

## EXCLUSIVE AGRICULTURAL INVESTMENT OPPORTUNITY

# 3,705-Hectare Soybean & Grain Farm

Mato Grosso State, Brazil — Northern Cerrado Belt

**Asking Price: ~1,800,000 soybean sacks | ~€39 million**

**3,705 ha**  
Total Area

**2,300 ha**  
Arable Potential

**~€39M**  
Asking Price

**Mato  
Grosso**  
Location, Brazil

## Executive Summary

This 3,705-hectare farm is located in northern Mato Grosso State — Brazil's single largest grain-producing state and the heartland of global soybean cultivation. The property sits within an active agribusiness corridor with established grain handling infrastructure, cooperative networks, and logistics links connecting to Brazilian export terminals.

With approximately 2,000 hectares already cleared and productive, an additional 300 hectares available for further clearing, and existing on-farm infrastructure suited for large-scale grain operations, this asset offers immediate production capacity alongside meaningful expansion potential. The surrounding region supports double-cropping systems (soy + safrinha corn), with 1,850 mm of well-distributed annual rainfall underpinning yield reliability.

*Exact location, cadastral references, and seller identity are disclosed exclusively to investors who have executed an NDA and submitted a Letter of Intent.*

## Investment Highlights

- 3,705 ha total area — 2,000 ha cleared and operational, 300 ha available for further clearing, yielding ~2,300 ha total arable potential
- High-quality cerrado soils: 25–40% clay content, low gravel incidence, largely already soil-corrected — reduces capex requirement for new operator
- Double-cropping system naturally supported: soybean main season + safrinha corn off-season, maximizing per-hectare revenue
- Complete on-farm grain handling infrastructure: 100,000-sack storage, seed processing, fuel depot, workshops
- Clear, encumbrance-free title — 2 main registered deeds + 10 titled plots, all properly regularized
- GEO and CAR environmental registrations completed
- Flexible acquisition structure denominated in soybean sacks — natural hedge against currency exposure for grain investors

- Altitude 450–480 m; 1,850 mm annual rainfall — stable microclimate, favorable for two annual cycles
- Paved highway access under active completion within the region — logistics upgrade in progress

## Property Specifications

### Land Use & Area Breakdown

<b>Total Area</b>	3,705 hectares (approx. 765 alqueires)
<b>Cleared &amp; Operational</b>	~2,000 ha — all agricultural, partially fenced (hardwood posts + smooth wire)
<b>Available for Clearing</b>	~300 ha additional
<b>Total Arable Potential</b>	~2,300 ha upon completion of clearing works
<b>Legal Reserve &amp; APPs</b>	35% of total area — compliant with Brazilian Forest Code (Lei 12.651/2012)
<b>Soil Correction Status</b>	Largely already corrected — reduces input cost for incoming operator

### Soil & Climate Profile

<b>Soil Type</b>	Mixed cerrado — clay content 25–40%, predominantly above 25%; low gravel incidence
<b>Topography</b>	Flat with slight undulations — 100% mechanizable
<b>Altitude</b>	450–480 m above sea level
<b>Annual Rainfall</b>	1,850 mm average, well-distributed across the agricultural season
<b>Crop Cycles</b>	Double-cropping system: soybean (main season) + safrinha corn (off-season)

### Water Resources

<b>Natural Water</b>	Natural springs and a stream originating within the property boundary
<b>Water Sufficiency</b>	Well-supplied — suitable for livestock integration and agricultural use
<b>Irrigation Potential</b>	Subject to on-site hydrological assessment — gravitational options available

### Existing Infrastructure

<b>Residential</b>	Thermal-insulated main house (200 m <sup>2</sup> ) + 2 employee houses (50 m <sup>2</sup> each)
<b>Worker Accommodation</b>	Lodgings: 110 m <sup>2</sup> , 4 bedrooms + kitchen/social area 150 m <sup>2</sup>

<b>Storage — Grain</b>	Grain transfer shed: 100,000-sack capacity
<b>Storage — Operational</b>	Two agricultural sheds: 1,500 m <sup>2</sup> and 750 m <sup>2</sup>
<b>Seed Processing</b>	400 m <sup>2</sup> shed — hopper for 1,000 soybean sacks + processing infrastructure
<b>Fuel Storage</b>	20,000-litre diesel depot (50 m <sup>2</sup> )
<b>Agro-Inputs Storage</b>	100 m <sup>2</sup> pesticide/input shed
<b>Workshop</b>	120 m <sup>2</sup> mechanical workshop
<b>Power</b>	Single-phase electrical connection on site
<b>Internal Roads</b>	Functional internal road network — all-weather access

