

PROPERTY 26-112 PA

Paraguay, Estancia Esmeralda 9291 hectares (including 5300 ha of pasture, i.e. 73 pastures of 70 to 90 ha, 44 km of maintained roads, buildings, residence, 4 wells, 3 containers and +++)

Agriculture / Livestock



Price: \$1,100.00 USD/hectare (+ equipment and animals)

Reason for selling: retirement

YOUTUBE VIDEO:

[Paraguay, Estancia Esmeralda 9291 hectares FOR SALE](#)

Or

<https://www.youtube.com/watch?v=cXCN02gT7f4>

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PROPERTY DESCRIPTION

Location/History -

Estancia Esmeralda is located 130 km from Neuland (reference Wikipedia (English): https://en.wikipedia.org/wiki/Neuland_Colony) - Estancia

Esmeralda was established in 1985. Initially, its area was 4000 hectares (9884.2 acres)

- Then there were successive acquisitions of forests which were cleared, and the creation of the associated *pastures* . - 2015:

current configuration - 2025:

desired sale due to the retirement of the various shareholders

Currently, the owners only raise cattle (breeders), but Estancia Esmeralda offers the possibility of cultivating soybeans, corn, or other grains. There are four boreholes, and the land is of good quality.

General characteristics

- Total area: 9291 ha

- Pastures: 5300 ha, 73 *paddocks* of 70 to 90 ha - 1 farmhouse, 1 owner's house, 3 *outbuildings* - Electricity via ANDE, 2 backup generators

- 4 1000 m² hay storage sheds, currently holding 10,000 bales - 1 equipment maintenance workshop - 1 600 m² agricultural equipment storage shed - 4 wells for water distribution - 3 vaccination

corrals - 3 40-foot containers for animal feed

storage - 1 enclosure for 1000 head of cattle - 44 km of maintained roads

- Camera system for access control throughout the estancia



Estancia Esmeralda can count on competent staff to take care of the property:

- 1 on-site operations manager

- 1 capatas (foreman)

- 1 machine and tractor manager

- 15 to 20 employees across the different estancia points

- Average seniority of management staff: approximately 7 years

Machinery (in addition to the sale price) - 5

tractors including 1 Valmet BH174 180 hp 500 hours, 1 Massey 290 100 hp with excavator 8000 hours, 1 Massey Ferguson 290 100 hp (7000 hours), 1 Valmet 885 85 hp with an older shovel, and an older Massey Ferguson 290 65 hp - 1 Scania Ganadero truck from 2010 (for transporting animals or hay) - 1 towed grader - 2 rollers (4 and 3 meters)

- 1 aerator roller 3.5 meters - 1 aerator with ripper, knife and sprayer 3.6 meters - 2 John Deere E440 round balers - 2 John Deere 1365 mowers 3 meters wide - 1 Kuhn rake - 1 3.5-meter rake - 2 trailers 3 and 4.5 meters wide - 1 600-liter sprayer - 1 rotary harrow - 1 self-loading hay trailer - 3 hay transport trailers - 1 Amarok vehicle from 2025 - 5 motorcycles and 2 quads

