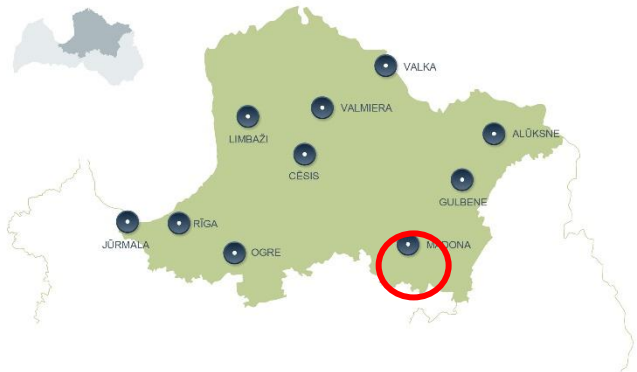


Latvia
ID_ME4865

Last modified: February 26, 2025

METRIENA, MADONA REGION

TOTAL AREA:	216.69 ha	
AGRICULTURAL LAND:	201.98 ha	
FOREST LAND:	3.50 ha	
OTHER LAND:	11.21 ha	
Price:	On Request	
EU AREA PAYMENT REGISTRATION:	YES	
THE OFFICIAL LAND PRODUCTIVITY INDEX:	45 dominating points	
AVERAGE RAINFALL:	Average rainfall in area 550 – 600 mm/year Vegetation period –190 days	
POSSIBLE USE OF PROPERTY:	Any type of agricultural activities	
DESCRIPTION AND LOCATION:		
<p>The property is located in the Vidzeme region, near the city of Madona (25 km) and approx. 170 km from the capital Riga.</p> <p>All land is currently leased out to a local farmer until December 31, 2026, with an option to extend further until December 31, 2031. However, the lease can be terminated if both parties agree, or with a 12-month written notice and provided the current agricultural cycle is completed.</p> <p>The property consists of 216.69 hectares divided into 13 larger units of land. Property No. 1 is overgrown and largely covered by forest and has therefore received approval for transformation to forest land - afforestation of the agricultural land and the creation of a new Forest Management Plan remains to be done. This property is also for sale on its own.</p> <p>The properties either have good access roads or can be accessed through adjacent fields. They are well-managed and equipped with melioration systems.</p> <p>Properties can be acquired also as separate land units.</p>		

Pārdodam īpašumus Vidzemes reģionā, netālu no Madonas (25 km), aptuveni 170 km attālumā no galvaspilsētas Rīgas.

Visi īpašumi pašlaik ir iznomāti līdz 2026. gada 31. decembrim ar iespēju pagarināt nomas termiņu līdz 2031. gada 31. decembrim. Ir iespējama nomas līgumu priekšlaicīga pārtraukšana, ja abas puses tam piekrīt vai ar 12 mēnešu iepriekšēju rakstisku Iznomātāja paziņojumu, nodrošinot, ka tiek pabeigts iesāktais lauksaimniecības cikls.

Objekts sastāv no 216,69 hektāriem, kuri sadalīti 13 lielākos zemes blokos.

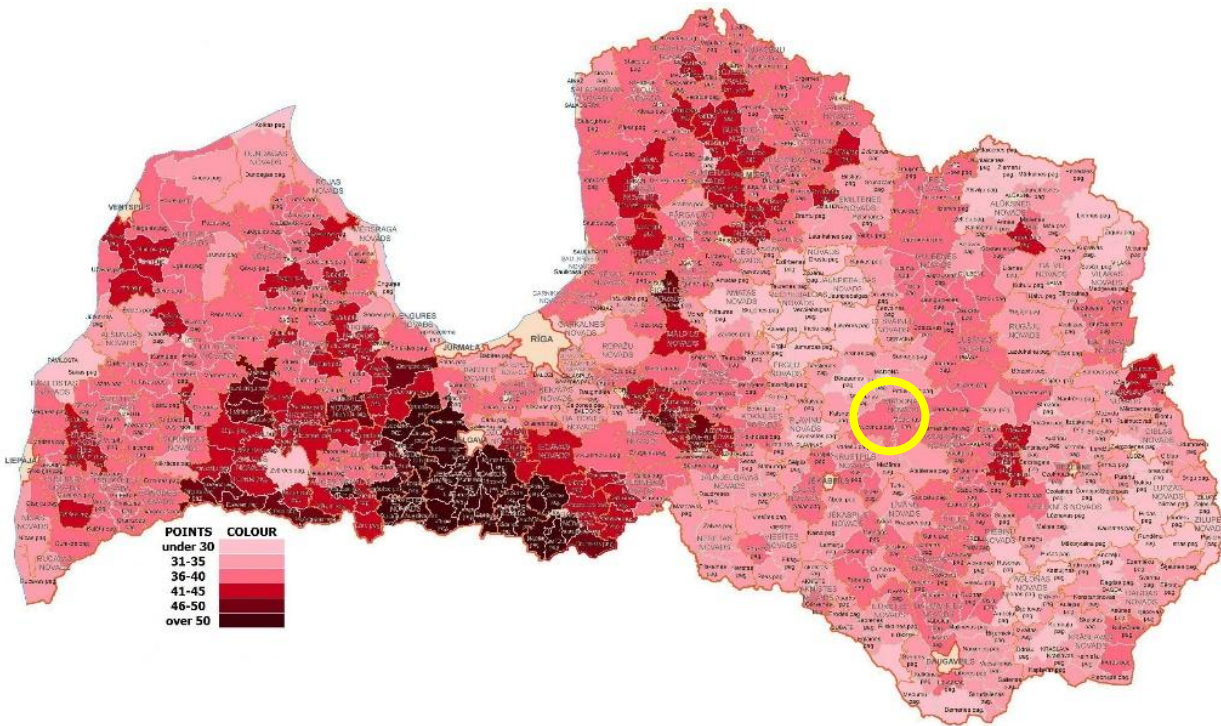
Īpašums Nr. 1 ir aizaugusi teritorija, kas daļēji pārklāta ar mežu. Šim īpašumam ir saņemta atļauja tikt transformētam par meža zemi. Ir nepieciešams veikt lauksaimniecības zemes apmežošanu un izstrādāt jaunu Meža apsaimniekošanas plānu. Šis īpašums ir pieejams arī atsevišķai pārdošanai.

