

Fazenda 832 alqueires (4.028 hectares) Niquelândia - Go





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Fazenda de Grande Potencial | Rica em Água

ÁREA TOTAL: 832 Alqueires (4.028 Hectares).

(R\$ 42.067,00/ALQ.)

ÁREA em PATO: 550 Alqueires (2.662 Hectares).

ÁREA p/ LAVOURA: 350 Alqueires (1.694 Hectares).



Região de Niquelândia - Goiás.

Fazenda conta com:

- Estrutura completa de pecuária e agricultura***
- Jazida de calcário dolomítico***
- Abundância de água (rios, nascentes e represas)***
- Excelente topografia e acesso***
- Área consolidada e documentação regular***



Atualmente comporta 1.500 cabeças de gado; RICA em ÁGUA: 09 Represas, 03 Rios e 03 Nascentes, além de jazida de calcário dolomítico.



Benfeitorias: Sede avarandada (4 quartos, sendo 2 suítes) ; 03 casas de caseiro e 3 retiros completos; 01 Curral metálico com balança para 600 cabeças e laboratório ; Galpões, oficina, secador e armazém ; Tanque de diesel com capacidade de 15.000 litros ; Maquinário agrícola (tratores, plantadeiras, aradores e calcareadeiras.



2 km do Asfalto ; 50 km de Niquelândia-GO ; 75 km de Barro Alto-GO ; 210 km do Aeroporto de Brasília-DF ;

255 km Goiânia-GO.



⚙️ Atualmente a fazenda apresenta pastos sujos, estradas degradadas e cercas antigas, necessitando de manutenção. Após as melhorias, o valor da propriedade pode atingir R\$ 60.000.000,00, com valorização superior a 25%.



**- VALOR: R\$ 35 Milhões (R\$ 42.067,00/ALQ.)
- Pagamento a Combinar / Analisa parte em Permuta**



An aerial photograph of a vast, open landscape. The foreground is dominated by a dense, low-lying scrubland with brownish-green vegetation. In the middle ground, there are several large, flat, brownish fields, likely agricultural or pastured. A small, irregularly shaped pond or reservoir is visible in the lower right quadrant. The background features a range of low, rolling hills or mountains under a hazy, overcast sky. A logo is superimposed in the center of the image.


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An aerial photograph of a rural landscape. The foreground is dominated by a vast field of dry, golden-brown grass. In the middle ground, a winding river flows through a valley, bordered by green trees and shrubs. The background shows rolling hills and a distant town or city under a clear blue sky. A logo is overlaid in the center of the image, 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.

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An aerial photograph of a vast, dry landscape. The terrain is a mix of brown, dry grass and patches of green vegetation. In the background, a range of mountains stretches across the horizon under a clear blue sky. A winding dirt road or path is visible in the middle ground. Overlaid on the center of the image 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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A photograph of a dirt road in a rural landscape. The road is unpaved and runs through a field of dry, brownish vegetation. In the background, there are several trees, including a prominent one with green leaves and another that is mostly bare. The sky is blue with some light clouds. A watermark logo is overlaid in the center of the image. The logo consists of a stylized white 'M' with a red 'F' inside it, followed by the text 'MIL' in large white letters and 'FAZENDAS' in smaller white letters on a red rectangular background.

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The logo for MIL FAZENDAS is centered in the image. It features a stylized white 'M' with a curved top, positioned above the word 'MIL' in a bold, white, sans-serif font. Below 'MIL' is a horizontal line, and underneath that is the word 'FAZENDAS' in a bold, white, sans-serif font, all contained within a red rectangular background.



The logo for MIL FAZENDAS is centered in the image. It features a stylized white wave icon 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, sans-serif font.



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A landscape photograph showing a dirt path on the right, leading through a field of tall grass and scattered trees. The sky is blue with light clouds. A watermark logo is centered in the image, consisting of a stylized white wave above the word 'MIL' in white, and the word 'FAZENDAS' in white on a red rectangular background below it.

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A photograph of a rustic wooden bridge crossing a small stream in a lush, green forest. The bridge is constructed from wide wooden planks and is supported by wooden posts. The surrounding area is filled with dense trees and foliage. A red umbrella is visible on the right side of the bridge. The sky is blue with some light clouds. A logo for 'MIL FAZENDAS' is overlaid in the center of the image. The logo consists of a stylized 'M' with a wave-like top, followed by the word 'MIL' in a large, bold, serif font, and 'FAZENDAS' in a smaller, bold, sans-serif font below it, all contained within a red rectangular box.

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A landscape photograph showing a fence line in the foreground. A wooden post supports a sign with the text 'MIL FAZENDAS'. The background features a flat, open field with some trees and a distant hill under a blue sky with light clouds.

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An aerial photograph showing a large dam structure on the left side of the frame. The dam is a long, low wall with a concrete spillway. To the right of the dam is a reservoir of dark blue water. A dirt road runs parallel to the dam, leading towards a small house with a red roof and a blue wall. The surrounding landscape is a mix of green trees and brown, dry earth. The sky is clear and blue.

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