

For Sale

Farm

\$4,000,000

Belize Spice Farm & Botanical Gardens

Belize Spice Farm & Botanical Gardens
Hellgate, Toledo 00000

Property Description

This 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!

OFFERING SUMMARY

Sale Price	\$4,000,000
Lot Size	541.0 Acres

VIEW PROPERTY VIDEO

For more information

April Femrite CBI, MBA

O: 507 327 7126

april@naibelize.com



Barrier Reef Drive
San Pedro, Belize
501 226 4309 tel
naibelize.com



For Sale

Farm

541 Acres | \$7,394 / AC



For Sale

Farm

541 Acres | \$7,394 / AC



For Sale

Farm

541 Acres | \$7,394 / AC



For Sale

Farm

541 Acres | \$7,394 / AC

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.



For Sale

Farm

541 Acres | \$7,394 / AC



For Sale

Farm

541 Acres | \$7,394 / AC

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, like Cahal Pech. 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.

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.



For Sale

Farm

541 Acres | \$7,394 / AC

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 everywhere 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.

Getting to Caye Caulker is easy because both of Belize's domestic airlines—Tropic Air and Maya Island Air—have hourly flights to the island. It takes only 15 minutes to fly from the international airport in Belize City to Caye Caulker. A water taxi is also available for about \$15 USD and takes 60 minutes to travel from the mainland to Caye Caulker.

Language

Belize is a former British commonwealth and adopted English as its 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.



The Closing Process

A Belize attorney handles the closing by completing the title search and facilitating the transfer of ownership. You may have your broker, agent and/or attorney from your home country complete the initial "Offer to Purchase" or "Letter of Intent to Purchase" and any seller financing documents but it is advised to work with a Belize attorney for the final "Purchase Agreement" to ensure an accurate transfer of title and/or corporate registration. Most business operations in Belize are set up and registered as a Belize Corporation, Chapter 250. A new owner would purchase the shares of the corporation and have the Belize bank account, tax ID numbers, social security registration, trade name, all business licenses, trade permits, real estate and personal property transferred to their name. Annual property taxes are extremely low and there are no capital gains tax in Belize. Instead, the Belize government imposes a "Stamp Duty" or "Stamp Tax" on all real estate transactions. At time of ownership transfer, the buyer pays a 5% tax on the purchase price for a corporate transaction and an 8% tax on residential real estate.

Residency & Citizenship

Many expats apply for permanent residence in Belize. The primary reason is that as a resident you can work in Belize without needing a work permit. Having your residency also makes it easy to travel in and out of the country. You must live in Belize for 50 consecutive weeks before you can apply for permanent residence. To do this, enter the country on a tourist visa and then renew your visa every 30 days until you reach 50 weeks. At that point, you can submit your application for permanent residence. It can take a few years to receive approval and your residence card.

If you want to apply for permanent residence, talk to the local Immigration official early in your trip. Explain that you plan to live in Belize for 50 weeks so that you can apply for permanent residence. If the Immigration official tells you that they won't approve your visa beyond six months, hire a Belizean attorney to write a letter for you, to support your residency process.

To become a resident, U.S. and Canadian citizens pay a non-refundable fee of \$1,000 with their application. Most other nationalities pay a higher amount that covers the cost of a return ticket to their country of origin. Once you complete the residency application form you'll submit it to the Immigration and Nationality Department. After you've been a permanent resident of Belize for a minimum of five years you can apply to become a Belizean citizen. Foreign business owners may still own a Belizean corporation without permanent residence. You just need to have your visa renewed if you stay in Belize more than 30 days at a time and will also need to obtain approval through Central Bank, which a Belize attorney can assist with.

Financing

If you are offered seller financing you can choose to either file a mortgage and receive title to the property at closing or state in the purchase agreement that you will not receive title until the seller provided loan is paid in full. In order to record a mortgage, there is a 1.5% fee of the total amount financed and then a 0.6% fee to discharge the mortgage. If the buyer defaults on loan payments to the seller, the seller can exercise its power of sale under the mortgage or the purchase agreement can stipulate that the seller could terminate the agreement and the property reverts back to the seller. A Belize attorney determines how much of the deposit/down payment the seller gets to keep which is dependent upon the period of time the buyer has occupied the property.

Taxes

Business tax is paid monthly equal to 1.75% of gross receipts (not including any GST or Hotel tax collected) and is paid to the Government of Belize (GOB). Hotel operators collect a 9% accommodations tax from guests and is paid to the BTB (Belize Tourism Board). A 12.5% GST (general sales tax) is collected on all goods, food, and beverages and paid to the Belize income tax department. Tour operators collect a 6% tour tax from guests and is paid to the GOB. File annual tax return by March 31 of each year. At time of business sale, you would want to get a Certificate of Clearance from the Belize Tax Commissioner verifying all business tax has been paid to date.

Banking

To establish a local bank account, customers must bring in two (2) Bankers References from established institutions, along with his/her passport or a notarized copy, and one other form of identification. The customer also must bring in a recent utility bill (not older than 3 months). Recommended banks for real estate lending are The Belize Bank and Atlantic Bank. Belize banks are able to grant commercial loans for a maximum of 10 years with interest rates ranging from 8.5% to 12%. The client is expected to contribute 40% equity and the bank can consider providing funding of 60% of the total cost of the investment. If you purchase a Belize corporation, you will not need to open a new bank account, the corporate account number along with tax I.D. numbers will transfer to the new owner.



For Sale

Farm

541 Acres | \$7,394 / AC

APRIL FEMRITE CBI, MBA

Director

april@naibelize.com
Direct: 507.327.7126

MN #40500153

PROFESSIONAL BACKGROUND

April provides professional, knowledgeable, honest and reliable representation to clients during the process of buying or selling Belize businesses. She is specialized in the purchase and sale transfer of resorts, hotels, lodges, businesses and investment properties throughout the entire country of Belize. Her services include providing a broker's opinion of business value, marketing of the business with confidentiality, screening of potential buyers, facilitating negotiations, completing a due diligence investigation and coordinating all aspects of the business sale.

April is a Business Broker and licensed Commercial Real Estate Professional. In 2016, she completed the designation of Certified Business Intermediary (CBI) from the International Business Brokers Association (IBBA) which less than 10% of all Business Brokers around the world have achieved. She has been a business and community leader for the last 12+ years in founder, owner, and managerial roles.

April has developed and continually maintains excellent working relationships with buyers and agents all over the world. Her home base is in the United States but she is well traveled and connected throughout Belize. She travels between the US and Belize on a regular basis to meet client needs.

EDUCATION

Certified Business Intermediary (CBI) through International Business Brokers Association (IBBA) 2016-Present
Minnesota Real Estate License 2016-Present
MBA, Minnesota State University, Mankato 2016

NAI BELIZE

Barrier Reef Drive
San Pedro, Belize, MN 000000
501.226.4309