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Bahia Concepcion lies just south of Mulegé and 625 miles south of the Tijuana border. Bahía Concepción is one of the most beautiful spots in Baja. The bay is just over 20 miles long and varies in width from two to five miles. Bahía Concepción has, over the years, become the final destination for many Baja travelers.

A lot of seasoned Baja travelers simply aim straight for Bahía Concepción with no intention of going any farther. Many first timers arrive and they are absolutely overwhelmed with the beauty and serenity of this area somehow they just cannot manage to leave, often extending their vacation plans by days or even weeks.

The dramatic scenery along the western coastline of Bahía Concepción is the ultimate opportunity for almost all Baja investors that travel this far south. This giant bay, within the Sea of Cortez, offers travelers a close up of what “The Real Baja” is all about. The 28 miles of highway that hug the coast below Mulegé offers direct access to what are considered by many to be the finest beaches in all of Baja.

Fishing conditions along the western shore of Bahía Concepción is not the best in Baja although some smaller, yet tasty, fish can still be caught within the bay. The eastern shoreline offers a completely



different set of circumstances, mainly because of the great effort it takes to get there. The rugged eastern shore is not easily reached and is largely uninhabited. Visits to the eastern shore should only be attempted in 4x4, high-clearance vehicles, that are well equipped for extreme conditions.

The rugged eastern finger of Bahía Concepción remains mostly unexplored, and almost completely uninhabited. A few primitive fish camps dot the shore, but they are mostly seasonal and may be uninhabited depending on the current fishing conditions.

Think twice before any attempt to experience the truly unique adventure that this pristine piece of “The Real Baja” has to offer. If, after a visit to Bahía Concepción, you think that this is the kind of place you might want to invest on, you’re right! Solar power and propane appliances along with satellite TV and Internet service can do wonders for those who want to get away from it all. Progress and technology do have some great benefits for those folks that choose to live along the peaceful shores of Bahía Concepción.



# The Other Side of Bahía Concepción

By David Kier

The isolated Concepción peninsula.

The first influx of travelers to Baja California followed World War II, thanks to the creation of the civilian Jeep, the Willys station wagon and pickup, as well as the Dodge Power Wagon and other four-wheel drive vehicles. Many, if not all the dirt roads of Baja were soon traveled which opened up the backcountry that most of Baja was at the time.

Howard Gulick, an engineer with the City of Glendale took it upon himself to travel and document all the roads and make professional, hand-drawn road maps of the peninsula. Those logs and maps were published and updated in four editions and two additional printings of the Lower California Guidebook from 1956 to 1970.

Sadly, Howard's original, large-scale maps were edited to fit the book, and many lesser used roads were not included in the published work.



Still, Mr. Gulick's guidebook maps were the finest maps of the peninsula for many decades, even though paved roads began to erase the mystery of what was out there.

In 1966, world famous mystery author and the creator of Perry Mason, Erle Stanley Gardner, was exploring Baja California with a group of associates using four-wheel drive vehicle, custom made dune buggies, and ATVs. Gardner loved the desert and Baja California.

It offered him an escape from the demands of Hollywood TV producers. He also utilized helicopters and airplanes to explore and to shuttle TV scripts back and forth between his Baja camps and Hollywood.

Gardner enjoyed camping on Bahía Concepción and looked across to the other side asking anyone he could, "what is over there?" He got shrugged shoulders. That was just no good, he had to find out! The maps of the 1960s showed no road on the on the 30-mile-long peninsula that creates the bay.



However, if one read all of the Lower California Guidebook, in the chapter called Places Reached by Sea, Gulick writes: “There is an old road, no longer used, on the east shore of the bay running out to Punta Concepción, where there is an abandoned manganese mine.” Erle Stanley Gardner did not mention the mine but did show the petroglyphs of Arroyo los Pintados as well as the landing strip his team made so Captain Francisco Muñoz could land his plane over there and ferry TV scripts and supplies while Erle and his team were exploring.