## Productivity Profile & Return Potential

The farm's double-cropping capability is a key value driver. Under current regional agronomic benchmarks, the following yield ranges apply across the ~2,300 ha arable potential:

Crop	Cycles / Year	Average Yield / ha
Soybean	1 (main season)	3,200–3,800 kg/ha (~53–63 sacks/ha)
Corn (Safrinha)	1 (off-season)	5,000–7,500 kg/ha
Sesame (optional)	1	1,000–1,200 kg/ha

*At full arable capacity (2,300 ha), soybean production alone is estimated at 135,000+ sacks per year. Under a professionally managed, intensive operation, investment payback is estimated at 6–8 years, consistent with comparable assets in the Mato Grosso northern corridor.*

▀ *Yield projections are based on regional agronomic averages. Actual performance depends on soil management, input application, and climate variability. Buyer's agronomic due diligence is recommended prior to LOI.*

## Location & Logistics

The farm is situated in northern Mato Grosso State, within an established grain-producing corridor. Specific location details — including municipality, cadastral coordinates, and road access map — are disclosed exclusively upon NDA execution and LOI submission.

<b>State</b>	Mato Grosso (MT), Brazil
<b>Region</b>	Northern Cerrado Belt — active grain-producing corridor
<b>Paved Road Access</b>	~60 km to nearest paved road (state highway paving actively underway — reduces distance materially upon completion)

<b>Internal Access Road</b>	~20 km, all-weather passable
<b>Nearest Grain Elevator</b>	~30 km
<b>Nearest Town</b>	Within 30 km
<b>Port Connectivity</b>	Logistics corridors connecting to Port of Santos and Miritituba/Itaituba waterway terminal

■ The 12 km highway paving currently underway, if completed as stated, will reduce the access road materially. Buyer should verify construction progress and completion timeline independently — this is a relevant logistics variable for operational planning.

## Regional & Market Context

Mato Grosso is Brazil's — and the world's — largest soybean-producing state, accounting for roughly 30% of Brazil's national soy output. The northern corridor, while earlier-stage in infrastructure maturity than southern Mato Grosso, offers significantly lower land acquisition costs with rapidly improving logistics as road and waterway infrastructure investment accelerates.

Key regional dynamics favorable to this asset:

- Active grain elevator and cooperative presence within logistics range
- Growing off-take demand from domestic processors and export traders
- Infrastructure investment cycle in northern MT actively reducing logistics costs
- Land appreciation trend as connectivity improves — early-entry value proposition
- Established community of grain producers providing labor, input supply, and agronomic services

## Legal & Documentation Status

<b>Title Structure</b>	2 main registered deeds + 10 titled plots — all properly regularized
<b>Encumbrances</b>	None — free of liens, mortgages, and litigation
<b>Debt Status</b>	Property free of financial liabilities
<b>GEO Registration</b>	Completed
<b>CAR (Environmental Registry)</b>	Completed
<b>Legal Reserve</b>	35% allocation — compliant with Brazilian Forest Code (Lei 12.651/2012)
<b>Full Documentation</b>	Available in virtual data room upon NDA + LOI execution

## Financial Terms & Acquisition Structure

The property is priced in soybean sacks — a standard denomination for large rural transactions in Brazil that provides the seller with commodity-linked value protection and offers the buyer a natural hedge against BRL currency fluctuation.

<b>Asking Price</b>	1,800,000 soybean sacks (60 kg/sack)
<b>Indicative EUR Value</b>	~€39 million (based on ~€21.60/sack reference price — subject to market fluctuation)
<b>Down Payment</b>	330,000 sacks
<b>Balance</b>	5 equal annual installments
<b>Payment Flexibility</b>	Alternative structures available — to be discussed with qualified investors under NDA
<b>Buyer's Commission</b>	None — no commission charged to buyer
<b>Representation</b>	TOPS Investments — exclusive European representation

■ EUR conversion is indicative. Soybean sack price fluctuates with CBOT/B3 commodity markets. Buyers are strongly advised to obtain independent commodity price advisory and FX hedging analysis prior to structuring the acquisition.

## Acquisition Process

Access to full documentation, exact location, cadastral records, and site visit 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, exact location)**
- **Step 4 — Scheduled on-site visit with local support**
- **Step 5 — Final negotiation and contract structuring**

## Contact & Representation

EUROPEAN EXCLUSIVE REPRESENTATIVE

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