



## Prestigious Agricultural Property: 3,550 Hectares with Airstrip and Sugarcane Production | São Paulo



### Informazioni sull'Agente

Nome:	António Pereira
Nome della ditta:	ITHLUX
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 436,237,100.2

### Posizione

Publicato: 25/04/2026

Descrizione:

Excellence in Agribusiness: High Profitability Asset and Privileged Logistics

We present one of the most complete and productive rural properties in the state of São Paulo. This farm stands out for its exceptional agricultural aptitude, 100% flat topography and a support infrastructure that allows high-level operations, both by land and air.

### Production and Profitability Highlights:

**Sugarcane Crop:** 1,000 bushels currently under lease agreement with the prestigious Usina Cocal until 2027, with yield set at 37 Tons at 121 ATR, ensuring a solid and secure cash flow.

**Livestock and Expansion:** The remaining area is composed of quality pastures and improvements, offering versatility for expansion or productive diversification.

### Differentiated Infrastructure and Logistics:

**Private Aviation:** The property has an approved airstrip and hangar, facilitating quick access for executives and owners.

**Residence and Leisure:** High standard main house, comfortable and equipped with swimming pool, ideal



for receiving with distinction.

Operational Structure: Complete corral, shed for machines and 08 houses for employees, ensuring the full maintenance of the property.

### Location and Surroundings

Rancharia is a consolidated agribusiness hub in São Paulo, known for the fertility of the soil and the strength of its mills.

Road Access: Strategic location directly on the side of the highway, eliminating flow difficulties and facilitating the transport of inputs.

Sugar Pole: Inserted in a region with a strong influence of large sugar and alcohol groups, which values the asset in the long term.

### Transportation and Access

Connectivity: Located on the axis of the main highways in the interior of São Paulo, allowing quick connection with large logistics centers and capitals.

Air Autonomy: The presence of the approved airstrip places this property just a few minutes flight from the main executive airports in the state. - REF: ITH4287

Nuovo: No

### Comune

Camere da letto: 4  
Bagni: 4  
Dimensione del lotto: 35500000 mq

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4287

