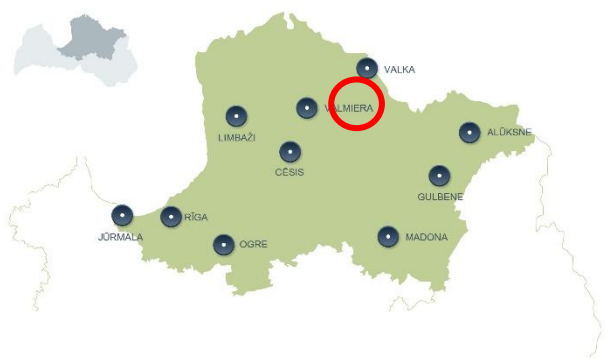


Latvia

ID_ABVL_4713_35

Last modified: 06.02.2025

SMILTENE/VALKA REGION

TOTAL AREA:	32.89 ha	
agricultural land	31.18 ha	
forest land		
other land	1.71 ha	
Sales price of object:	171 028 EUR	
ADDITIONAL COSTS FOR BUYER:	BROKERAGE FEE: 5% + VAT 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: 39-40	
POSSIBLE USE OF PROPERTY:	Any type of agriculture activities	

DESCRIPTION AND LOCATION OF THE INVESTMENT PROPOSAL:

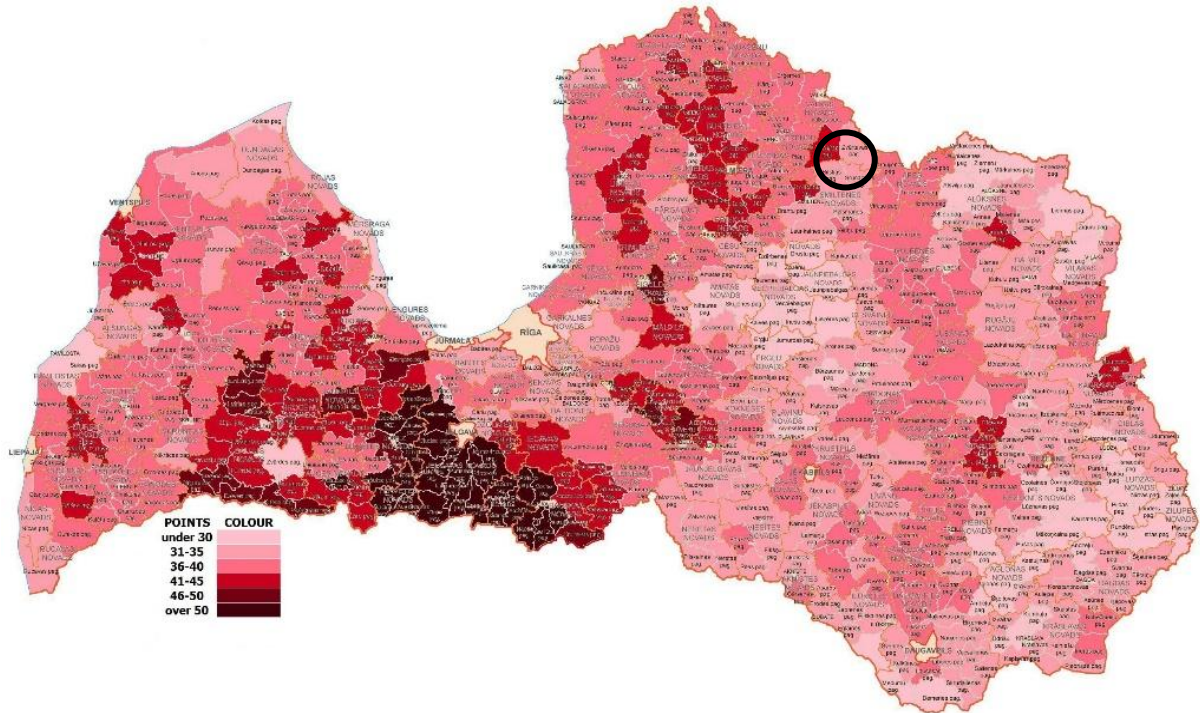
For sale 4 property portfolio in northeastern part of Latvia.

Soil quality of the land is above average national and mainly all farmland is meliorated.

Long term grasses are currently grown on the fields.

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.

