



## Sugarcane Farm with 1.3 Million m<sup>2</sup> and High Profitability | Brotas, SP



### Information de l'agent

Nom:	António Pereira
Nom de compagnie:	ITHLUX
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	Portuguese
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 13,133,286.4

### Location

Soumis: 19/05/2026

Description:

High Performance and Yield Agroindustrial Asset in the Heart of São Paulo

This rural property in Brotas represents a safe and highly profitable investment opportunity in the Brazilian agribusiness sector. With a primary focus on sugarcane cultivation, the farm stands out for its operational efficiency and premium geographic characteristics.

Technical and Structural Highlights:

**Perfect Geometry for Mechanization:** The land has a practically square shape (1,500m x 1,200m) and flat topography, which maximizes the use of agricultural machinery, optimizes maneuvers and drastically reduces the operating costs of planting and harvesting.

**Excellent Soil Management:** Perfectly preserved soil, endowed with professionally executed contour lines, ensuring excellent drainage and protection against erosion.

**Geological Differential:** The property has a private gravel pit, a valuable resource that reduces the maintenance costs of internal roads and serves as a secondary commercial asset.

**Contract and Window of Opportunity:** The current contract is in force until August 2027. The current owner has already turned down standard renewal proposals to focus on the sale, allowing the new investor



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to renegotiate the contract with the mill with a yield potential that jumps to 60 tons per bushel, or to take over direct management of production.

### Location and Surroundings

Located in the municipality of Brotas (SP), a region with a strong agricultural tradition and high economic development.

**Strategic Proximity:** Located at an ideal distance of only 15 to 18 km from the main processing plant (Reise Heise Raízen), ensuring an extremely competitive and priority freight cost (CCT) for the flow of production.

### Transportation and Access

**Heavy Logistics:** The farm has a robust earthmoving infrastructure and excellent access for bi-train trucks and heavy farm freight trains.

**Central Road Network:** Inserted in one of the best road networks in the state of São Paulo, facilitating the movement of heavy machinery and technical personnel from the main poles in the interior of São Paulo. -

REF: ITH4355

Nouveau: Non

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4355

