

FOR SALE BELIZE SPICE FARM & BOTANICAL GARDENS



Fisher Group



GOLDEN STREAM VILLAGE, BELIZE

For Sale – 541 Acre Farm and Tourism Business

PREPARED BY:

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EXECUTIVE SUMMARY

THE PROPERTY

The Belize Spice Farm & Botanical Gardens
Toledo District, Belize

PROPERTY SPECIFICATIONS

Property Type:	Agriculture/Business
Land:	541 Acres
Location:	The Spice Farm is located approximately 29 miles North of Punta Gorda and 70 miles West of Placencia along the Southern Highway, Belize.
Price:	\$4,000,000 USD

PROPERTY FEATURES

The Belize Spice Farm & Botanical Gardens, located at the foothills of the Maya Mountain was developed in 1990 as a cacao and citrus farm. Now this 541 acre Golden Stream Plantation includes spice plants, exotic fruit trees, teak and mahogany trees and ornamental plants and is home to one of the largest black pepper and vanilla farms in the country. The farm is adorned with varieties of beautiful trees including teak, mahogany, ziricote, Santa Maria, rosewood, sacred banyan trees and sandalwood. The land has 441 acres dedicated to citrus and hardwoods, 50 acres to spices and 50 acres for the owner's private residence. The citrus and hardwoods acreage can be purchased separate from the spice farm, restaurant and home.

Tours of the farm opened to the public in December, 2011 and is now a popular tourist destination for Norwegian Cruise Line passengers through the spice identification tour package partnership. Over 3,500 visitors purchased a tour of The Spice Farm in April 2017. A gorgeous teak restaurant was recently built to accommodate up to 35 people for meals and private events. In addition to current income from citrus farming, restaurant food, beverages and spice shop merchandise there are opportunities to expand revenue streams such as local wine, chocolate, harvestable teak and mahogany and on-line spice sales.

The property includes the owner's 4 bedroom, 3 bathroom home, garage and workshop, electrical generators, extensive carpentry shop, bee farm, equipment sheds, spice drying room, tractors, trailers and so much more.

Rare opportunity to purchase beautiful Belizean acreage with working farm and tourist income!

BELIZE SPICE FARM & BOTANICAL GARDENS



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PROPERTY OVERVIEW

PROPERTY PHOTOS – Restaurant and Spice Shop, made from teak harvested from the farm



