



RANCHO PACIFICO BAJA 'Eco-Village Community'



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EL PESCADERO, BCS
Mexico

Rancho Pacifico Baja

Eco-Village Property Proposal Information

BACKGROUND: We have been developing an “eco-village” on our 15-acre rancho in Baja Sur since 2019. The idea that with similar people, which prefer a deep connection with nature and a desire for self-sufficiency, together will gain independence and ultimately freedom from the “system” to support ourselves well into the future. The cost of land in Baja and specifically El Pescadero has increased tremendously over the years and the value is constantly going up. We believe there is nothing available in the area with this low of an investment anymore. We try to keep lot prices low but also realistic with our community needs as well.

Many people who have visited the rancho over the years, have expressed a love and connection for the land, notably for its natural beauty and tranquility while also being in a key location for Baja Sur. El Pescadero boasts the most beautiful sandy beaches in all of Baja and Cerritos being a very popular surf break as well. This eco-village will aim to integrate our ecological values within a principle-based approach to sustainability using permaculture design. This approach promotes ecosystem function, biodiversity and sustainability. Also, with like-minded individuals with various skillsets, the potential is exciting during such uncertain times where we need community more than ever.

DETAILS: Phase one of this project was completed by the Spring of 2020 and consisted of 5 lots that were designed to be closest to the communal area, it's facilities and are towards the front of the property. Phase two was completed by Summer of 2021 and included one more lot a bit further back but still close to the communal area. Phase 3 was completed by Summer of 2023 and included one more lot towards the back of the property with limited access and has not been developed yet. Phase four is now upon us where we are opening up 2 more lots as we expand into the property further. These 2 additional lots are priced at \$35,000 US (approximately ¼ acre or 1,000m²). We currently have 6 members (including ourselves) to share the vision of this Eco-Village. Ultimately, we want no more than 10 lots on the property in total.

LEGAL: We own a Mexican Corporation (Rancho Pacifico Baja), which holds title through an Escitura (the most secure way to own land as a foreigner) and are legal residents so have already done all the complicated and lengthy paper work and government delays therefore saving you a huge headache and a ton of costs to acquiring lots in Mexico.

Rest assured, you will still hold a legal agreement (Real Estate Sales Contract) to ensure everyone's investment is safe and everything is clearly written out for all parties, to allow for all future possible scenarios.

COMMUNAL AREA: There is a fully functioning common area which has solar power, wifi, hot water, hot shower, washing machine, 2 refrigerators, stoves, and includes a beautifully crafted large Palapa which is used as a lounge and multi-purpose space. There is a fully functioning kitchen, we primarily use for the business, but is also available for the eco-village. There is also a gravity fed outdoor garden shower and composting toilets throughout the property. We also built a wood-fired bakery, which is available for the community members when not being used with our business. In it, we bake bread, baking, pizzas and other meals for markets and events that support our low-impact lifestyle. We also operate a small campground and have glamping sites which are available for your visitors or family if needed. Many patio areas and gardens were created around the common areas for enjoyment by all. As far as self-sufficiency goes, we have laying chickens which supply nutritious eggs and have plans for a larger communal garden area once our water well permit has been approved. We have been trucking in water all these years, which although doable is not a self-sufficient solution for the future so are anxiously awaiting this big change for our community. With the government in Mexico, there is always a waiting period and a need for much patience, but we are hoping for an answer very soon. Once we are approved, we will be installing a well to supply water for our village and then can expand on our food production and more farm animals for all to enjoy too!

LETTERS OF INTEREST: We will be accepting letters of interest from January 1, 2024 - April 31, 2024. In this letter we would like to gain a better understanding on your reason for wanting to be part of an eco-village as well as the skillsets you may offer. This will be phase 4 and the lots are selected on a first-come-first-serve basis. After your letter of interest, we will communicate further details to arrange for a site visit and a 1-month trial stay if selected, to ensure this would be a good fit for all.

If you would like more information and/or to apply.

