



Sugarcane Farm with 1.3 Million m² and High Profitability | Brotas, SP



Agent Info

Name: António Pereira
Company: ITHLUX
Name:
Country: Portugal
Experience since:
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: Portuguese
Website:

Listing details

Property for: Sale
Price: USD 13,133,286.4

Location

Posted: May 19, 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 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

New: No

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4355

