

Latvia

ID: ABVL_4061-I

Last modified: 11.11.2024

LIMBAZI REGION

TOTAL AREA:	61.41 ha	
agricultural land	59.77 ha	
forest land		
other land	1.64 ha	
Sales price of object:	393 024 EUR	
ADDITIONAL COSTS FOR BUYER:	LEGAL ASSISTANCE NOTARY SERVICES ESCROW ACCOUNT COSTS: 0.4-0.5 % (subj. of negotiations w/bank) TRANSACTION TAXES: stamp duty; title registration duty, if applicable EVT. DUE DILLIGENCE: legal, tax, technical	
LAND BOOK REGISTRATION:	YES	
EU AREA PAYMENT REGISTRATION:	YES	
THE OFFICIAL LAND PRODUCTIVITY INDEX:	Dominating points: 45-50	
POSSIBLE USE OF PROPERTY:	Any type of agriculture activities	

DESCRIPTION AND LOCATION OF THE INVESTMENT PROPOSAL:

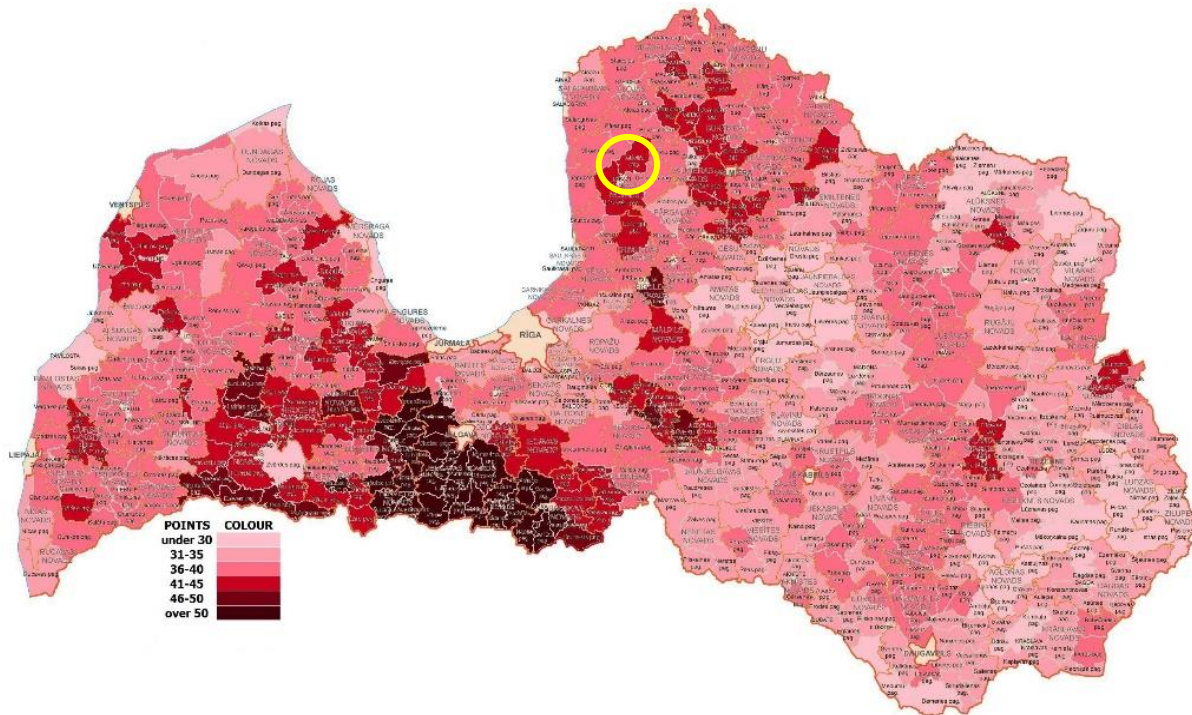
We offer for sales a land portfolio in Norht-West part of Latvia just 20 km to the Baltic see and one hour driving from capital Riga.

Portfolio is located in relatively well developed region with good national and local roads leading to the region and properties. Soil quality of this portfolio is above average national soil types.

Cereals are currently grown on the fields. Part of the property is organically managed.

All farmland is managed on a basis of long term lease agreements. Land lease relations can be terminated with 6 month written notice and respecting the established production in progress.

