, bicycles, gardening, dogs (with discipline), swimming pools, gym and sports courts. We also have a workshop that is available for casual use. We will have a monthly fee (to be mutually determined) to cover the actual costs of these community owned areas, gardening and security. My estimate is 100 dollars a month per house.

There is jungle and a bamboo forest and exotic trees and plants in cultivation (neem, papelio, kapok, teak, primavera, guayabiyo, bay, brazil, 4 species cactus, noni, aloevera, agave azul, lichi, lemon, lime, cocos, 5 species of palm, 5 species bamboo, cinnamon(a tree), plum, 3 species guayaba, guanabano, banana, orange, grapefruit, pomegranate, avocado, pistachio, herbs.

The beach-surfing is 5 minutes by car or 40 minutes by horse. There is surfing, fishing, whale-watching, swimming and sailing. Our catamaran is under construction -to be launched soon on nearby Anclote beach, 8 minutes away. All the boat permits (commercial) are now in hand. Golf courses and good restaurants are also close. This whole area is very safe because Punta de Mita is

the premiere tourist area of Mexico, so security is important for the government here; however onsite security (in a low key manner- no squawking radios) is supplied.

Because we are located on the Punta Mita peninsula there is usually a cooling breeze off the ocean over the ranch and into the bay with quite refreshing results and a very minimal bug population. Thus the air here is very fresh, cool and clean. Air conditioning is not needed, just fans.

There is an onsite management-design-build office that handles rentals and maintenance if you want your house to be earning some income when you are not here. Our helpful and knowledgeable staff has many years experience in local and state government and can be very helpful with all your business and immigration paperwork.