Līdz īpašumiem ir viegli nokļūt pa labas kvalitātes ceļiem vai arī tiem var piekļūt caur blakus esošajiem laukiem. Tie ir labi apsaimniekoti un aprīkoti ar meliorācijas sistēmām.

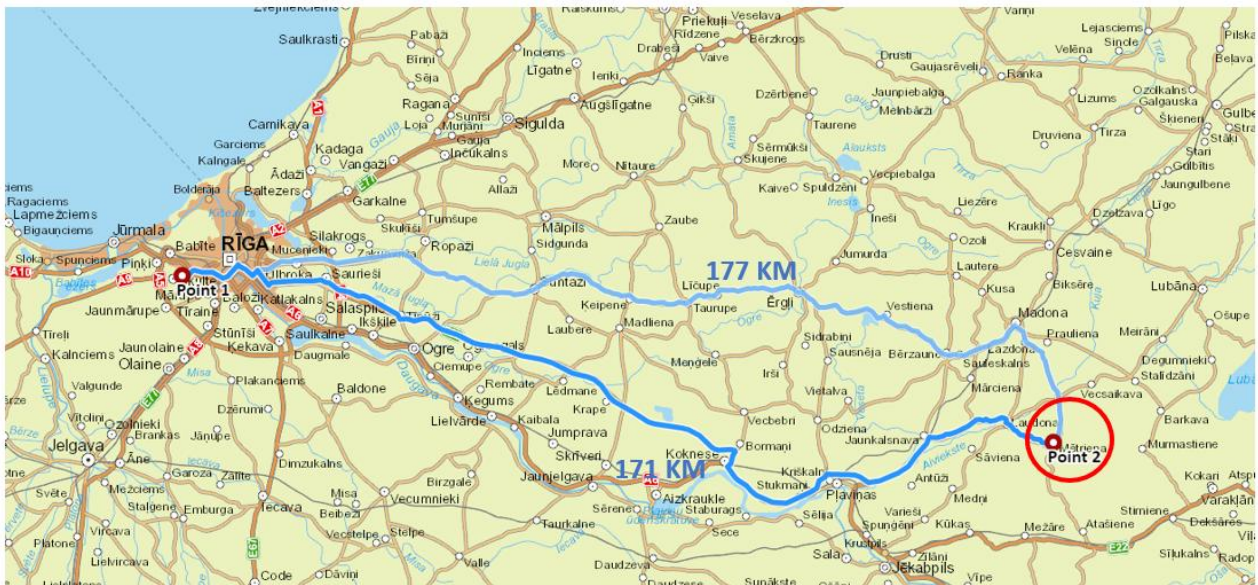
Īpašumus var iegādāties arī kā atsevišķas zemes vienības.

1. GENERAL LAYOUT MAPS AND PHOTOS

SOIL QUALITY MAP:



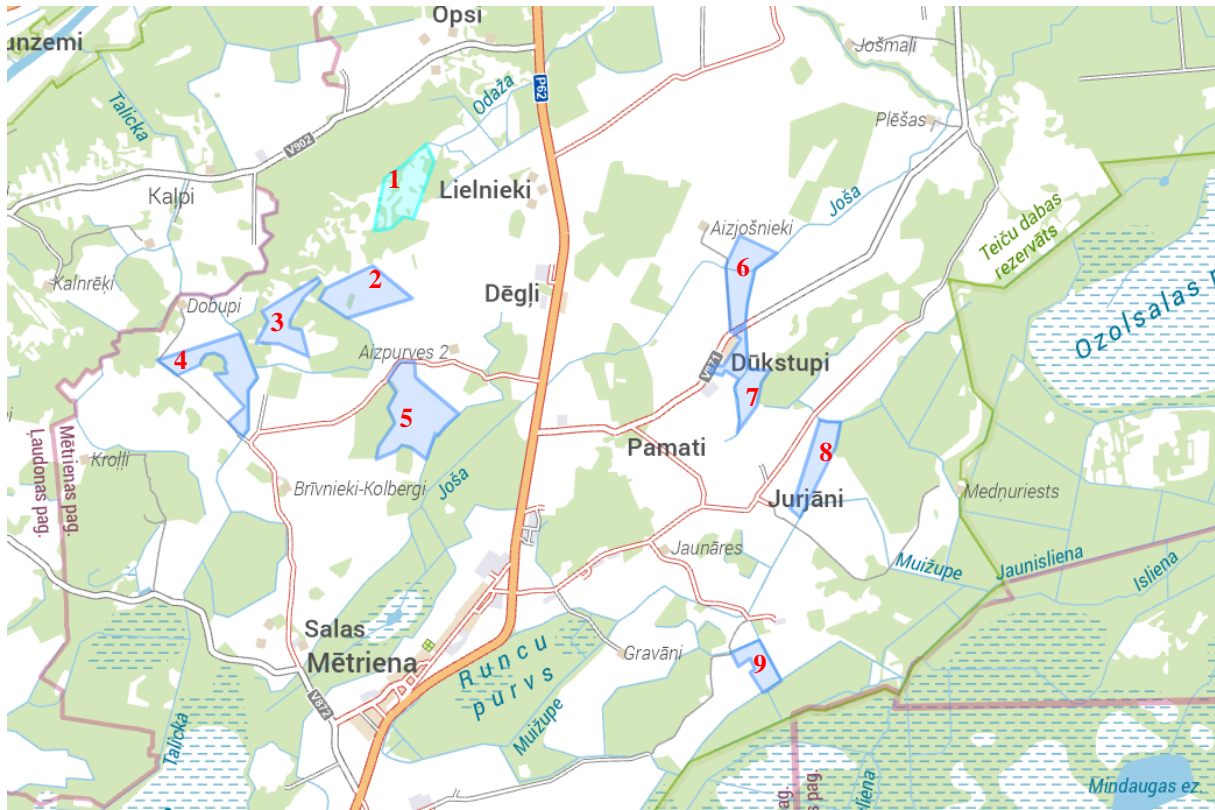
DISTANCE FROM RIGA TO OBJECT: 171 KM



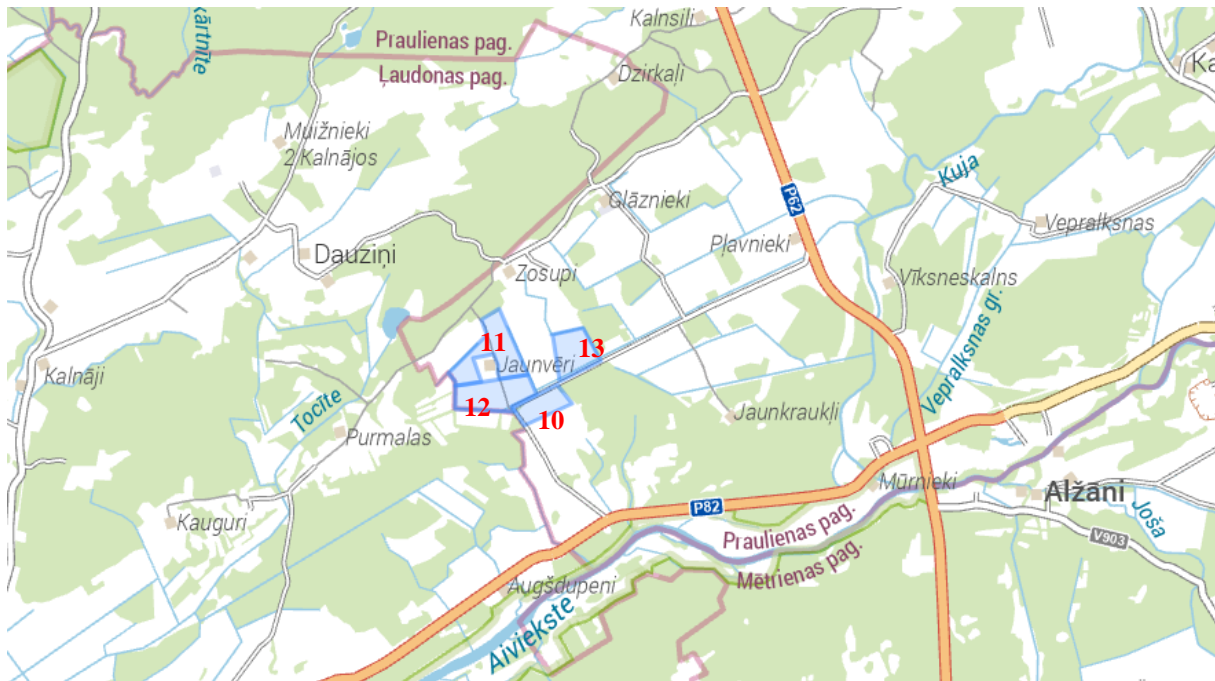
GENERAL FIELD MAP:



Mētriēna (173.20 hectares)



Prauliena (43.49 hectares)