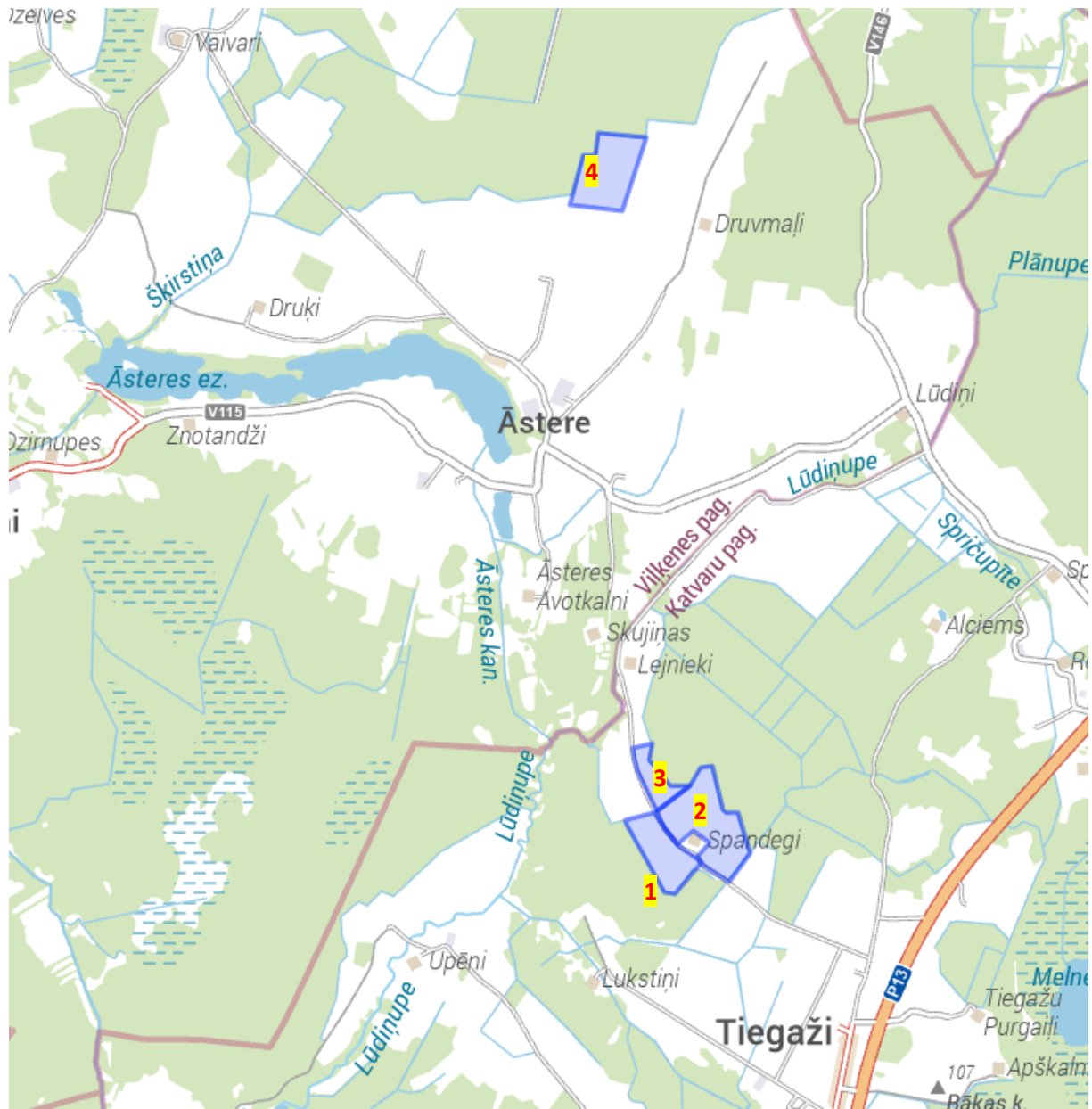
1. GENERAL LAYOT MAPS



Distance from Riga to object 96 km



2. MAP

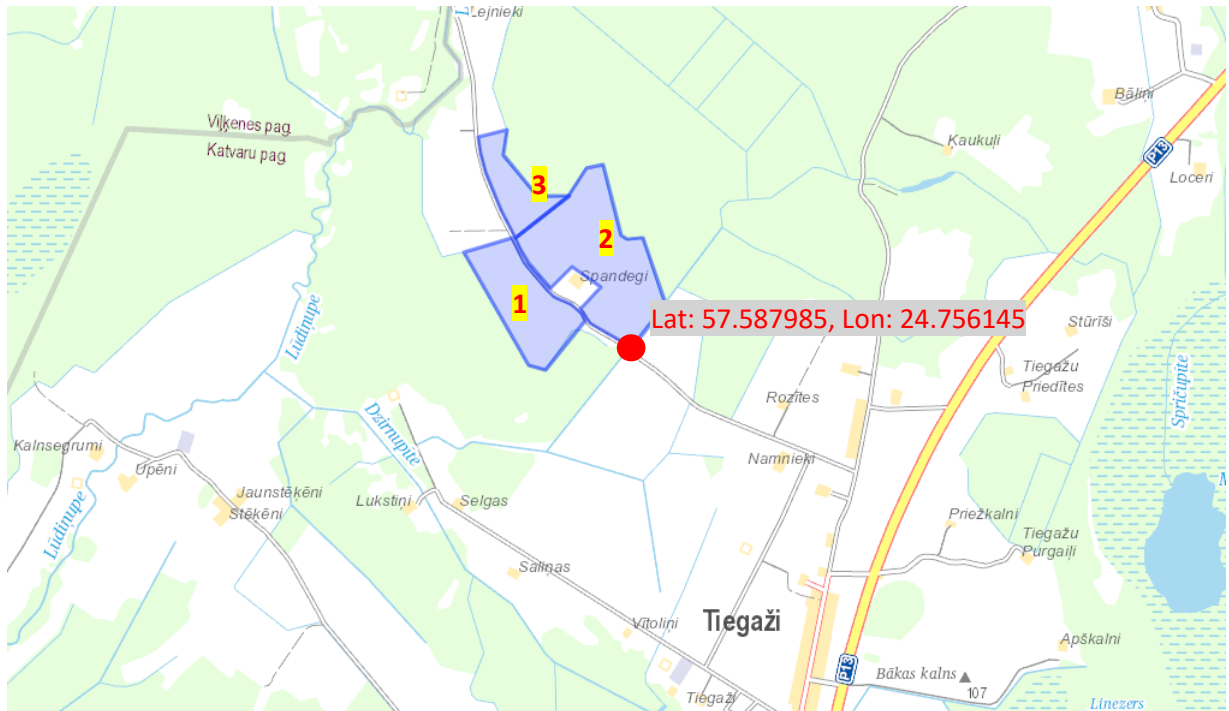


3. STRUCTURE OF PROPERTIES

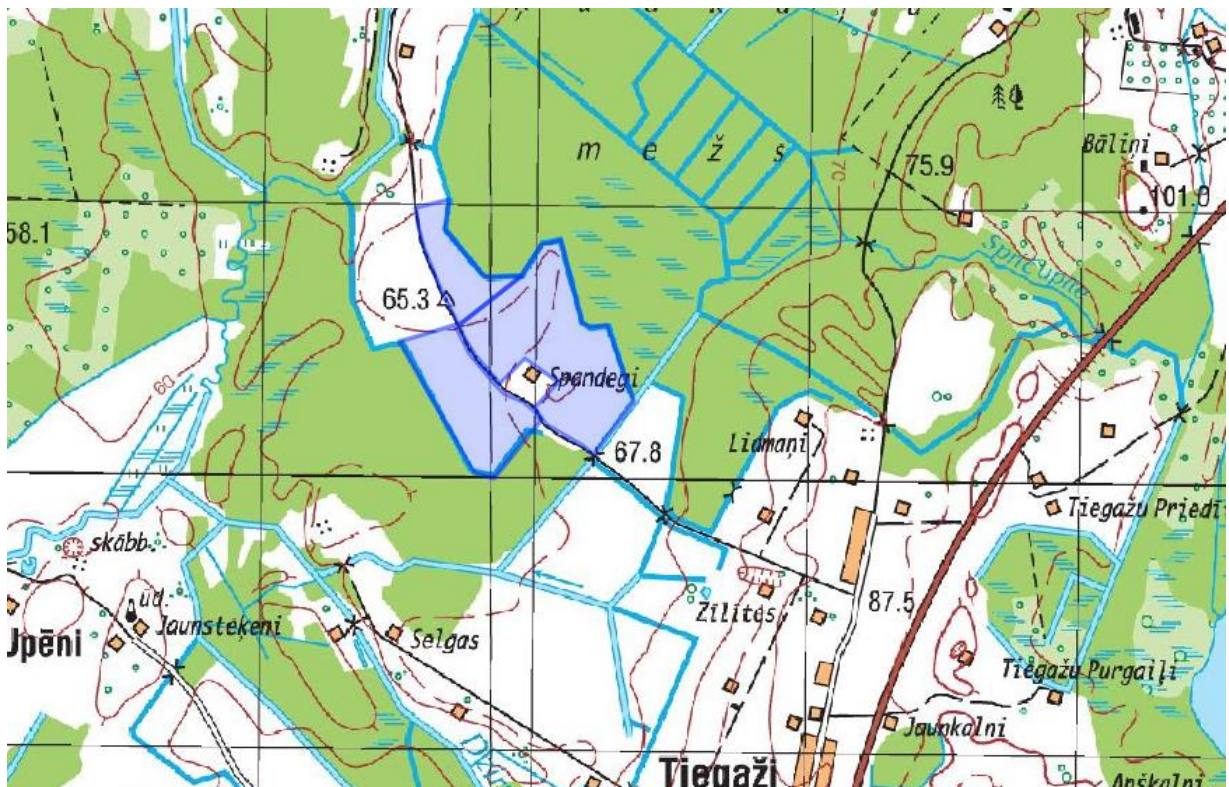
<i>Field No</i>	<i>Property name</i>	<i>Parish</i>	<i>Cadastral No</i>	<i>Total area, ha</i>	<i>Agri-land, ha</i>	<i>Mejiorated</i>	<i>Arable land, ha</i>	<i>Pasture</i>	<i>Meadows</i>	<i>Gardens</i>	<i>Forest</i>	<i>Swamp</i>	<i>Bushes</i>	<i>Under roads</i>	<i>Under buildings</i>	<i>Under water</i>	<i>Other</i>	<i>Agro-land productivity index</i>
1	Lauki	Katvari	66520020042	13.10	12.80	12.80	12.80									0.30		49
2	Lejasspandegi	Katvari	66520020269	23.51	23.07	23.07	23.07									0.44		45
3	Tirumi	Katvari	66520020041	6.30	6.20	6.20	6.20									0.10		45
4	Mētras 1	Vilķene	66880060060	18.50	17.70	17.70	4.70	13.00							0.30	0.50		50
TOTAL:				61.41	59.77	59.77	46.77	13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	1.34	0.00	

