

Fazenda 202 alqueires (977,68 hectares) Cristalândia - To





Ver no site

FAZENDA À VENDA — VALE DO ARAGUAIA | TO

Localização

Município: Cristalândia - Tocantins

Área Total

202 alqueires (977,68 hectares)

Áreas e Aptidão

Área aberta: 500 hectares em pastagens

Potencial para lavoura: até 500 hectares (dentro da área permitida)

Área para abrir: 5 alqueires (24,2 hectares)

Reserva Legal: 85 alqueires (411,48 hectares)

APP (Área de Preservação Permanente): 8 alqueires (42 hectares)

Obs.: Fora de APA ou qualquer outra área de conservação ambiental

Solo

Barro vermelho e cascalho chumbinho

Teor de argila:

Barro vermelho: 28% a 35%

Cascalho chumbinho: 25% a 28%

Topografia

90% plana
Recursos Hídricos
Nascentes
Represas perenes (não secam)

Logística
25 km do asfalto
35 km de Cristalândia
100 km do secador
95 km do frigorífico
180 km de Palmas

Infraestrutura
01 casa sede
01 casa de funcionário
01 curral funcional
Energia elétrica
Poço artesiano
Internet

Clima
Índice pluviométrico: 1.800 a 2.100 mm/ano

Documentação
02 matrículas, ambas prontas para transferência

Valor e Condições
☐ R\$ 18.000.000,00
☐ Forma de pagamento: 50% de entrada + saldo em até 2 anos

⚠ Atenção:

***As informações e valores deste anúncio podem sofrer alterações a qualquer tempo, sem aviso prévio.
Confirme sempre os dados atualizados antes de avançar na negociação.***



An aerial photograph of a rural property. In the foreground, there is a large, irregularly shaped pond with light blue water, surrounded by dense green trees and vegetation. A dirt path leads from the pond towards the center of the image. In the middle ground, there is a small, white, rectangular building with a dark roof, possibly a house or a shed, surrounded by more trees and a fence. A long, straight dirt road runs horizontally across the upper right portion of the image. The background consists of vast, open green fields with scattered trees under a clear sky.

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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 prominent dirt road or path winds through the middle ground. In the center of the image, there is a 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.

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An aerial photograph of a rural landscape. The terrain is covered with sparse green vegetation and patches of reddish-brown soil. A dirt road winds through the area. In the lower center, there is a circular pond surrounded by a ring of trees and a dirt embankment. A watermark is overlaid in the center of the image.

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An aerial photograph of a vast, green landscape, likely a savanna or prairie, with scattered trees and a network of dirt paths. The terrain is hilly, and the vegetation is a mix of green grasses and shrubs. A small, dark, irregularly shaped area, possibly a pond or a clearing, is visible on the left side. In the center of the image, there is a logo consisting of a stylized white arch above the word "MIL" in a bold, white, sans-serif font, which is positioned above a red rectangular box containing the word "FAZENDAS" in white, bold, sans-serif capital letters.


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An aerial photograph of a vast, green landscape, likely a rural or agricultural area. A prominent dirt road runs diagonally across the scene. In the lower right, there is a small pond with a light blue-green hue. The terrain is mostly flat with scattered trees and shrubs. The sky is clear and blue.

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An aerial photograph of a vast, green landscape, likely a rural or agricultural area. A prominent red dirt road runs horizontally across the middle of the frame, with a vertical dirt path branching off from it. The terrain is covered in lush green grass and vegetation, with some darker green patches indicating denser foliage or trees. In the center of the image, there is a logo consisting of 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 white, bold, sans-serif capital letters.

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An aerial photograph of a vast, green landscape, likely a rural or agricultural area. The terrain is covered in dense green vegetation, with a network of dirt roads and paths crisscrossing the area. The roads are reddish-brown, contrasting with the green. In the center of the image, there is a logo consisting of a stylized white arch above the word "MIL" in large, bold, white letters, and a red rectangular box below it containing the word "FAZENDAS" in white, bold, uppercase letters. The background shows a flat horizon under a clear sky, with some distant trees and structures visible on the left side.

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An aerial photograph of a vast agricultural landscape. The foreground and middle ground are dominated by large, rectangular plots of land, some appearing to be recently tilled or planted, with visible furrows and a mix of green and brown soil. In the background, there are lush green fields and a dense line of trees. The overall scene is rural and expansive.


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