The next mention of the other side of Bahía Concepción comes in the 1977 guidebook by Jim Hunter named Offbeat Baja in which he details the 34-mile road to the manganese mine, which is on the east side of the peninsula, opposite the entrance of the big bay.

An excellent article by Bob Vinton appears in the November 1991 edition of the Baja Explorer magazine in which he provides details and color photos of the trip out to the Gavilanes manganese mine, which employed nearly 7,000 people until it closed in 1948.



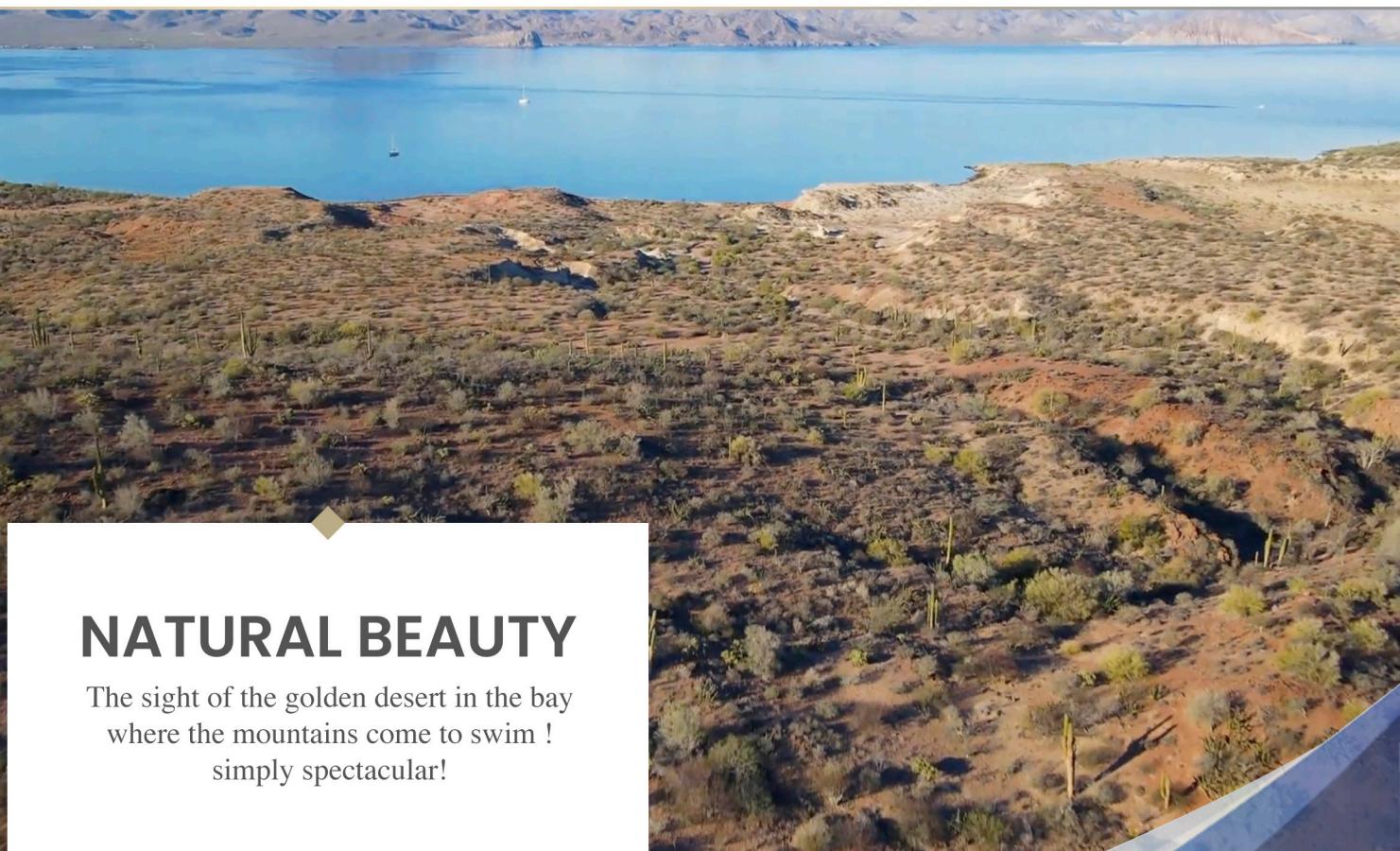
In the 1996 off road guide to central Baja California, *Backroad Baja*, by Patti and Tom Higginbotham, the 34-mile road to the tip and mine is detailed. The mystery would seem to have been solved? Not quite the case! No amount of writing or photographs and maps can relay the experience of actually driving little used roads in the wilds of Baja California.