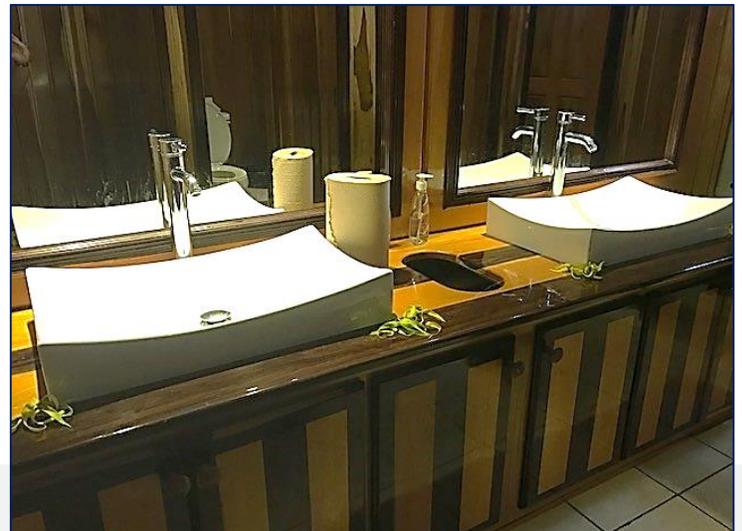
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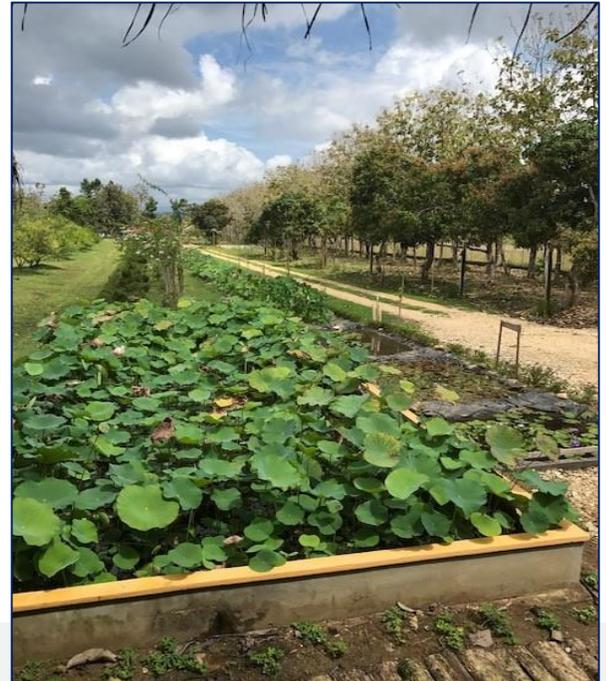
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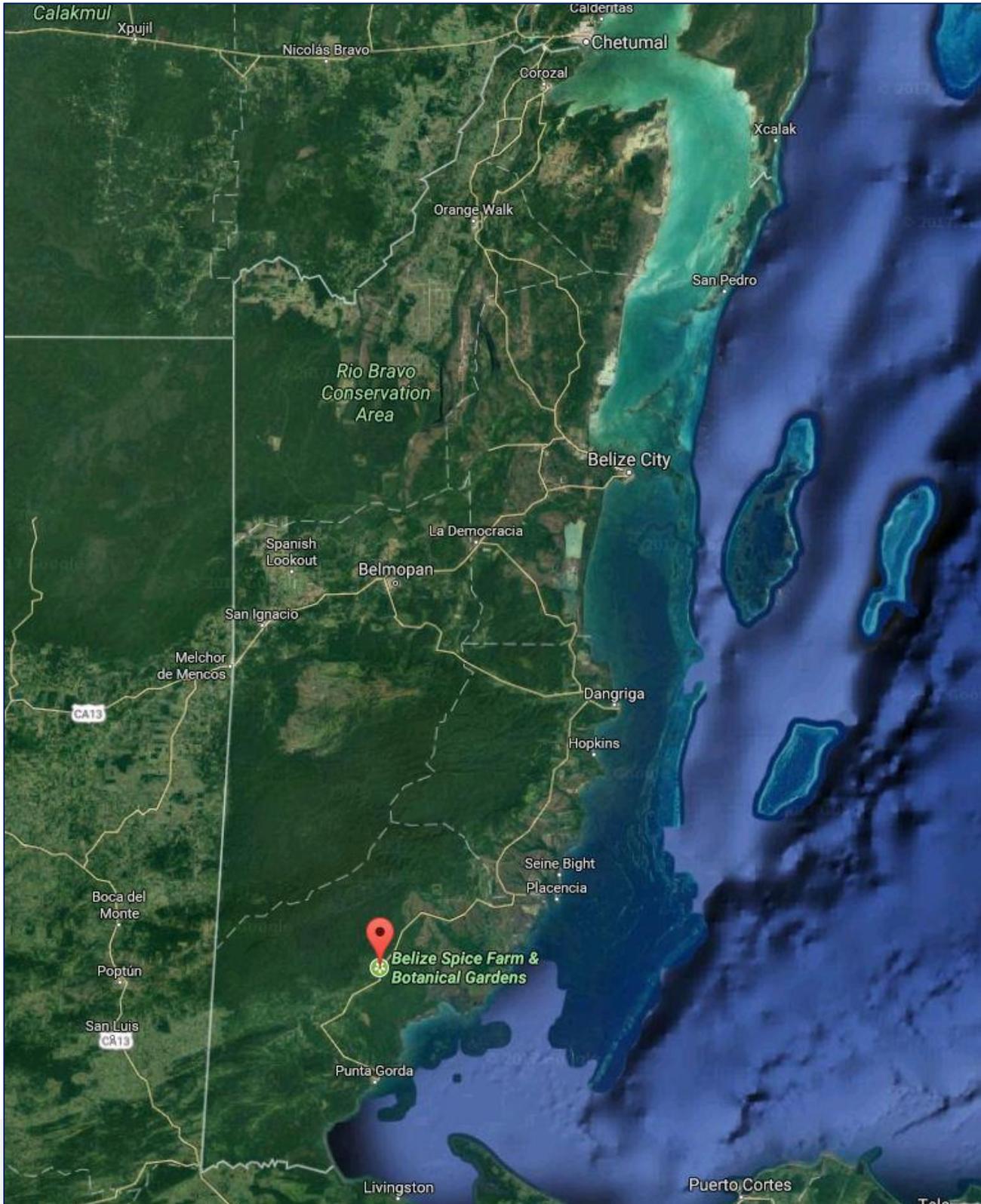
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PROPERTY OVERVIEW

