



## Agroindustrial Mega Property with 1 Billion m<sup>2</sup> and International Transaction | Cocalinho, Mato Grosso



### 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:	USD 245,606,216.79

### Ubicación

Publicado: 06/06/2026

### Descripción:

Sovereign Territorial Asset: Productive Excellence, Legal Certainty and Ease of International Negotiation

This mega-farm represents the highest level of global agribusiness. With a massive territorial extension and totally regular relief, the asset combines a very high-scale livestock capacity with an agricultural potential ready for the expansion of grain crops. It stands out as an armored investment opportunity, with documentation perfectly in order and eligible for simplified financial transactions directly abroad.

### Structural, Productive and Commercial Highlights:

**Ease of Transaction:** The owner accepts proposals and provides full receipt of payment abroad through a bank account in Europe, optimizing the exchange and tax flow for foreign funds.

**Absolute Legal Security:** Property held by a Legal Entity, 100% documented, totally free of liens, litigation or debts, ensuring a fast and transparent due diligence process.

**Soil Exploration Potential:** It has 30,000 hectares of high quality formed area and has a 100% flat topography at an average altitude of 216 meters, ideal for the integral mechanization of 20,000 hectares of crops.

**Autonomous Logistics Infrastructure:** Equipped with an operational airstrip, ensuring fast and private air



accessibility for executives and investors.

**Complete Improvement Complex:** Consisting of an excellent main house, 4 houses for employees, 2 structured canteens, 3 large sheds for storage and machinery, smooth wire fences in perfect condition and a private telephone tower. The operation is also spread over 4 strategic management retreats.

**Herd Potential:** Robust installed capacity, currently with a herd of 15,000 head of cattle (whose sale can be negotiated separately).

**Strict Environmental Compliance:** A total of 35% of legal reserves are preserved, integrating permanent preservation areas (APP), native forests, lakes and the characteristic wet varjão region.

#### Nearby and Hydrography

Located in the prosperous municipality of Cocalinho, MT, one of the regions with the greatest expansion and appreciation of the Brazilian agricultural frontier.

**Unprecedented Water Wealth:** The farm is directly bathed by the waters of the Araguaia River and the Cristalino River, in addition to being home to several internal and natural lakes, ensuring absolute water security and potential for large-scale irrigation projects.

#### Transportation and Logistics Access

**Road Flow:** Located just 25 km from the main highway, allowing a fast and efficient connection for heavy transport fleets of livestock and inputs.

**Rail Connection:** Strategic location 135 km from the railroad, a crucial logistical differential that drastically reduces freight and grain outflow costs to major export ports. - REF: ITH4394

Nuevo: No

#### **Común**

Dormitorios: 5  
Baños: 5  
Tamaño del lote: 1005000000 m2

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: ITH4394



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