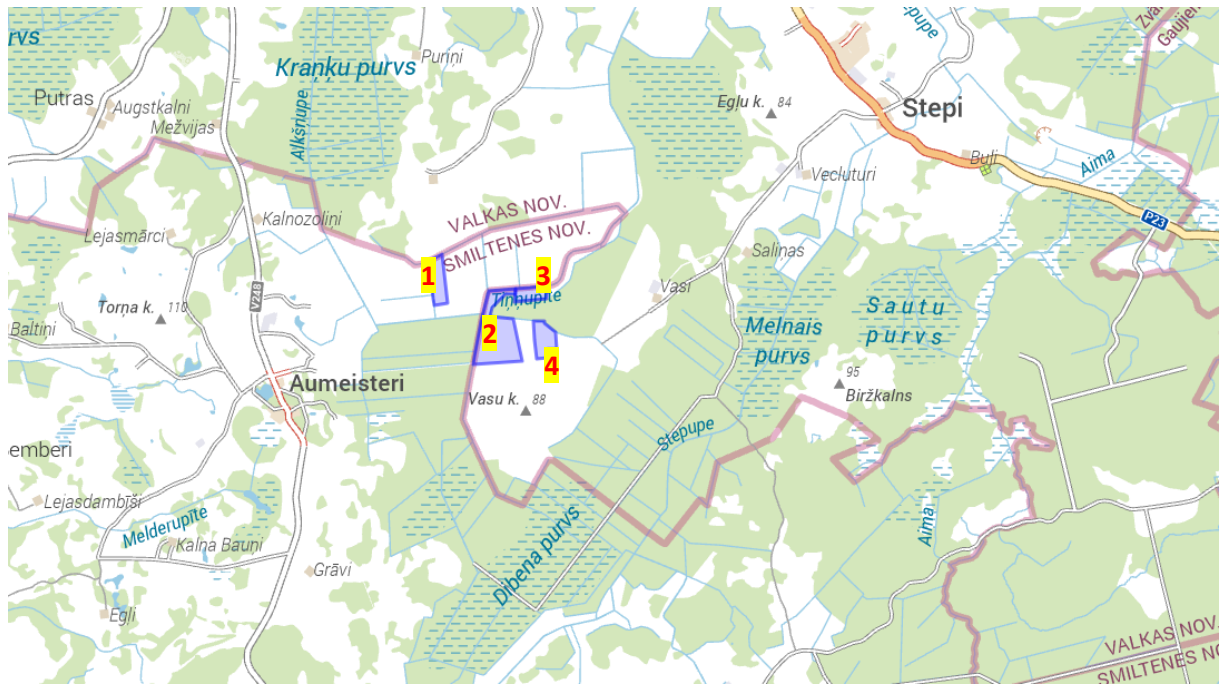
1. GENERAL LAYOT MAPS



Distance from Riga to object 165 km



2. MAP

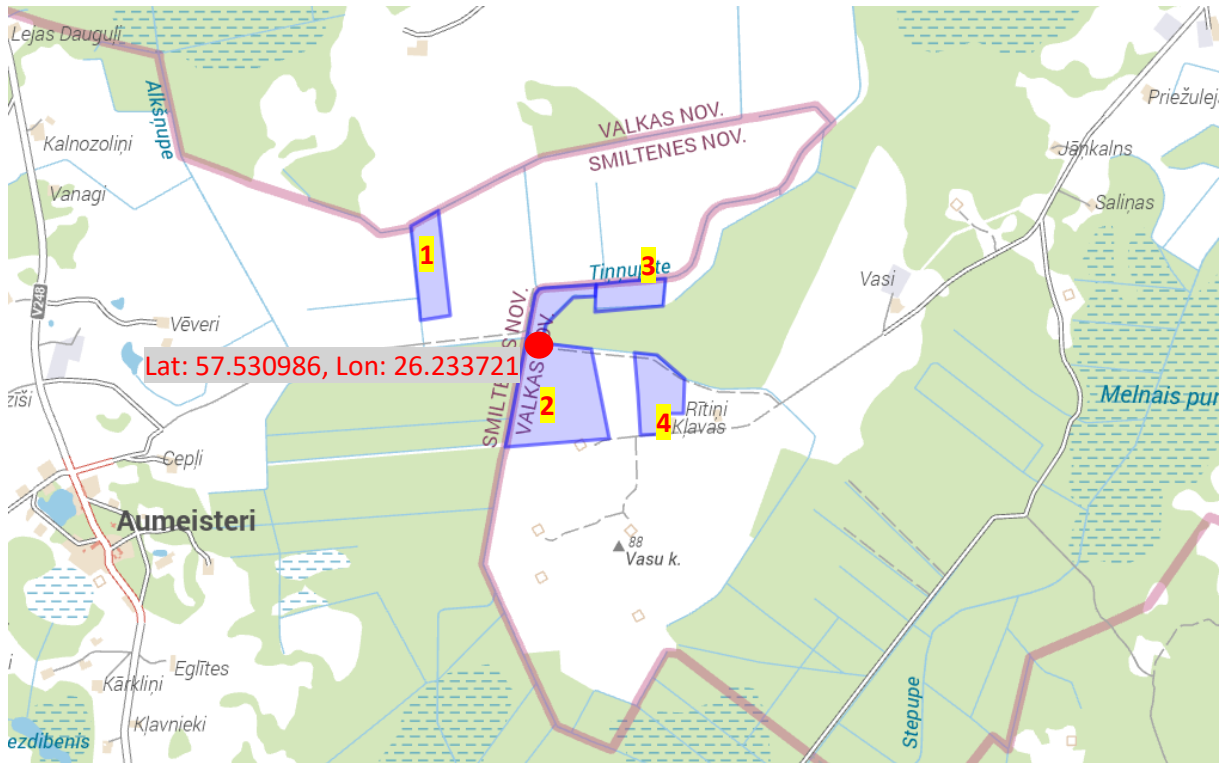


3. STRUCTURE OF PROPERTIES

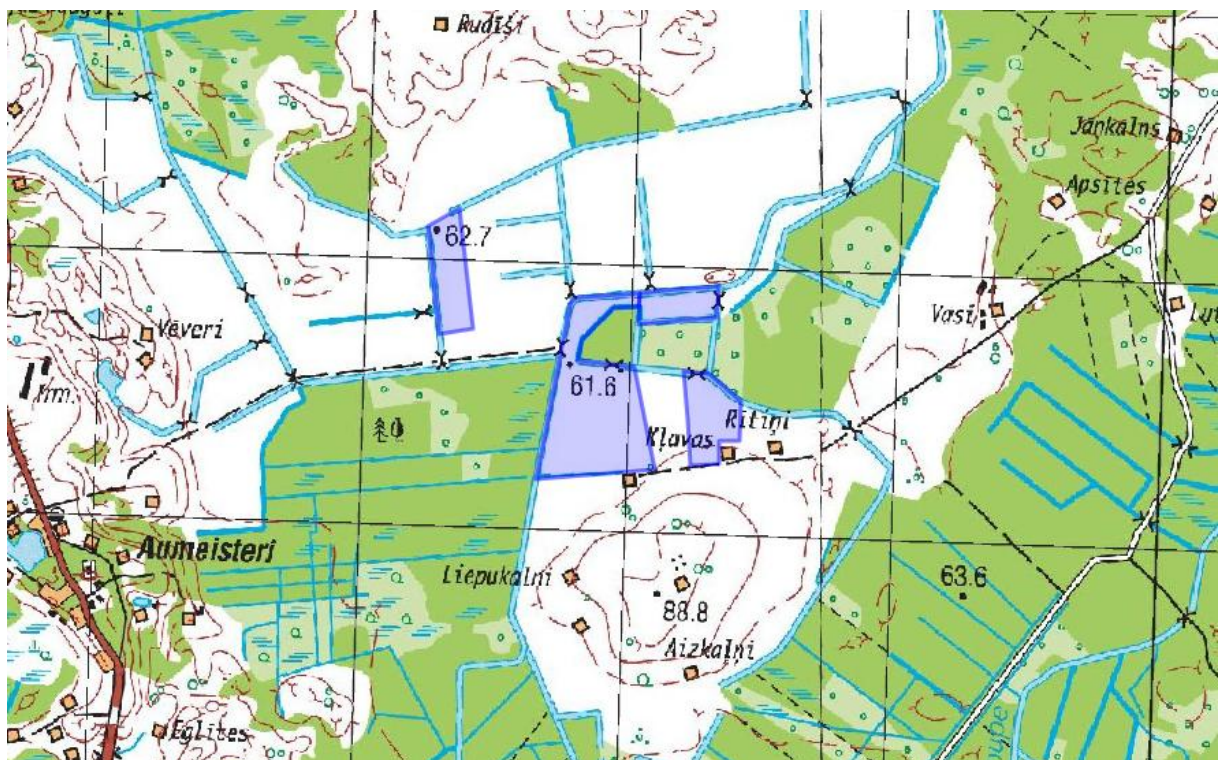
<i>Field No</i>	<i>Property name</i>	<i>Cadastral No</i>	<i>Total area, ha</i>	<i>Agri-land, ha</i>	<i>Meliorated</i>	<i>Arable land, ha</i>	<i>Pasture</i>	<i>Meadows</i>	<i>Gardens</i>	<i>Forest</i>	<i>Swamp</i>	<i>Bushes</i>	<i>Under roads</i>	<i>Under buildings</i>	<i>Under water</i>	<i>Other</i>	<i>Agro-land productivity index</i>
1	<i>Pļavasozoliņi</i>	94580020036	5.40	5.20				5.20							0.20		40
2	<i>Kodoli</i>	94960100044	18.38	17.17	17.17	17.17							0.24		0.97		40
3	<i>Druvas</i>	94960100054	3.60	3.38				3.38							0.22		40
4	<i>Druvas</i>	94960100052	5.51	5.43				5.43					0.01		0.07		39
	TOTAL:		32.89	31.180	17.17	17.17	0.00	14.01	0.00	0.00	0.00	0.00	0.25	0.00	1.46	0.00	