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## NATURAL BEAUTY

The sight of the golden desert in the bay  
where the mountains come to swim !  
simply spectacular!





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# Bahia Concepcion

Bahia Concepcion lies just south of Mulege and 625 miles south of Tijuana border. Is one of the most beautiful spots in Baja. The bay is just over 20 miles long and varies in width from two to five miles. Bahía Concepción has, over the years, become the final destination for many Baja travelers. A lot of seasoned Baja travelers simply aim straight for Bahía Concepción with no intention of going any farther. Many first timers arrive and they are absolutely overwhelmed with the beauty and serenity of this area, somehow they just cannot manage to leave, often extending their vacation plans by days or even weeks.

The dramatic scenery along the western coastline of Bahía Concepción is the ultimate photo opportunity for almost all Baja visitors that travel this far south. This giant bay, within the mar de cortes offers travelers a close up of what “The Real Baja” is all about. The 28 miles of highway that hug the coast below Mulegé offers direct access to what are considered by many to be the finest beaches in all of Baja.



Bahía Concepción is one of Baja's favored spots for kayak lovers those with RV's, campers, sailors and anyone who just loves beautiful beaches and quiet coves. The bay is especially good for novice kayakers and sailboarders as it is usually quite glassy with light winds and not much in the way of strong currents. Incredible anchorages are too numerous to count, making this area a sailor's dream come true.

This incredible bay was once teeming with scallops, oysters, butter clams and nice-sized game fish. My first remembrance of any mention of Bahía Concepción was when someone told me (in the early 1970's) that the bottom of this bay was paved with butter clams and scallops. The oysters and scallops are long gone, as are most of the game fish. These days the clams that are available and the bigger fish are only found along the beaches of the eastern shore. Humanity just seems to have a natural talent for depleting nature's bounty.

There are beach side campgrounds with varying degrees of services for RV's and campers scattered along the coast below Mulegé. Some of these campgrounds offer complete services and restaurant or two.



Most others offer no services at all and many camping spots are rather impromptu, discovered only as the need for a siesta arises.

There is a small hotel 17 miles south of Mulegé, at Playa Buenaventura, that may or may not be open.

Fishing conditions along the western shore of Bahía Concepción is not the best in Baja although some smaller, yet tasty, fish can still be caught within the bay.

The eastern shoreline offers a completely different set of circumstances, mainly because of the great effort it takes to get there or the easy way by boat ,15 minutes to get across. The rugged eastern shore is largely uninhabited.

The rugged eastern finger of Bahía Concepción remains mostly unexplored, and almost completely uninhabited. A few primitive fish camps dot the shore, but they are mostly seasonal and may be uninhabited depending on the current fishing conditions.



Think twice before any attempt to experience the truly unique adventure that this pristine piece of “The Real Baja” has to offer.

If, after a visit to Bahía Concepción, you think that this is the kind of place you might want to call home let us show you our beach front lots on the bay just south of Mulegé.

Solar power and propane appliances along with satellite TV and Internet service can do wonders for those who want to get away from it all. Progress and technology do have some great benefits for those folks that choose their piece of paradise away from home along the peaceful shores of Bahía Concepción.



