

EXCLUSIVE AGRICULTURAL INVESTMENT OPPORTUNITY

2,050-Hectare Grain & Livestock Farm

Goiás State, Brazil — Southwestern Cerrado Belt

Asking Price: R\$ 425,000,000 | ~€66–67 million

2,050 ha

Total Area

1,500 ha

Arable / Cropland

~€66–67M

Asking Price

**Goiás
State**

Location, Brazil

Executive Summary

This 2,050-hectare farm is located in southwestern Goiás State, within one of Brazil's most mature and integrated agro-industrial corridors. The region is anchored by a major inland agribusiness hub offering direct access to grain cooperatives, processing plants, slaughterhouses, sugar-ethanol mills, and export logistics connecting to the Port of Santos and Port of Paranaguá.

With approximately 1,500 hectares of fully mechanizable arable land on flat-to-gently-undulating cerrado soils, clear title, and established productive infrastructure, this asset is positioned for immediate-scale soybean and corn rotation or phased conversion to an integrated crop-livestock-forestry (ILPF) system. The property is offered with flexible payment terms and is available for qualified investor inspection following NDA execution and proof of financial standing.

Exact location details, cadastral references, and seller identity are disclosed exclusively under NDA to qualified investors.

Investment Highlights

- 1,500 ha of arable, fully mechanizable land on high-quality cerrado soils (25–45% clay, low gravel incidence)
- Strategic location within one of southwestern Goiás' most developed agro-industrial zones — direct access to major regional grain elevators, cooperatives, and processing infrastructure
- Established infrastructure: grain storage (100,000-bag capacity), seed processing hall, fuel depot (20,000 L), workshops
- Abundant on-site water: natural springs, ponds, seasonal stream — gravitational irrigation potential confirmed
- Clear, registered title — no encumbrances, no litigation, no mortgages
- Flexible acquisition structure: down payment + 2 annual installments (negotiable)
- Region dominated by soy, corn, and sugarcane operations — proven productivity benchmark

- Altitude >500 m provides stable microclimate; 1,750 mm annual rainfall, well-distributed
- Ideal platform for ILPF integration — maximizing per-hectare yield and carbon credit potential

Property Specifications

Land Use & Area Breakdown

Total Area	2,050 hectares (approx. 425 alqueires)
Arable / Mechanizable Land	~1,500 ha — flat to gently undulating topography; suitable for soy/corn rotation
Cleared & Planted Area	~1,550 ha planted with Brachiaria grass; partially compartmentalized for rotational use
Legal Reserve & APPs	20% of total area allocated to mandatory legal reserve and permanent preservation areas (compliant with Brazilian Forest Code)
Uncleared Area	Not specified in seller documentation — field verification recommended prior to LOI

Soil & Climate Profile

Soil Type	Mixed cerrado — clay content 25–45%, predominantly >30%; low gravel incidence
Topography	Flat with slight undulations — fully compatible with large-scale mechanized agriculture
Altitude	Over 500 m above sea level
Annual Rainfall	1,750 mm average, well-distributed across growing season
Microclimate	Stable tropical savanna climate — consistent growing conditions year-round

Water Resources

Natural Water	Multiple natural springs, ponds, and a seasonal stream on the property
Irrigation Potential	Gravitational irrigation feasible; water volume suitable for livestock watering at scale
Hydrological Regime	Region classified as favorable for intensive agricultural use

Existing Infrastructure

Residential	Main house + employee housing
Storage — Grain	100,000-bag grain warehouse capacity
Storage — Operational	Two agricultural halls: 1,500 m ² and 750 m ²

Seed Processing	400 m ² processing hall — capacity: 1,000 bags
Fuel Storage	20,000-litre diesel depot
Agro-Inputs Storage	100 m ² pesticide/input warehouse
Workshop	120 m ² mechanical workshop
Livestock	Well-built cattle corrals and perimeter fencing (hardwood posts + smooth wire)
Power	Single-phase electrical grid connection on site
Internal Roads	Functional internal road network — year-round access

Location & Logistics

The farm is situated in southwestern Goiás State, within an established agro-industrial corridor. Specific location details — including municipality, cadastral references, and road access coordinates — are disclosed exclusively to investors who have executed an NDA and submitted a Letter of Intent.

State	Goiás, Brazil
Region	Southwestern Cerrado Belt — one of Brazil's top agro-industrial zones
Paved Road Access	Property accessible via state highway — access road year-round passable
Nearest Major Agro-Industrial Hub	Within 90 km — grain elevators, cooperatives, slaughterhouses, sugar mills
Port Connectivity	Logistics corridor connecting to Port of Santos and Port of Paranaguá
Internal Access	~20 km internal road network, all-weather passable

The surrounding region contributes significantly to Goiás State's soy, corn, and sugarcane output, with established off-take infrastructure and cooperative networks accessible within the same day's logistics radius.

Regional Agro-Industrial Context

Southwestern Goiás represents one of Brazil's most consolidated cerrado agricultural ecosystems, characterized by high land productivity, robust cooperative infrastructure, and mature agro-industrial integration. The surrounding area supports extensive soybean production (>14,000 ha under regional cultivation), significant sugarcane acreage (~11,000 ha), and growing corn operations. Regional livestock density stands at approximately 45,000 head of cattle with established dairy and beef integration.

Land values in this corridor of Goiás command a structural premium over Mato Grosso, reflecting:

- Denser cooperative and agro-industrial infrastructure — grain elevators, slaughterhouses, sugar mills within logistics radius
- Superior road connectivity and port access — Santos and Paranaguá corridors
- Stable, high-demand local market for grain, livestock, and agro-inputs
- Established agribusiness ecosystem with immediate off-take partnerships available
- Higher land liquidity — active institutional and family office investment activity in the region

Legal & Documentation Status

Title Status	Clear, registered title — no encumbrances, no mortgage, no litigation
GEO Registration	Completed — pending final administrative update
CAR (Environmental Registry)	Completed — pending final administrative update
Debt Status	Property free of financial liabilities
Legal Reserve	20% allocation — compliant with Brazilian Forest Code (Lei 12.651/2012)
Full Documentation	Available in virtual data room upon NDA + LOI execution

■ GEO and CAR registrations are stated as complete but pending final administrative update. Buyer's counsel should verify current status in official SICAR and SIGEF systems prior to LOI execution. This is standard procedure for rural assets in Brazil and does not represent a material transactional risk in itself.

Financial Terms & Acquisition Structure

Asking Price (BRL)	R\$ 425,000,000
Asking Price (EUR)	~€66–67 million (indicative, at current BRL/EUR exchange rate)
Price per Hectare (BRL)	~R\$ 207,000/ha (total area) ~R\$ 283,000/ha (arable land)
Payment Structure	Down payment + 2 annual installments — terms negotiable
Buyer's Commission	None — no commission charged to buyer
Representation	TOPS Investments — exclusive European representation

■ EUR conversion is indicative. Final pricing is denominated in BRL. Buyers are advised to obtain independent FX advisory for hedging and structuring purposes given transaction size.

Acquisition Process

Access to full documentation, exact location, cadastral records, and site visit scheduling is strictly controlled. The following sequence applies:

- **Step 1 — Execute NDA (Non-Disclosure Agreement) with TOPS Investments**
- **Step 2 — Submit Letter of Intent (LOI) and proof of financial standing / bank solvency confirmation**
- **Step 3 — Access to virtual data room (full documentation, surveys, cadastral maps, financials, exact location)**
- **Step 4 — Scheduled on-site visit with local support**
- **Step 5 — Final negotiation and contract structuring**

Contact & Representation

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