

Fazenda 310 alqueires (1.500 hectares) Paraúna - Go





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□ **FAZENDA À VENDA - PARAÚNA | GO**

Exclusividade IMOBILIÁRIA MIL FAZENDAS

□ **Área Total:**

*** 310 alqueires goianos**

*** ≈ 1.500 hectares**

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□ **Área Agricultável:**

*** 850 hectares atualmente plantados em soja**

*** +150 hectares podem ser abertos**

→ Potencial total ~1.000 hectares agrícolas

□

□ **Área Remanescente:**

*** Reserva legal**

*** Pastagem formada**

→ Estrutura equilibrada entre produção e preservação

☐ **Solo:**

- * **Argila acima de 30%**
- * **Solo de alta resposta produtiva**

☐ **Altitude e Clima:**

- * **700 a 800 metros de altitude**
- * **1.800 a 2.000 mm de chuva ao ano**

☐ **Aptidão:**

- * **Dupla aptidão (Agricultura + Pecuária)**

☐ **Topografia:**

- * **Plana**

☐ **Água (Fortíssima):**

- * **Represa gorda**

- * Rio Claro passando no braço da fazenda**
- * Córrego dentro da propriedade**
- * 2 poços artesianos**



□ **Benfeitorias (Completas):**

- * Casa sede excelente**
- * Casa para funcionário**
- * Galpão com oficina de máquinas**
- * Curral top para mexer com gado**



□ **Valor Pedido:**

R\$ 60.000.000,00

NEGÓCIO DE OPORTUNIDADE



□ **Condição de Pagamento:**

- * Entrada + 2 parcelas**
- * Entrada + 3 parcelas**
- (A combinar)**



Não fique frustrado

Negocie com corretor credenciado



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An aerial photograph of a rural landscape. A dirt road winds through a green field, leading to a small house with a red roof. The background shows rolling hills under a blue sky with large white clouds. A logo is overlaid in the center of the image.

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An aerial photograph of a vast rural landscape. The foreground is dominated by a large, reddish-brown field, likely a pasture or a recently plowed field, with several small, scattered trees. To the left, there is a dense, green forest. In the background, the landscape opens up into rolling green hills under a bright blue sky filled with large, white, fluffy clouds. A large, semi-transparent logo is overlaid in the center of the image. The logo consists of a stylized white arch above the word "MIL" in a bold, white, sans-serif font. Below "MIL" is a solid red rectangular box containing the word "FAZENDAS" in a white, bold, sans-serif font.

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An aerial photograph of a vast, green landscape under a bright blue sky filled with large, white, fluffy clouds. A long, straight dirt road runs diagonally across the left side of the frame. In the foreground, there are several small trees and a fenced-in area with a white structure. The background shows rolling green hills and distant mountains. A logo is overlaid in the center of the image.

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An aerial photograph of a vast, flat green landscape under a bright blue sky with scattered white clouds. A long, straight dirt road runs diagonally across the field. In the lower-left foreground, there is a dense area of green trees. In the lower-right foreground, a small farm structure with a white roof and a fenced-in area is visible. The horizon shows a range of low mountains or hills.

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An aerial photograph of a rural property. The scene is dominated by a dense, lush green forest. In the lower-left quadrant, there is a large, long building with a white corrugated metal roof. To its right, a dirt road or driveway leads to another building with a grey corrugated metal roof. Further right, there is a small, irregularly shaped pond with a brownish-green hue. The text 'MIL FAZENDAS' is overlaid in the center of the image. 'MIL' is in a large, light green, serif font with a decorative flourish above it. 'FAZENDAS' is in a smaller, bold, green font with a brown, textured background behind it.

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An aerial photograph of a vast green landscape. The foreground is dominated by a large, vibrant green field, possibly a pasture or agricultural field, with a few scattered trees. A fence line runs across the lower left. In the middle ground, a dense forest of tall trees, including palm trees, borders the field. A dark, winding pond or stream flows through the forested area. The background shows a continuous line of forest under a bright blue sky with scattered white clouds.

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The logo features a stylized white graphic above the word "MIL" in a bold, serif font. Below "MIL" is a red rectangular box containing the word "FAZENDAS" in a white, bold, sans-serif font. The entire logo is centered against a background of a dramatic, cloudy sky and a lush, green landscape with rolling hills and trees.



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