



Elite Farm with 3,339,600m², Private Lake and Machine Shed | Slap



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:	BRL 20,700,000

Posizione

Pubblicato:	11/07/2026
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Descrizione:

Maximum Productivity, Strategic Logistics and Agribusiness-Ready Infrastructure

ITHLUX presents a large farm, fully structured and ready for immediate operation in the areas of livestock, agriculture or for investors looking for diversification and asset security. Characterized by a privileged topography that allows the easy processing of machinery, the property combines residential comfort and technical functionality in the interior of São Paulo.

Sustainable Residential and Leisure Structure:

Main Headquarters: Large, airy and comfortable housing, with 4 bedrooms (1 suite), ideal for family rest.

Support Housing: It has a fully independent caretaker's house, ensuring the privacy of the owners and the continuous security of the place.

Subsistence and Nature: Beautiful artificial lake rich in fish (perfect for leisure time and sport fishing), as well as a fully protected closed vegetable garden and orchard formed in full production.

High Performance Operational and Logistics Complex:

Useful Territorial Area: There are 3,339,600 m² of land with excellent use and abundant water resources.



Machinery and Inputs: Large covered and robust shed, specifically designed for the safe storage of tractors, tools and agricultural implements.

State-of-the-art Cattle Raising: It has a complete and well-sized mango or corral structure for the safe and efficient management of beef or dairy cattle.

Location and Strategic Surroundings

Bofete Region, SP: Located in a traditional agricultural center, just 45 km from the urban center of Botucatu, enjoying the proximity to universities (UNESP), large hospitals and industrial centers.

Postal Code (CEP): The region is under the scope of the ZIP Code 18590-000 (Bofete Zona Rural reference for agribusiness zoning).

Transportation and Logistics Access

Crop Flow: The farm offers easy access to well-maintained rural roads and is very close to the Marechal Rondon Highway (SP-300) and the Castelo Branco Highway (SP-280). This excellent road network guarantees impeccable logistics for the transport of animals or grains, and allows a quick connection of approximately 2 hours to the capital São Paulo.

Investment Values and Metrics

Total Area: 138 Alqueires | 3,339,600 m² | 333.96 Hectares

TOTAL INVESTMENT AMOUNT: R\$ 20,700,000.00 (One of the best valuations in the market, set at R\$ 150,000.00 per bushel) - REF: ITH4513

Nuovo: No

Comune

Camere da letto:	4
Bagni:	3
Dimensione del lotto:	3339600 mq

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4513



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