

# FOR SALE

\$ 246,000.00 USD

Nicaragua - Carazo

Santa Teresa

Listing ID: 002882822059

This multiuse farm has an excellent location in the Carazo area and with easy access on the main road, which makes it super attractive for real estate development, planting different trees, animal breeding and even for logistical and industrial investments. This tangible rural real estate investment opportunity, an agricultural property currently used for planting sugar cane and other fruit trees, located on the Pan-American Highway just 10 km south of Jinotepe, has an appraisal of \$430,000 and is selling for a great price of \$246,000. Currently, this multiuse farm has an area of 20 Manzanas (34 acres), has a total of 12 Manzanas planted with sugar cane, combined with citrus crops, bananas, coconuts and mangoes. The planting and harvesting of sugar cane is marketed with a Sugar Mill company. It also includes a caretaker's house, two (2) water tanks with a capacity of 10,000 and 2,500 liters, respectively, and is completely fenced with barbed wire and live fence posts. Additionally, it has corrals for cows and pigs, both covered. The property is located on the Pan-American Highway, with easy access all the t



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