

Fazenda 731 alqueires (3.538,58 hectares) São Miguel do Araguaia-GO





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Fazenda dupla aptidão no Vale do Araguaia!

Fazenda 731 alqueires (3.538,58 hectares) São Miguel do Araguaia-GO

Localizada a 510 km de Goiânia, 40 km da cidade de São Miguel do Araguaia, sendo 18 km de estrada de chão!

A propriedade encontra-se em na melhor região de terras do município. Sendo riquíssima em água. Servida pelo rio em sua divisa, vários lagos, nascentes e represas.

A Fazenda tem aptidão para lavoura na faixa de 400 alqueires (2.000 hectares).

Benfeitorias: Casa sede principal, casa de gerente, alojamento para funcionários, curral completo com brete e balança, retiro com casa e curral. Toda no corredor central, facilitando manejo para gado. Reservatórios de água, bebedouros.

A fazenda já foi toda aberta e formada, porem hoje tem pronto 283 alqueires (1.370 hectares) em 34 divisões de pastos, formados limpos e bem zelados, com casa de cocho e bebedouros. Sendo 228 alqueires (1.105 hectares) para ser reformados, porem com capim kikuio e andropolgon.

A fazenda possui apenas 25 alqueires (121 hectares de vegetação remanescente).

Fazenda vizinha de lavoura consolidadas

Chuvas: 1.240 a 1.800mm

Solo: 95% terra macia e sem cascalho!!

Documentação 100% ok

Valor R\$ 155.000,00 por alqueire

Total R\$ 113.305.000,00

Condições (entrada mais 4 anos)

Atenção: As informações contidas neste anúncio estão sujeitas a sofrer alterações a qualquer tempo sem nenhum aviso prévio, por favor confirme!

*** Tratamos direto com o proprietário do imóvel.**

*** Negocie com corretor credenciado exija o CRECI (não fique frustrado na hora de fechar seu negocio).**

www.milfazendas.com.br



An aerial photograph of a vast, green landscape, likely a rural or agricultural area. The terrain is covered in lush green grass and scattered trees. In the center, there is a prominent logo consisting of a stylized white arch above the word "MIL" in large, bold, white letters, and the word "FAZENDAS" in smaller, white letters on a red rectangular background below it. The sky is blue with scattered white clouds. The horizon is visible in the distance, showing a line of trees and a small body of water on the left side.

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An aerial photograph of a vast green pasture under a blue sky with scattered white clouds. In the center, a tall wooden post supports a sign that reads "MIL FAZENDAS". The sign features a stylized white arch above the word "MIL" in large, white, block letters, and the word "FAZENDAS" in smaller, white, block letters on a red rectangular background. The pasture is divided into sections by a black wooden fence. Two groups of white sheep are gathered under simple, open-sided wooden shelters with grey roofs. The ground in the foreground is a mix of green grass and reddish-brown soil.

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An aerial photograph of a vast, open landscape under a bright blue sky with scattered white clouds. The terrain is a mix of green grassy fields and darker, denser vegetation. A prominent red dirt road winds through the lower-left portion of the frame. In the center, a logo is overlaid, featuring a stylized white arch above the word "MIL" in large, bold, white letters, and the word "FAZENDAS" in white letters on a red rectangular background below it.

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An aerial photograph of a long, straight red dirt road stretching through a vast green field. The sky is blue with scattered white clouds. In the foreground, three cows (two white, one black) are grazing near the road. A logo is overlaid in the center of the image.

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An aerial photograph of a vast, green landscape, likely a rural or agricultural area. The terrain is mostly flat with scattered trees and patches of different shades of green. A network of reddish-brown dirt roads or paths crisscrosses the land. In the distance, there are low mountains under a blue sky with scattered white clouds. A large shadow is cast across the middle of the image, likely from the camera or a nearby structure. Overlaid in the center is a logo consisting of a stylized white arch above the word "MIL" in large, bold, white letters, and the word "FAZENDAS" in white letters on a red rectangular background below it.

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An aerial photograph of a vast green field, likely a pasture or farm. A prominent red dirt road runs diagonally across the scene, intersecting with another road. In the lower-left corner, there is a dark, irregularly shaped pond. The field is dotted with numerous small, dark trees and shrubs. The overall scene is bright and clear, suggesting a sunny day.

The logo for MIL FAZENDAS is centered in the image. It features a stylized white arch above the word "MIL" in a bold, white, sans-serif font. Below "MIL" is a red rectangular box containing the word "FAZENDAS" in a white, bold, sans-serif font.

An aerial photograph of a vast, green landscape, likely a rural or agricultural area. The terrain is mostly flat and covered in lush green grass. A prominent red line, possibly a boundary or a road, runs across the middle of the frame. In the background, there are rolling hills and a dense line of trees. The sky is blue with scattered white clouds. A logo is overlaid in the center of the image, featuring a stylized white arch above the word "MIL" in large, bold, white letters, and the word "FAZENDAS" in smaller, white letters on a red rectangular background below it.

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An aerial photograph of a vast, green landscape, likely a savanna or prairie. The terrain is covered in lush green grass, dotted with numerous scattered trees of varying sizes. A winding dirt road or path is visible in the lower-left quadrant. In the distance, a small body of water is visible. The sky is bright blue with scattered white clouds. Centered in the image is a logo consisting of a stylized white wave-like shape above the word "MIL" in large, bold, white letters, and the word "FAZENDAS" in white letters on a red rectangular background below it.

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An aerial photograph of a rural landscape. A prominent red dirt road winds through the scene, crossing a green field. In the lower right, there is a dark, irregularly shaped pond. The terrain is dotted with small trees and patches of denser vegetation. The overall scene is bright and clear, suggesting a sunny day.

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A dirt road lined with trees and a fence, with a watermark logo overlaid. The logo features a stylized arch above the letters 'MIT' and the word 'FAZENDA' in a red box below it. The scene is set in a rural area with a blue sky and white clouds.

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