4. DETAILED MAPS

MAP



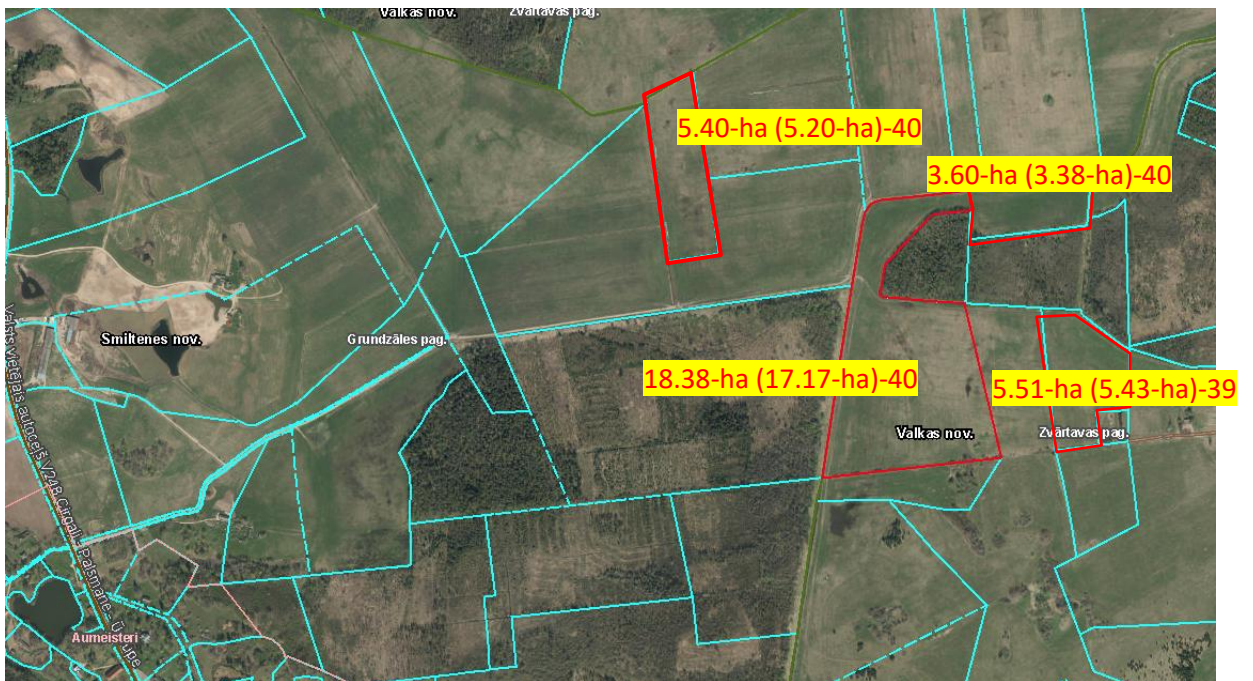
TOPO MAP



EU SUBSIDY MAP



ORTHOPHOTO 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.

For further information please contact:

ActusQ SIA (LLC)

Valmieras street 20A, Cesis, LV-4101, Latvia

Phone: (+371) 64107185

Mobile: (+371) 26652300

(+371) 26681177

E-mail: actusQ@actusQ.lv

www.agriland.lv, www.actusQ.lv, www.aqlaw.lv