Animals (in addition to the sale price) - 3000

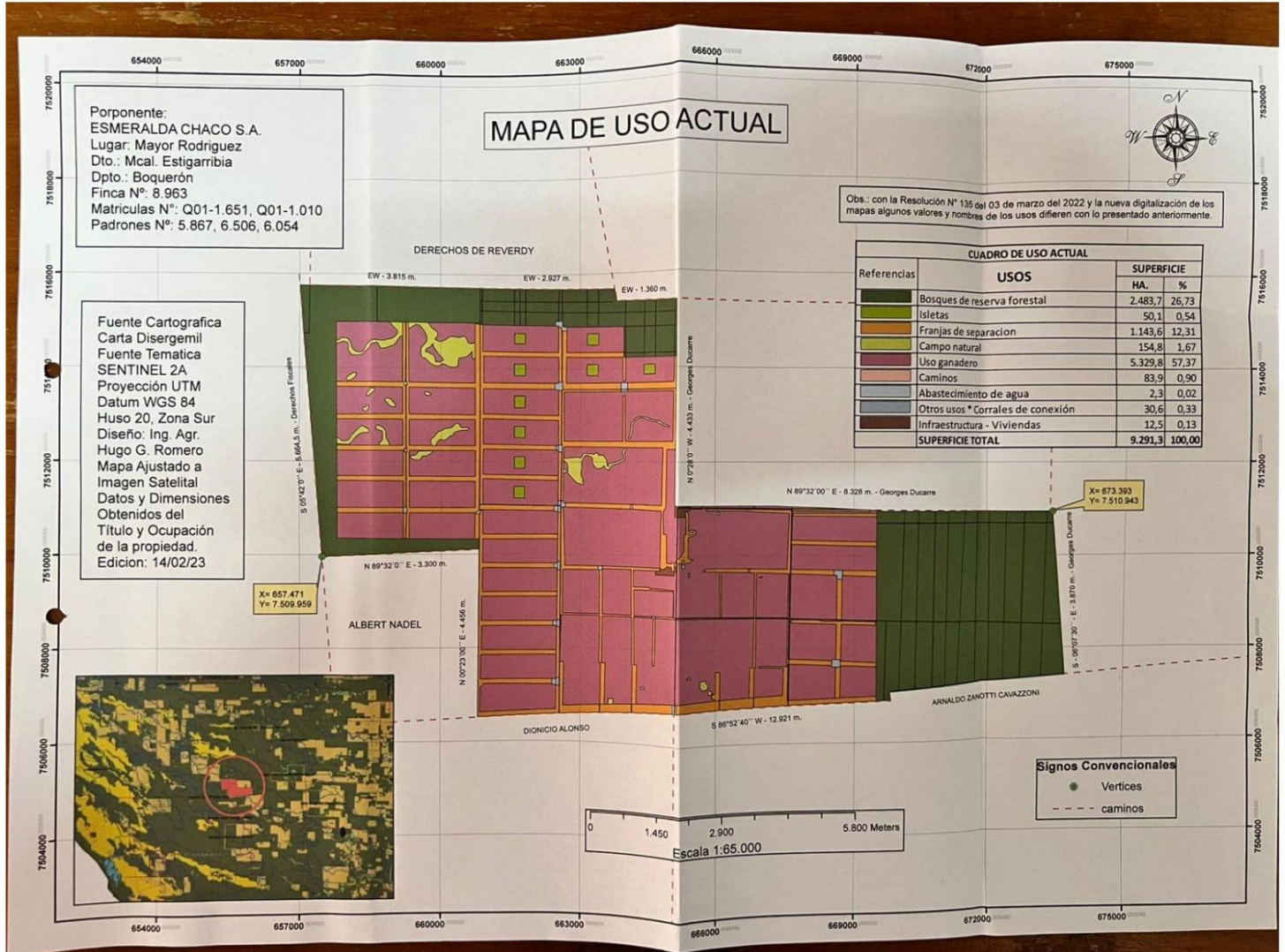
to 4000 head, including 1200 cows / Crossbreed Blonde d'Aquitaine and local breed / Traceability of all animals