4. DETAILED MAPS

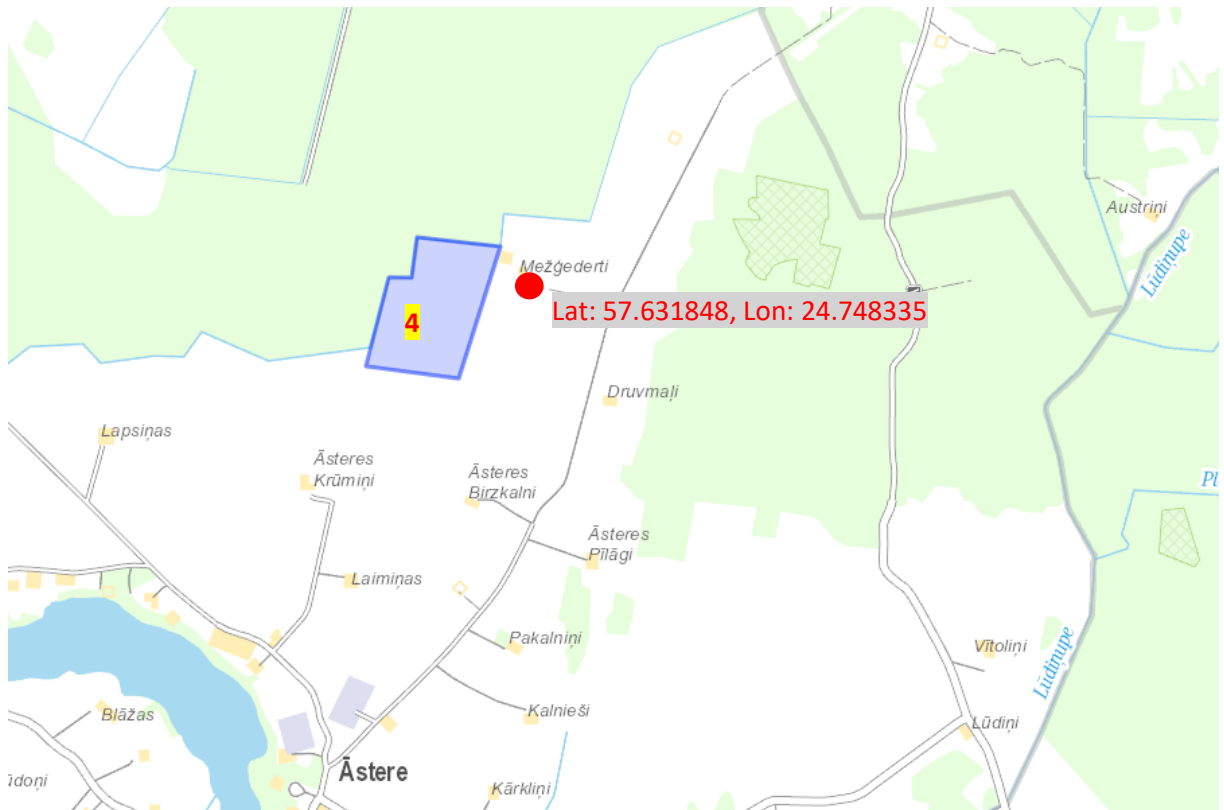
MAP



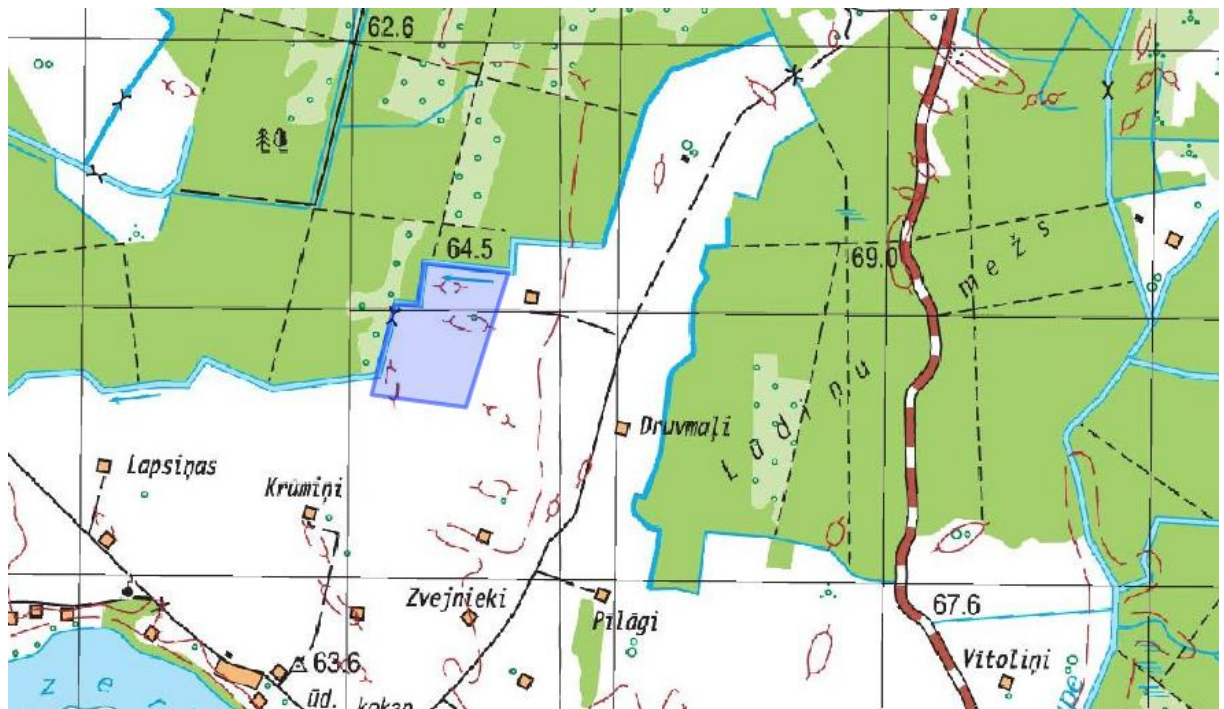
TOPO MAP



MAP



TOPO MAP



ActusQ is an agricultural investment advisory boutique with strong international network and proven track record. We are providing specialist advice and access to attractive investment opportunities in Latvia and Baltic's. Our clients include single European agricultural families, family offices, wealth managers, institutional investors and international organizations.

Our team possesses decades of agricultural advisory and investment experience, an entrepreneurial mind-set and passion for the sector. We bring together: finance and investment; private equity and operational improvement; risk management; strategy consulting; international network and access to local experts.

Over the past two decades, ActusQ has successfully guided family offices, wealth managers and institutional investors in building, managing and growing their investments in agriculture.

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