



## Dual-Aptitude Estate with 1,113 Hectares and Energy Autonomy | Goal, Goiás



### Info Agente

Nombre:	António Pereira
Nombre empresa:	ITHLUX
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	Portuguese
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	GBP 19,900,000

### Ubicación

Publicado: 05/05/2026

### Descripción:

Productive Excellence and Legal Security in the Heart of Brazil

This property represents the perfect balance between the tradition of the land and modern technology. With soils suitable for both cattle raising and grain cultivation (soybeans and corn), Herdade Baviera is prepared for immediate large-scale operations.

### Operational Highlights and Infrastructure:

**Agricultural Potential:** Area with proven aptitude for grains, having already produced corn and sorghum, with potential for partnership for 200 hectares of soybean corn this year.

**High Performance Cattle Raising:** Half of the area formed in pastures (Brachiaria), including 19 hectares of Capiapu cultivation intended for the confinement of 500 animals per cycle.

**Energy Self-Sufficiency:** Fully functioning electrical power system supported by photovoltaic panels and a diesel generator for emergencies.

**Management Structure:** Complete corral equipped with containment trunk (chute) and electronic scale. It has 20 pasture divisions organized in modules with a central food court and Australian-type drinkers.



**Water Resources:** Property bathed by two permanent streams and served by two water reservoirs with a capacity of 100,000 liters each.

**Housing and Leisure:** Comfortable ranch consisting of 3 suites and a large covered area for socializing and management.

#### Location and Surroundings

Herdade Baviera enjoys a strategic location in the municipality of Baliza, in the state of Goiás.

**Air Logistics:** Proximity to an airstrip, located just 5 km from the property, facilitating access for executives and investors.

**Urban Access:** The headquarters of the estate is located 12 km from the city of Baliza, ensuring easy access to services and labor.

**Neighborhood:** Consolidated region in the agricultural sector, facilitating partnerships and production flow.

#### Transportation and Access

**Quality of Access:** The route to the city of Baliza consists of 5 km of paved road and 7 km of well-maintained dirt road.

**Production Flow:** Favorable location for the logistics of transporting cattle and grains to the main distribution centers in the central region of Brazil. - REF: ITH4314

Nuevo: No

#### **Común**

Dormitorios:	4
Baños:	4
Tamaño del lote:	11130000 m2

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: ITH4314



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