- Approximately 50 horsepower
- Approximately 60 sheep



Map reference 1

CURRENT USE MAP OF ESTANCIA ESMERALDA



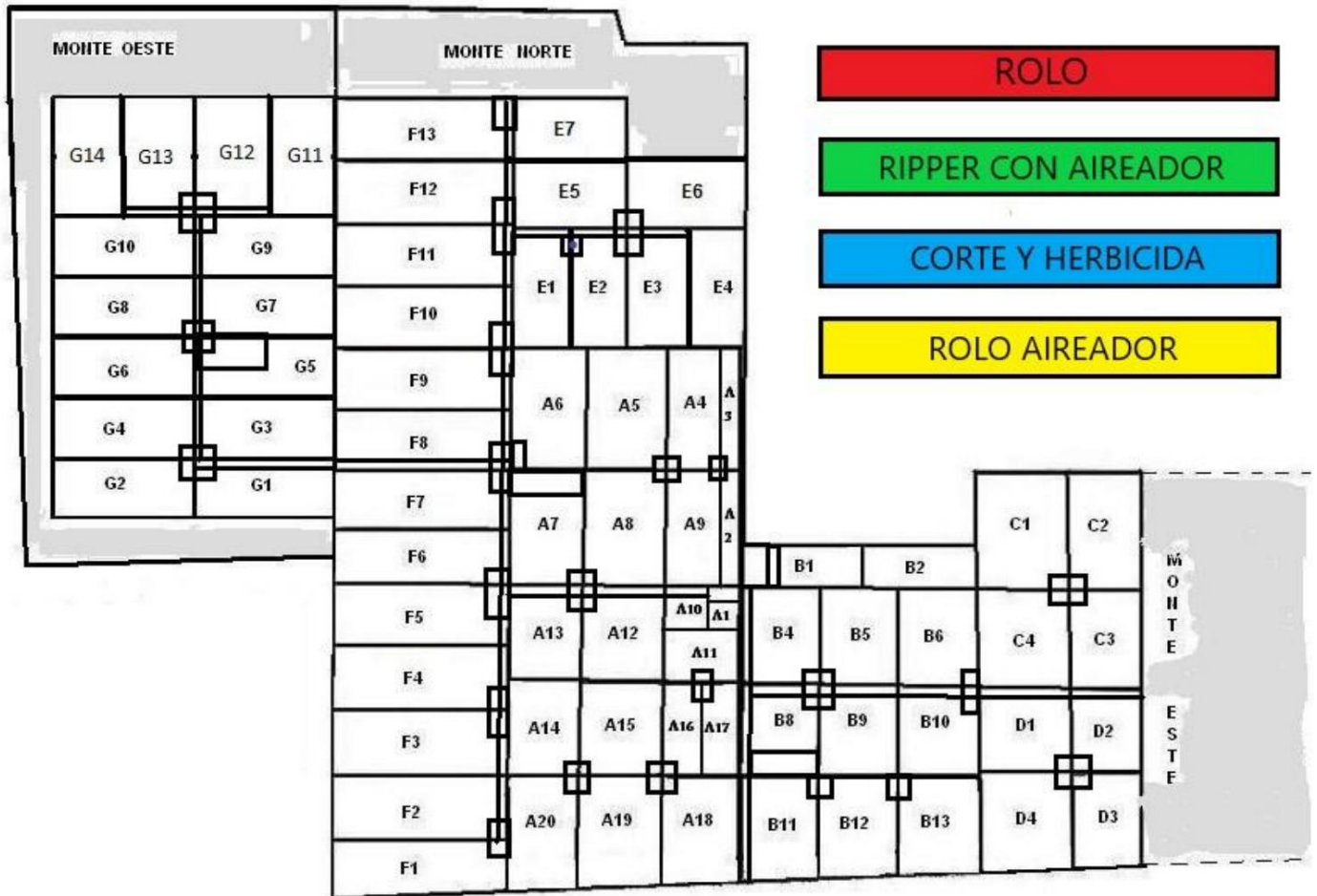
Map reference 2

PASTURE PLAN

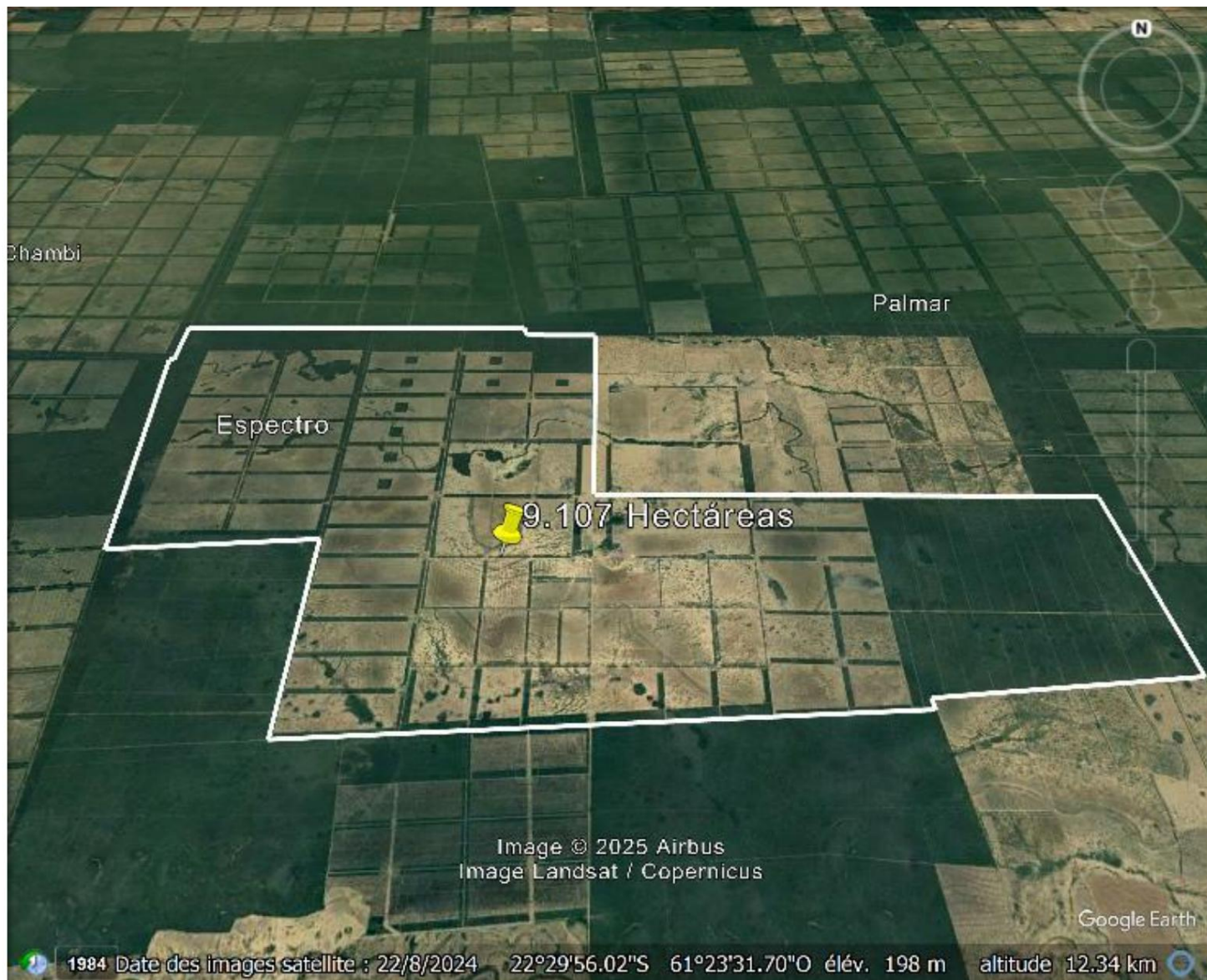
Estancia ESMERALDA CHACO

LIMPIEZA DE POTREROS

PLAN DE POTREROS



Map reference 3 – GOOGLE EARTH



FOR YOUR INFORMATION:

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