2. DETAILED FIELD MAPS AND STRUCTURE OF PROPERTIES

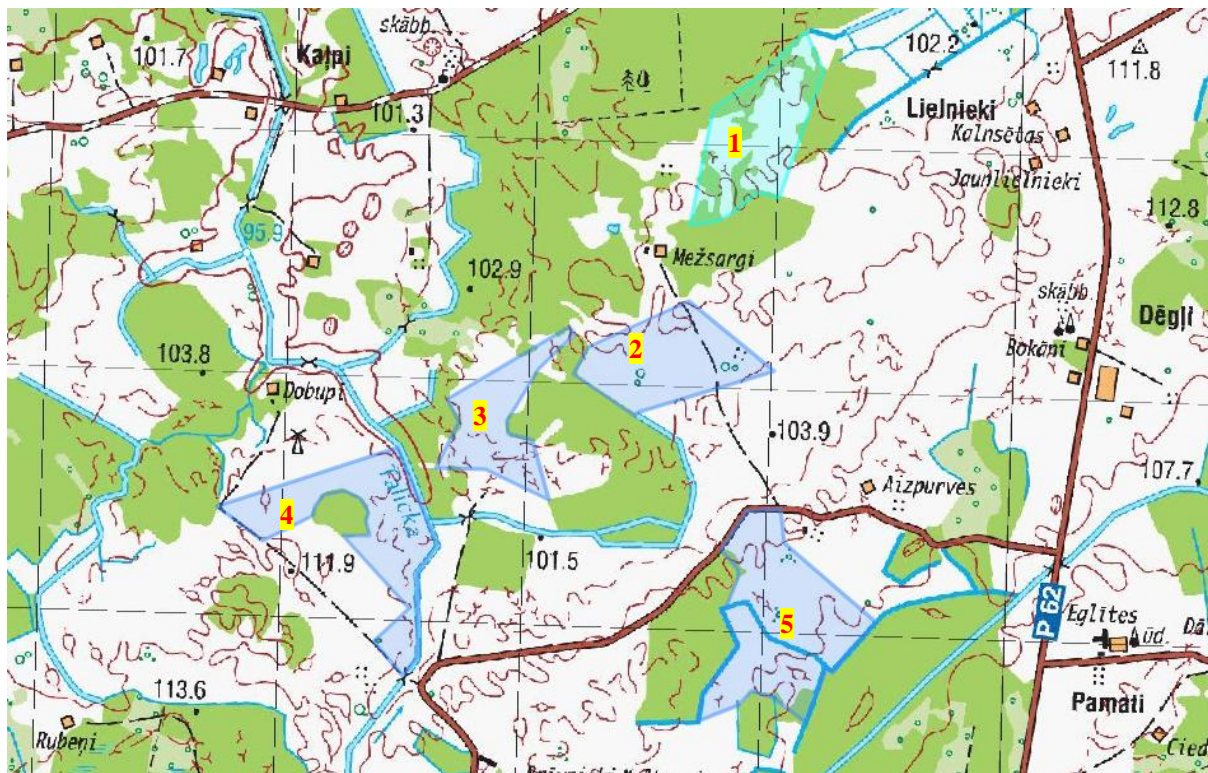
EXPLICATION:

Field No.	Property name	Cadastral nr.	Area, ha	Agr. land	From agri-land:				Forest	Copice	Bushes	Under water	Under buildings	Under roads	Other	Productivity index
					Mellorsted	Arable	Pasture land	Meadows								
1	Dupani	70760050070	22,20	15,70	0,00	15,70			3,50	0,00	2,60	0,30			0,10	24
2	Dupani	70760050137	20,90	19,30	19,30	18,10	1,20					0,40	0,30	0,20	0,70	43
3	Dupani	70760040103	15,00	14,90	14,90	14,90									0,10	40
4	Dupani	70760040060	25,10	24,40	24,40	24,40						0,50		0,20		42
5	Dupani	70760050119	33,10	32,10	32,10	32,10					0,10	0,70			0,20	45
6	Dūkstupi	70760050023	17,90	16,70	16,70	16,70						0,80		0,40		42
7	Dūkstupi	70760060022	15,60	14,50	14,50	5,70		8,80				0,60	0,40		0,10	39
8	Saulespuķes	70760060031	14,10	13,90	13,90	13,10		0,80				0,20				43
9	Purmalas 1	70760060014	9,30	8,70	8,70	8,70									0,60	35
10	Skroderi	70860180002	6,59	6,28	0,00	6,28					0,31					30
11	Skroderi	70860180044	14,80	14,40	14,40	14,40						0,20		0,2		45
12	Skroderi	70860180047	12,60	11,80	11,80	11,70	0,1					0,30		0,1	0,40	45
13	Skroderi	70860180049	9,50	9,30	9,30	9,30						0,20				45
TOTAL:			216,69	201,98	180,00	191,08	1,30	9,60	3,50	0,00	3,01	4,20	0,70	1,10	2,20	

Property 1- in the process of transforming Dupani 1 to forest land

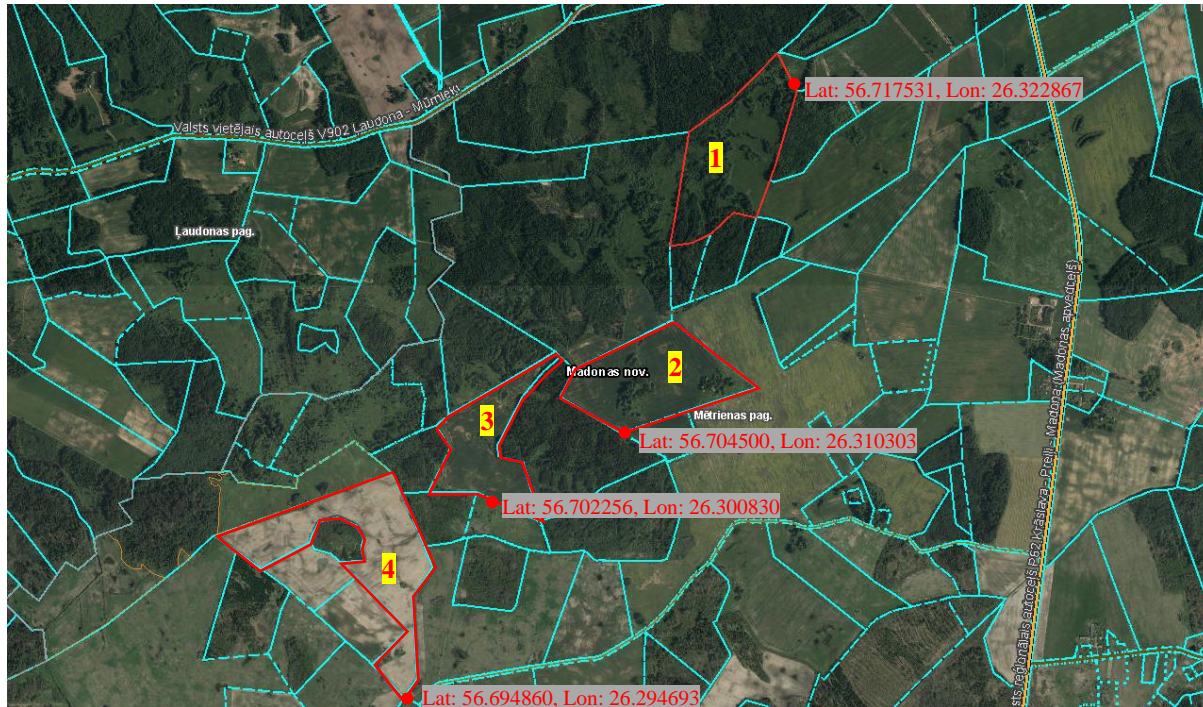
Location: Mētriena fields 1-5 and (116.30 hectares)