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## PERFECT INVESTMENT

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## **Location:**

On the east part of Bahia Concepcion, sea of Cortes on the coasts of Baja south in Mexico with the following coordinates 26° 41' north latitude and 111° 46' west.

## **Surface:**

The terrain consists of 10 Hectares (25 Acres), and probably the adjacent 25 acres as well yet to determined and just in the event that there is interest on them.

## **Characteristics:**

This is a rustic smooth terrain (not agriculture or farm) it has been designed as touristic land, this land has a wide variety of natural resources, primarily it's gorgeous virgin beaches with its peaceful pace



of waves, offering an abundance of marine life in crystal clear waters, here are some of the characteristic features of the terrain.

## Climate:

The climate conditions of this land are defined by a mid-temperature of 23°C with only thirty days of rain dispersed in the months of June, July and August, which means that 330 days of the year offer gorgeous sunny days the winds are mild and because of its location it is free of any bad weather such as hurricanes, and cyclones which make this perfect scenario for the tourists.

## Vegetation:

Cactus Lomboy, Mezquites, and other vegetation typical of Baja.



## **Slopes:**

Uniform from 3% to 5%

## **Energy sources:**

Electric energy is available through solar systems

## **Water:**

3 meters into the ground there is drinking water, although there are no permits for extracting it so far so a desal residential plant will be necessary but as in most places in Baja 20,000-liter reservoir will support the need and may be provided by land in a monthly basis

## **Food:**

Besides an abundance of marine life in the site, the towns nearby offer farm and agriculture resources.



## **Beach:**

This beach offers thick sand and an abundance of Conchilla (these are shells). Inside the water most of the sand is white the depth of the water is as follows 12 or 13 feet in the water the depth is of about 2 to 3 meters from the edge of the beach the depth is 12 to 15 meters approximately. There are some areas where the depth would be of 1.5 meters in a 20 meters wide by 200m long.

## **Legal status:**

land title free of liens, so makes this particular parcel very unique in this area.



## **Access:**

### **Air:**

The international airport of Loreto is about 70kms from the property and it's in full operation it communicates south Baja with direct flights from L.A. to Mexico City stopping in La Paz and Cabo San Lucas, there is also a landing strip in Mulege just 20 mins. away where the American bush pilot's convention takes place every year.

### **Land:**

The Trans peninsular highway 1 is only 13 miles from the property, with a dirt road access in very accessible conditions. The boat access takes about 15 minutes.

### **Sea:**

The port of Santa Rosalia South Baja is 100 kms from the property approximately, it offers a ferry boat that travels the California Gulf to Guaymas Sonora with direct access to the U.S.



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## **This land is located in what is considered as The Queen of bays in Mexico:**

Bahia Concepcion, this bay as you might know is located about 1hour and 20 mins. north of the Loreto International Airport, there are nonstop flights to Loreto from L.A.,Phoenix and Dallas surely there will be more flights available in the near future, now along the west part of the bay, runs the International highway 1, this is the highway that goes all the way down from San Diego and it has the most beautiful beaches in Baja, this land that is available is right in the east side across the bay in a 15 mins, boat rides you will see in the photos! you can also get there by the back road but it will take longer.

There are 25 acres parcels with little over 100 mts. of beach front each, very beautiful, 4 together with a 400 mts. Of beach front with title free and clear of any liens I have to mention that of all the land in the conception bay almost 80% is already sold over the last 8 years and we feel that in a year or two the whole bay will be sold out! many



others developers that already own in the bay as we are talking about great investments! however the place talks by himself as you will see and some developers already bought large pieces of land in this same bay! and so there we are, however none of them have private property title yet! except a group from Ca. The Santa Fe group, they we're just about to start Seramai and planning to build a luxurious and exclusive resort in Baja, Golf & Spa, this developing will be in the west side right in front of our property and now ready to launch again their project .