PROPERTY PHOTOS – Owner Home, Grounds and Farm Tours



AERIAL MAP



Belize Overview

Belize, the only English-speaking country in Central America, offers a unique combination of richly rewarding experiences that make it unlike any destination on the planet. Tourists are attracted to and keep returning to the area because of its white beaches, friendly people, and the world class diving, snorkeling, fishing and sailing.

Swim with exotic sea life along the Western Hemisphere's largest barrier reef. Explore the fascinating mysteries of the largest concentration of Maya sites in the region. Hike thousands of acres of unspoiled forest, including one of the only jaguar preserves in the world. Escape to any of the more than 400 tropical islands and three of the Western Hemisphere's four atolls (ring shaped islands formed by coral), surrounded by pristine turquoise waters. Discover the highest waterfall and the most extensive cave system in Central America, and dive the captivating Blue Hole.

The harmonious blend of Maya, Mestizo, Creole, Garifuna, East Indian, Mennonite, Arab and Chinese creates distinctive cultural traditions, including cuisine just waiting for you to discover.



BELIZE DISTRICTS OVERVIEW

Southern Belize (Toledo District) is known by many as “The Forgotten Land,” Southern Belize’s undiscovered landscapes serve as a threshold for lush rainforests, ancient Maya artifacts, fascinating cultures and enough eco-adventures to impress even the most discerning traveler. Punta Gorda is the gateway to everything from off-shore fishing, to river trips, as well as caving, birding and Maya archaeological sites. Not to mention, some of the nicest people you’ll ever meet.

Western Belize (Orange Walk District) is home to many archaeological sites, lighthouses and other points of interest. Other points of interest include the Butterfly Farm and the Rainforest Medicinal Trails and the Benque House of Culture in Benque Viejo Del Carmen. For the more adventurous traveler, Nachuch Che’em Park is known for its cave tubing and zip-lining offerings. And for everything from Maya temples to caving to hiking to kayaking or horseback riding, San Ignacio is definitely the place to be in Western Belize.

Southeast Coast (Stann Creek District) is a blend of culture and adventure.

From the Maya Mountains views to the golden-sand beaches, this region has something for everyone. Dangriga, a laid-back Garifuna seaside community near Hopkins, is a great beach destination and Placencia is known for water activities like kayaking, snorkeling and diving. Inland is full of adventures, like Cockscomb Basin Wildlife Sanctuary, Mayflower Bocawina National Park and Blue Hole National Park. This coast has it all.

Central Belize (Belize and Cayo Districts) is home to the howler monkeys and many rare bird species, Central Belize is perfect for travelers looking to get into the wild bringing together some of the country’s best features, including Maya sites, dense jungles, rushing waterfalls and extensive caves. The Central Coast is also home to Belize City, the cultural and business epicenter of Belize.

Northern Belize (Corozal District) is a destination for those wanting to get closer to Mother Nature, avoid large crowds or experience everything from the archaeological wonders of the Maya sites to exploring the jungles, rainforests and lagoons. If you’re looking to get off the grid, head here.