TOPOGRAPHIC MAP (Fields No. 1-5 and):



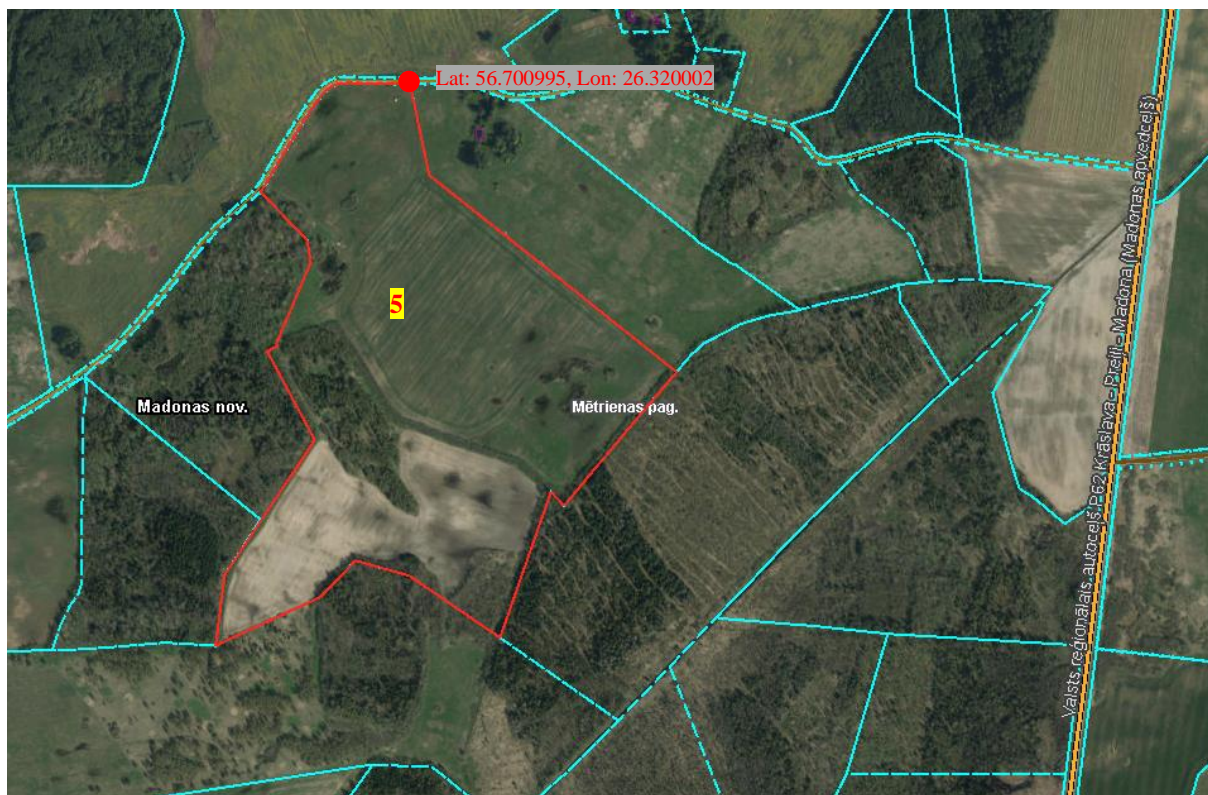
There are obtained permissions to transform field nr.1 into forest.

ORTOPHOTO MAP (Fields No. 1-4):



(1) Coordinates (GPS):	Lat. N:	56.717531	Long. E:	26.322867
(2) Coordinates (GPS):	Lat. N:	56.704500	Long. E:	26.310303
(3) Coordinates (GPS):	Lat. N:	56.702256	Long. E:	26.300830
(4) Coordinates (GPS):	Lat. N:	56.694860	Long. E:	26.294693