This investing opportunity is supported by the fact that the price per square meter is so low, it will explode very soon making it now a great option for those like Us willing to grasp the opportunity for the posterity.

We hope this info. will be of be of help to you and we are looking forward for the opportunity to assist you in any way we can, so until then I wish you well and have a good week!



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Investors and home owners are looking for a place away from the beaten path and away from those now so expensive places and trying to find a new options that will allow them to own sea side property. First came Cabo, La Paz, then Loreto and now is time to this unknow under the radar sleepy fishing bay nested where sierra la Giganta meets the water:

## **Conception Bay uncrowded, just plain beatiful:**

In Conception Bay, a place where the mountains come to swim, the quietness is broken by the sound of waves, Cristal clear waters where rich marine and bird life is abundant, in summer its waters are warm and all kind of marine sports can be practice and in Winter the winds cool the water to allow the migration of sea fauna all over the bay.

For those who are searching tranquility and equilibrium with nature that allow us to break for a while the urban routine of our life the magnificent conception Bay is the prescription, a place where the natural environment has been little modified by the human being. Alternative tourism is the reflection of this change of tendency in the world, the new ways to make tourism that allow us a new reunion with nature.

Conception Bay, uncrowded and just plain beautiful! mystery of what was out there.



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In the 21st century, places as far away as Mulegé or the Marshall Islands are sacrificial destinations for the real estate sector, from that sector to create elitist megacities to move millions of dollars. No matter how many resources are needed, these VIP cities will be created there.

Baja California Sur is a good deal for these investors. One example is Seramai, the result of the extravagant plan to develop real estate in Bahía Concepción right between the “El Coyote” and “Requesón” beaches, but who is behind the megaproject that since 2005 has insisted on developing more than 533 hectares in Mulegé.

## **The Saramai megaproject**

It proposes the construction of two five-star hotels, a golf course with 18 holes of 584 thousand square meters, an artificial lake and commercial areas, as well as luxury residential villas.

30 lots will be used to build the Amman villas with 2 and 5 bedrooms with 97 thousand square meters, 35 more for Guest Pavillion villas with 1 and 2 bedrooms with an extension of 14,352 square meters, 20 lots for Seramai villas with 41 thousand square meters square me-



ters, 21 lots for villas in the Gulf with a dimension of 27 thousand square meters and 58 lots for villas, the highest area with a size of 45 thousand square meters.

## Goes the second try

It is not the first time that the megaproject has been authorized. It had already had the environmental consent in 2008, but the permit granted by the Ministry of the Environment and Natural Resources (Semarnat) to Bahía de Baja California SA de CV expired, so it was only entered again in a private modality on September 30. of 2021 for its environmental impact assessment.



## CONCLUSIONS

According to what has been stated and considering:

1. That the location of the land in Conception Bay will promote within the tourist activities will increase the rates of competitiveness in a national and international level Grounded on the plans of development in the tourism sector.
- 2.-That under this lineaments the new investors will bring the international tourism towards this tourist Mexican center.
3. - That several others investors already have plans to start development operations in the near future.
4. - That developing land will compromise with the improve of the tourism and generator of jobs and foreign exchange for the country.
5. - That Conception Bay location, scenery, easy access from U.S.A. are determining factors for a touristic success.



6. - That developers in Mexico have the back support in the tourist sector SECTUR.

7. - That any financial projections will show that the investment will be retrieval in a short or medium term.

8.- We have done All title work and the Deed has been in other plots We have, nothing left to do. Closings can be in a matter of weeks with a Notary.

9.- Our lots are in the other side of the bay, and with gentle slope elevation ideal for development as well as its closeness to the other side of the bay via boat which give you added value as will be the closest one to the other shore where Highway one is and this is very valuable by the tourist community and for investment purposes.

12.- Our lots are absolutely primed for development. The beach and views are pristine.



We consider that for Bahia Concepcion investors this operation is feasible in all its features.

In any event will send you the info that will assist you to reach a personal conclusion of such land investment.



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