Belize Reef (Islands) As the largest and most intact reef system within the Northern Hemisphere, the Belize Barrier Reef comprises seven key marine reserve zones. The reef’s crystal blue waters are a haven for its marine community and an enticing exploratory region for SCUBA divers and snorkelers. Discover the over five hundred species of fish, seventy hard coral and thirty six soft coral species among the plenty of aesthetic views both above and below water. In 1996, this reef was inscribed as a UNESCO World Heritage Site for its significant habitats and natural development. Add the cultural appeal of Belize and skilled guides, and you’ve got yourself the dive trip of a lifetime.



TOURISM AND FARM OPERATIONS

The Belize Spice Farm has a contract with Norwegian Cruise Lines for spice identification tours and has recently added culinary tours. Tours average 63 people per day, three days per week. Tours began in 2016 and generated \$142,364 in revenue the first 6 months of operation.

Tourist arrivals to Belize are heavily increasing with a 43% jump since the year 2000 and a 29% increase between 2010-2015. Approximately 95% of arrivals into Belize are for leisure travel and with new non-stop flights from the US and Canada, it makes for an easy vacation destination.

Belize has had a 13% increase in overnight tourist arrivals from 2015 to 2016 resulting in \$377 million USD being spent annually by visitors. Travel and tourism capital investment is expected to increase 8.4% from 2014 to 2015 and is expected to increase another 9.6% this year.

More information on tourism growth can be found at:

<https://belizetourismboard.org/belize-tourism/statistics/>

EASE OF TRAVEL

Currency

Belize currency exchange is extremely easy for United States Dollar conversion. The Belize dollar is locked at \$2 Belize = \$1 USD. Most accommodations and tours are listed in USD prices, and most restaurants, and shops are listed in BZ\$. Nearly everyplace readily accepts USD currency.

Flights

Travel to Belize is now easier than ever as Southwest, American, Delta, and United fly to Belize from major cities across the United States, with a travel time of just 2-5 hours. Canadians too can now enjoy Belize as both WestJet and Air Canada now offer non-stop service from Toronto.

Language

Belize is a former British commonwealth and adopted English as it's official language. While you'll hear familiar words of the English language, a large population of Belizeans, speak an English-based Creole (Belizean Creole or Kriol) during most informal, social and interethnic dialogue.

People

From the moment you arrive in Belize – whether you are an adventure traveler, part of a family trip or in the country for a relaxing beach vacation – Belize people and culture make you feel as welcome and comfortable, like nowhere you've ever visited. In Belize, our traditions and customs are varied and represent more than eight diverse cultures. For generations, the people of Belize have demonstrated a cultural commitment to preserve the country's unique charms. This enduring promise to the land, the waters and you, our visitor, inspires all to achieve a genuine and intimate connection to a variety of extraordinary experiences.

Weather

One of the nicest things about visiting Belize is the weather. With an average yearly temperature of 84° F (29°C), it's always warm, yet comfortable. Coastal sea breezes as well as our jungle and rainforests keep you cool even in the hottest summer months while winters can be cool but never very cold. In short, the climate is pretty much near perfect. Even in winter (November-March) the temperature in Belize rarely falls below 60°F (16°C), while the summer (May-September) is around 86°F (30°C). Humidity is also fairly consistent at around 85 percent.

CONTACT INFORMATION

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Professional Bio

April joined the Fisher Group office as a Licensed Business Broker in 2016. She brings with her several years of experience as a small business owner and manager along with a Master of Business Administration (MBA) from Minnesota State University, Mankato. April has completed her designation as a Certified Business Intermediary (CBI) from the International Business Brokers Association (IBBA) which less than 10% of all the Business Brokers around the world have achieved. She provides professional, knowledgeable representation to clients during the process of selling or buying of privately held businesses. April specializes in small to medium size business transactions with \$50,000 - \$5 million in revenue and resorts/hotels/lodges/businesses/investment properties in the country of Belize through co-brokering partnership with Belize Sotheby's Realty.

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.