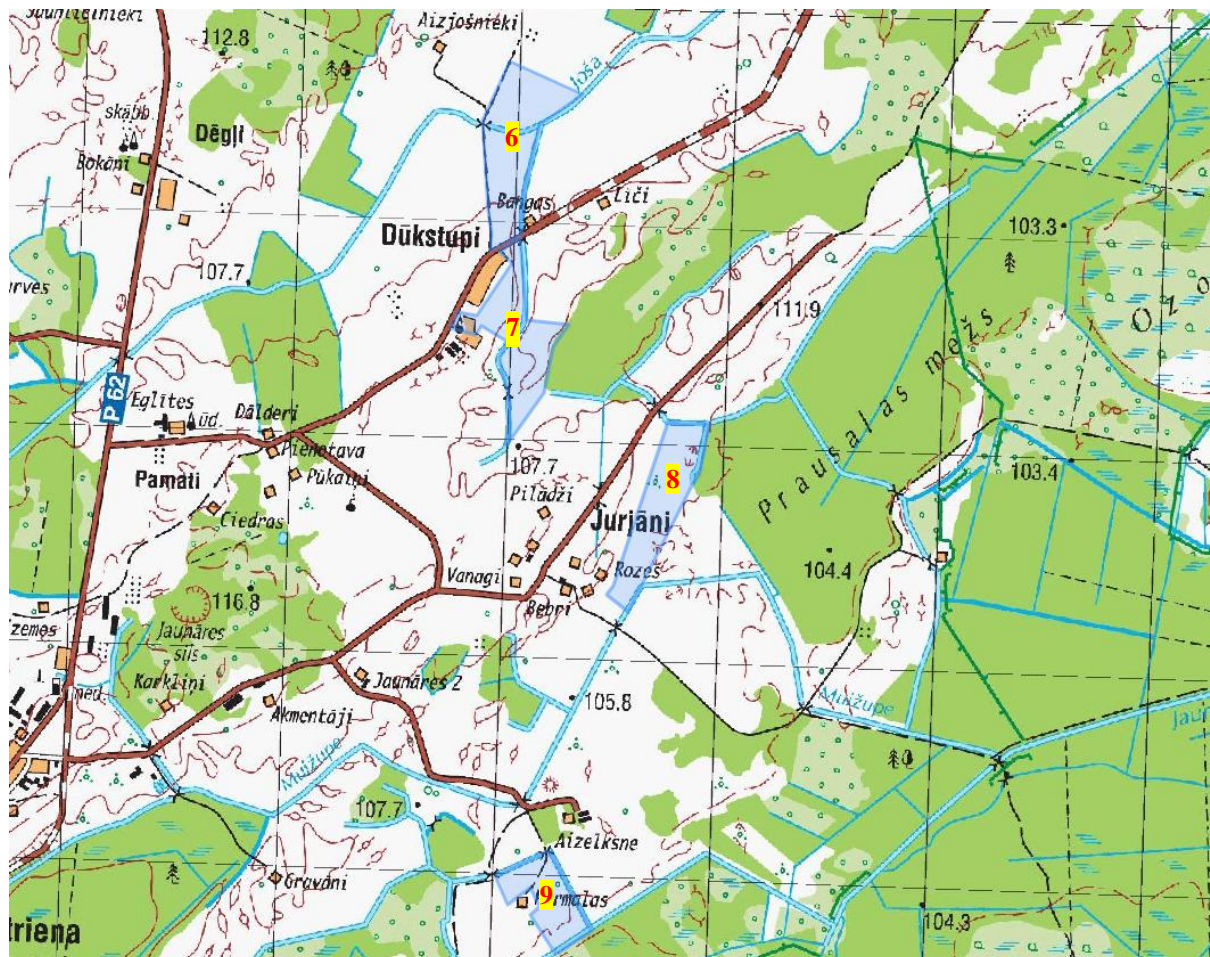
ORTOPHOTO MAP (Fields No. 5):



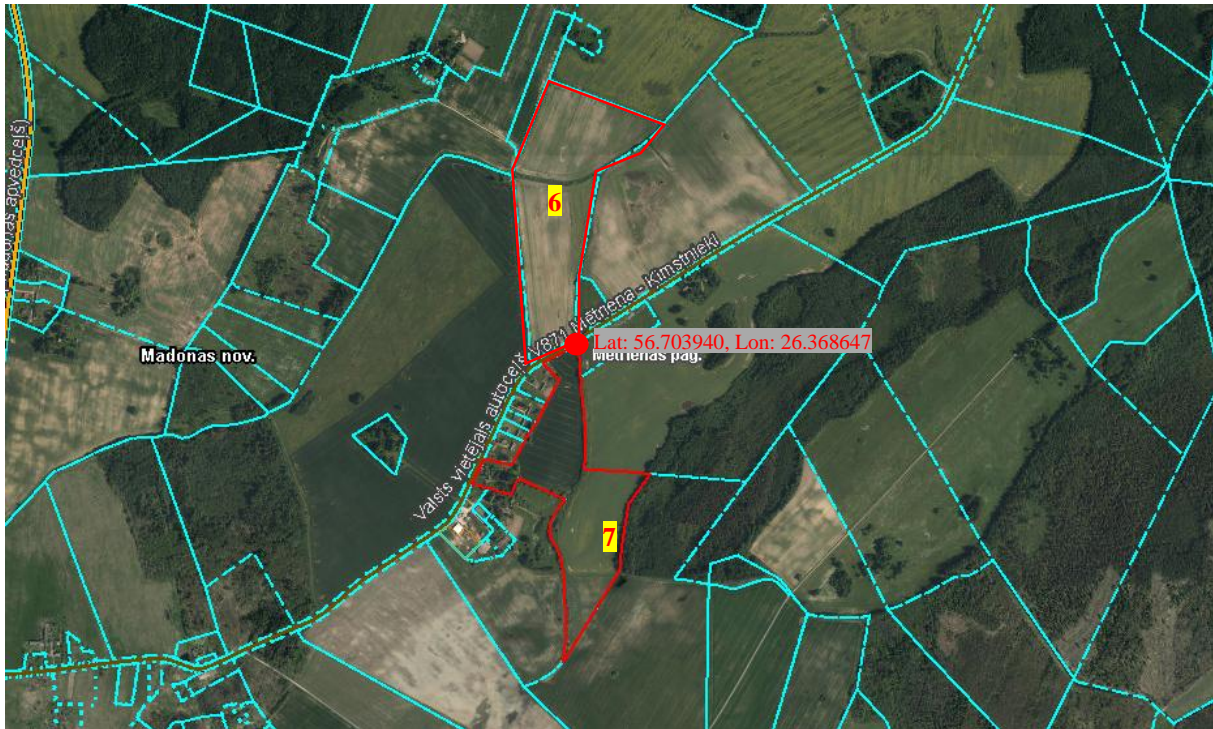
Coordinates (GPS):	Lat. N:	56.700995	Long. E:	26.320002
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Location: Mētriena fields 6-9 (56.90 hectares)