Please contact us by email: at ranchopacificobaja@gmail.com

With love,

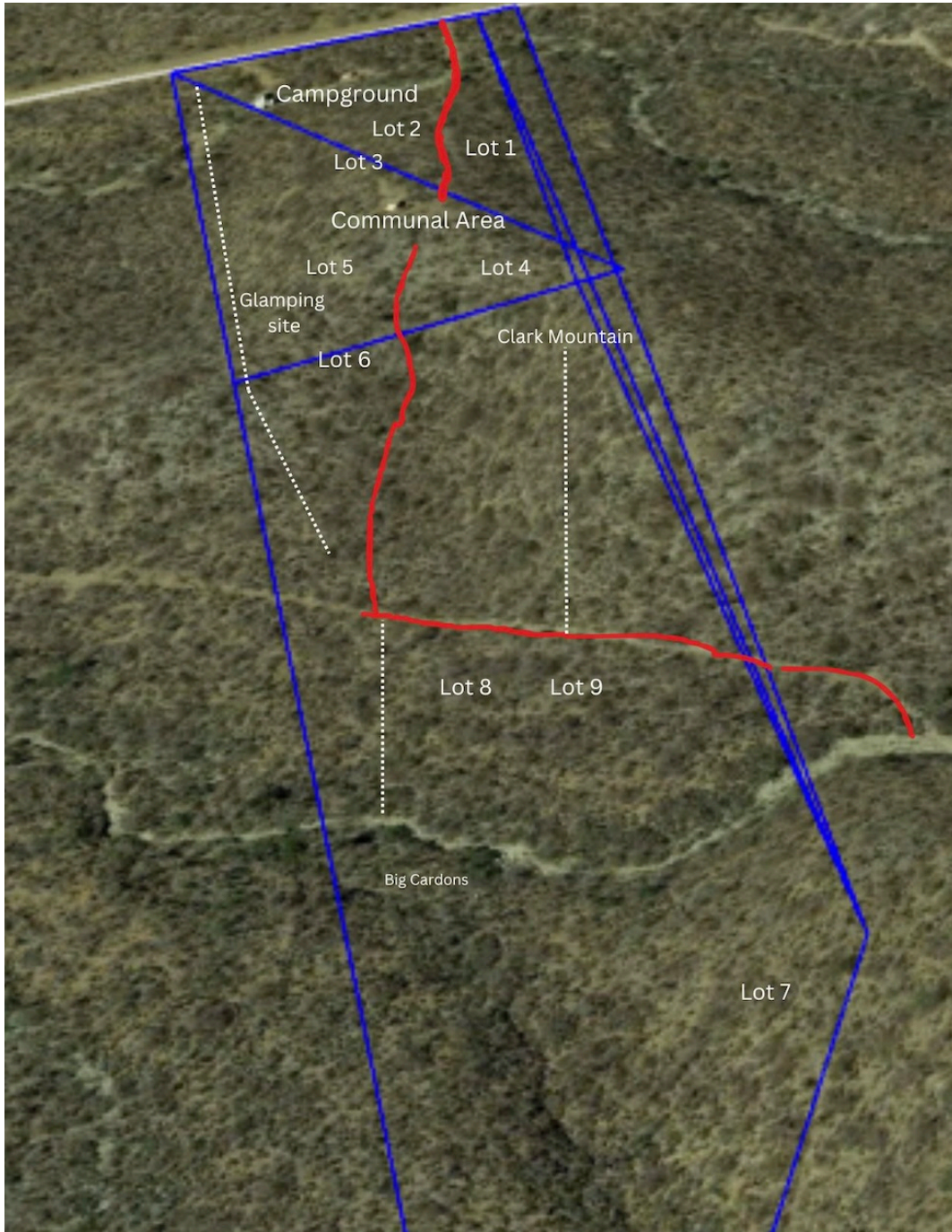
Sabrina and Dane Clark

Mexico: +52 612 233-7631 or 612 136-3599 (*What's app is best*)

LOCATION

Coordinates - for location 23°23'04.1"N 110°06'53.1"W.

Google Maps: <https://maps.app.goo.gl/yr2fUVVWJJubohov8>



Rancho Pacifico Baja - 6 hectares in total (15 acres)
Phase 1: Lot 1-5 with communal area being center focus.
Phase 2: Lot 6. Phase 3: Lot 7. Phase 4: Lot 8 and 9