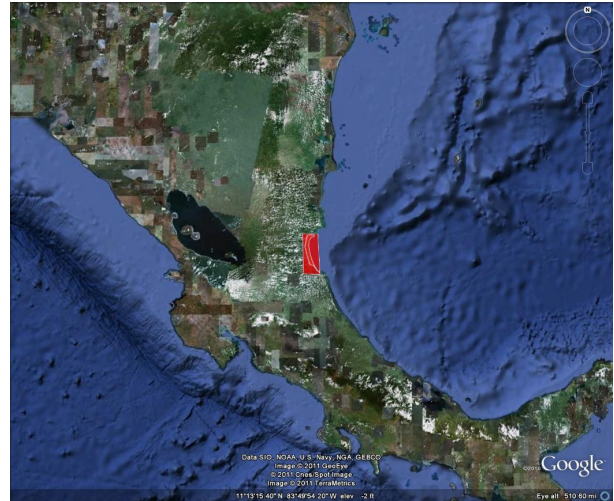


El Cocal

Offered at \$99 million
33 miles of Atlantic coast of Nicaragua
29,000 hectares or 71,000 acres
Bio-Diversity

Contact: 510-962-5788



Located on the Atlantic Coast of Nicaragua, just North of the Costa Rican border, El Cocal offers an unparalleled combination of agricultural land, unspoiled rain forest, river and ocean beaches, and an active coconut plantation.

With an overall land area of 129,494 square kilometers, Nicaragua is the largest country in Central America. Its topography is divided into three major geographic regions. The Pacific lowlands, or Western region, is marked by flat terrain broken by a line of active volcanoes between the Golfo de Fonseca and Lago de Nicaragua. To the East of volcanoes lies a long narrow rift from Golfo de Fonseca southeastward. *The Caribbean lowland (or Eastern) region covers about half of the national territory, and is where El Cocal is situated. This region consists of tropical rain forest and pine savannas crossed by numerous rivers flowing into the Atlantic.* Between the Pacific and Caribbean lowlands are the central highlands, dividing the country down the center and growing more extensive to the North.



El Cocal stretches for 33 miles along the Atlantic coast of Nicaragua. The southernmost tip of El Cocal borders on San Juan del Norte (also known as Graytown), an historic city that has recently received approval by the government of Nicaragua to construct a deep water port. This project will facilitate both merchant shipping and tourist travel in the very near future. To the North of the property lies Monkey Point, a site slated for the construction of a transcontinental railway system.

The San Juan del Norte airport, now under construction, will add the final link in El Cocal's transportation chain.

El Cocal spans 29,111 hectares (71,904 acres) of pristine, unspoiled and virtually uninhabited tropical land. Vast stretches of Caribbean sand alternate with rocky cliffs for 33 miles. The property borders the Rio Indio-Maiz Biological Reserve in southeastern Nicaragua, a place virtually untouched by modern man. Spanning 640,000 acres, Rio Indio-Maiz is the largest lowland tropical rainforest North of the Amazon. A state land preserve of over one million acres also buffers the property's Northern and Western borders.

With tropical lowland forest, mangrove estuaries, endless jungle waterways, lagoons, rocky cliffs and pristine Caribbean beaches, El Cocal is a truly unique and eclectic geographic phenomenon that never ceases to amaze. El Cocal is even home to a working coconut plantation (hence its namesake).

Bio-Diversity

Few places on earth contain the zoological and botanical wealth of the El Cocal territory. Its neighbour, the Rio Indio-Maiz Biological reserve, is recognized by scientists and naturalists worldwide for its biodiversity. The variety of plant and animal species that inhabit El Cocal is truly astounding: 300 species of reptiles, 200 species of mammals, 600 bird species, 12,000 plant species, and butterflies of every conceivable size, shape and color. Listed here is just a brief overview of the property's natural assets.

El Cocal is home to many different monkey varieties such as spider, howler and white face. Other commonly seen animals include tapirs, jaguars, ocelots, sloths, raccoons, armadillos, peccaries, otters, kinkajous and anteaters.



The property's rivers, lagoons and waterways are teeming with an impressive abundance and variety of aquatic life. Predominant freshwater species include the royal tarpon, sawfish, red snapper, bass, rainbow trout, bobo, majarra, snook, drum, guapote, and one of the last remaining concentrations of freshwater shark in the world. Saltwater varieties of include barracuda, jack, kingfish, sierra, tripletail, cubera, grouper, jewfish, wahoo, and tuna (often exceeding 100 pounds). Other noteworthy aquatic creatures include the manatee, and a prehistoric oddity called the garfish.

Various breeds of colorful toucans, parrots, macaws, hummingbirds, owls, eagles, hawks and and parakeets are only some of the over 600 species of birds that call El Cocal home. Extremely rare species such as the royal fly catcher can also be found here. The region is quite literally a birdwatcher's paradise.

The diversity of El Cocal's plant life is as vast as it is stunning. In fact, one square kilometer of El Cocal's rainforest contains more species of vegetation than all of Western Europe. Prominent flower varieties include heliconias, wild orchids, bromeliads and passion flowers. Wild mushrooms, ferns, coconut palms and a variety of fruit species also dot the landscape.

Google Earth

Use Google Earth for more in-depth review of the territory.

Instruction:

1. Download "GoogleEarth-Territory" file
<http://www.vc22.com/elcocal/content/GoogleEarth-Territory.kmz>
2. Download Google Earth (skip, if you already have it) at
<http://www.google.com/earth/download/ge/agree.html>
3. Double-click on the downloaded "GoogleEarth-Territory" file
It should launch Google Earth and direct you to the territory.
4. Un-check the "Approx Geo Area" checkbox
You should see a "semi-opaque" area that is a rough outline of the territory.