TOPOGRAPHIC MAP (Fields No. 6-9):

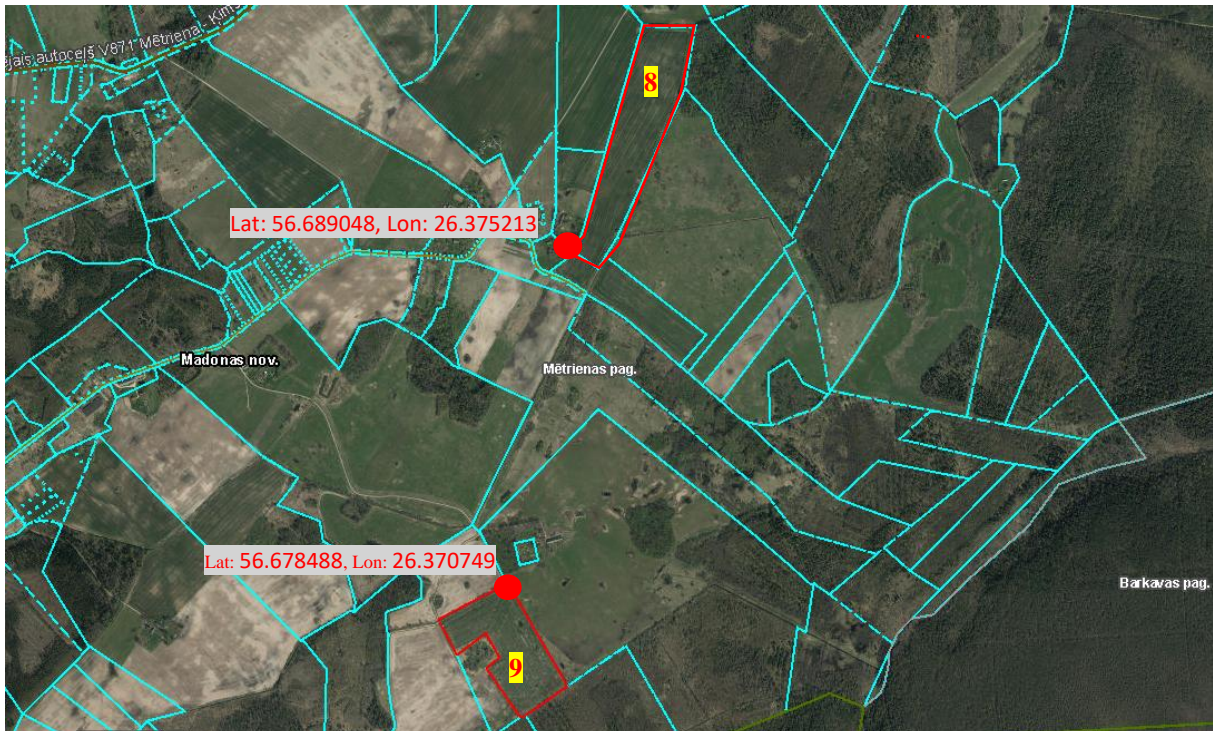


ORTOPHOTO MAP (Field No.6; 7):



Coordinates (GPS):	Lat. N:	56.703940	Long. E:	26.368647
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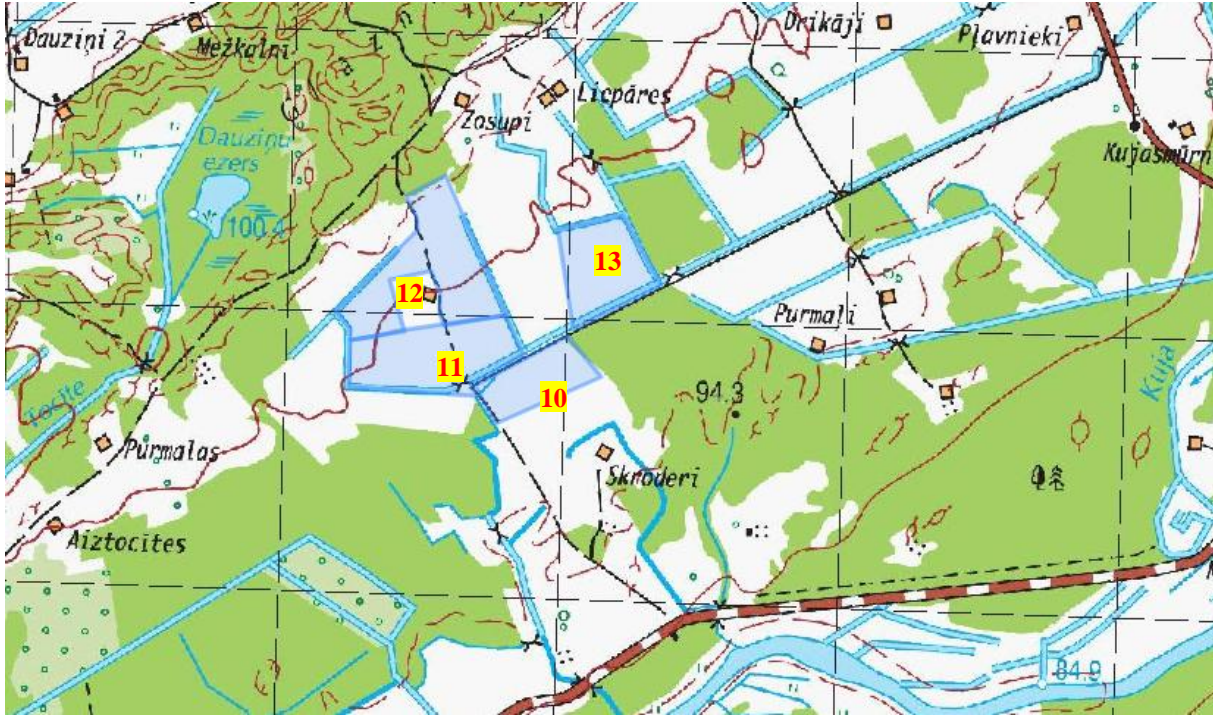
ORTOPHOTO MAP (Fields No. 8-9):



