

***Fazenda de 160 alqueires (771 hectares) Itaja - GO***





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### ***Fazenda à Venda - Itajá-GO***

***Área total de 771 hectares ou 160 alqueires goianos. Localizada a apenas 4 km do centro da cidade, com acesso facilitado por duas rodovias, sendo 2 km até o asfalto e mais 2 km de estrada vicinal.***

***A propriedade possui 3 casas em ótimo estado de conservação, curral funcional, poço artesiano, 5 represas, 3 córregos, uma lagoa natural e 500 metros margeando o Rio Aporé, garantindo excelente disponibilidade hídrica. Conta ainda com 2 outorgas junto à ANA (Agência Nacional de Águas) para irrigação, com validade de 10 anos.***

***As pastagens estão 100% limpas e formadas, com aproveitamento de aproximadamente 80% da área. A topografia plana e levemente ondulada permite uso integral para agricultura, exceto as áreas de APP e Reserva Legal.***

***A fazenda oferece múltiplas possibilidades de rentabilidade: pecuária de corte ou leite, arrendamento para soja (fazenda vizinha já produz), arrendamento para cultivo de laranja e também para cana-de-açúcar, com excelente localização próxima a usinas e centros agrícolas. Há armazéns de grãos a apenas 4 km.***

***Valor de venda: R\$ 40.000.000,00, equivalente a R\$ 250.000,00 por alqueire goiano.***

***Propriedade versátil, produtiva e com excelente estrutura hídrica e logística. Pronta para uso ou investimento.***

An aerial photograph of a vast, green agricultural landscape. The terrain is mostly flat with some gentle slopes, showing distinct rows of crops or fields. There are several scattered trees, some in small clusters and others isolated. In the background, there's a dense line of trees and a distant horizon under a clear sky. A logo is overlaid in the center of the image.

  
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An aerial photograph of a rural landscape. A river flows vertically through the center of the image. To the left of the river is a large, open green field with a few scattered trees, including a prominent tall, thin tree. To the right of the river is a dense, lush green forest. In the lower center, a small, rectangular pond is visible. The overall scene is bright and green, suggesting a healthy, natural environment.

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An aerial photograph of a vast, rolling green landscape. In the upper left, a small pond is surrounded by a dense cluster of trees. The terrain is marked with subtle ridges and valleys, and several small, light-colored patches are scattered across the grass. The overall scene is bright and verdant.

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An aerial photograph of a vast, green agricultural field. The field is divided into sections by curved, light-colored tracks, likely from a tractor. Several large, dark green trees are scattered across the landscape. In the upper left, there is a small cluster of buildings and more trees. The overall scene is bright and sunny, with clear shadows cast by the trees.

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An aerial photograph of a vast agricultural landscape. The foreground and middle ground are dominated by bright green fields, some with visible furrows. A large, irregularly shaped area of dark green forest is situated in the upper right. A prominent rectangular field of reddish-brown soil is located in the upper left. A small white structure is visible on the left side. The overall scene depicts a well-maintained farm or estate.

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An aerial photograph of a lush green landscape. A river flows through the center, with a large, reddish-brown area on the right side, possibly a dam or a reservoir. The terrain is covered in dense vegetation, with scattered trees and shrubs. The overall scene is bright and vibrant, suggesting a healthy, natural environment.

  
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The logo for MIL FAZENDAS is centered in the image. It features a stylized white wave or 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.

The logo for Mil Fazendas features a stylized white outline of a house with a curved roofline 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.

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