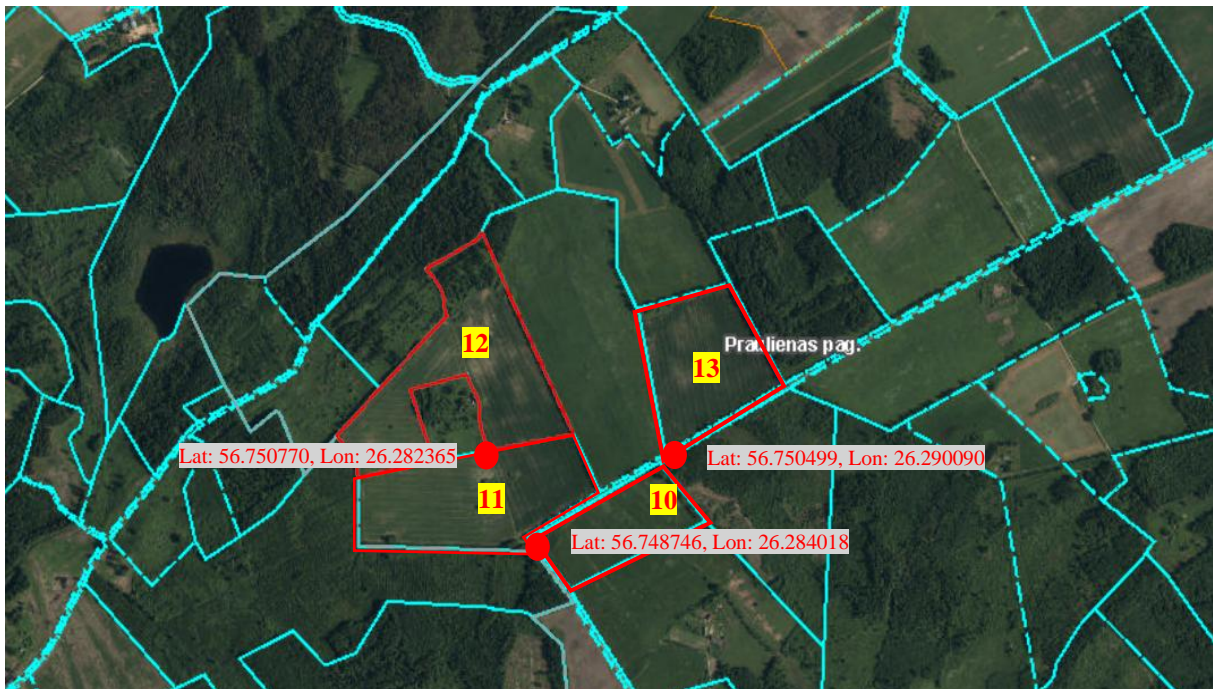
(8) Coordinates (GPS):	Lat. N:	56.689048	Long. E:	26.375213
(9) Coordinates (GPS):	Lat. N:	56.678488	Long. E:	26.370749

Location: Prauliena (43.49 hectares)

TOPOGRAPHIC MAP (Fields No. 10-13):



ORTOPHOTO MAP (Fields No. 10-13):



(11) Coordinates (GPS):	Lat. N:	56.748746	Long. E:	26.284018
(12) Coordinates (GPS):	Lat. N:	56.750770	Long. E:	26.282365
(13) Coordinates (GPS):	Lat. N:	56.750499	Long. E:	26.290090

3.CONTACTS AND ASSISTANCE

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.

ActusQ ir lauksaimniecības investīciju konsultāciju uzņēmums ar spēcīgu starptautisku kontaktu tīklu un pierādītu pieredzi. Mēs sniedzam specializētas konsultācijas un piekļuvi pievilcīgām investīciju iespējām lauksaimniecības un alternatīvās enerģijas nozarēs Latvijā un Baltijā. Mūsu klientu lokā ir Eiropas lauksaimniecības ģimenes, ģimeņu investīciju biroji, investīciju pārvaldnieki, institucionālie investori un starptautiskas organizācijas.

Mūsu komandai ir gadu desmitiem ilga pieredze lauksaimniecības konsultācijās un investīciju jomā, uzņēmējdarbības domāšana un aizrautība par nozari. Mēs savedam kopā finanses un investīcijas; privāto kapitālu un saimniecību attīstību; konsultējam risku pārvaldībā; sniedzam stratēģijas konsultācijas; nodrošinām starptautisku kontaktu tīklu un piekļuvi vietējiem ekspertiem.

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