

Granja de Cannabís (Cannabís no psicoactivo o Cannabís recreativo)



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Granja de Cannabis (Cannabis no psicoactivo o Cannabis recreativo)

El tamaño total de la granja es de 72 hectáreas, autorizadas por el Ministerio de Agricultura uruguayo (MGAP) para cultivar y procesar hasta un total de 60 hectáreas de cannabis más 1.900 metros cuadrados para cultivo interior en los invernaderos existentes. En la actualidad, se está llevando a cabo con éxito una explotación parcial de Cannabis no psicoactivo en una superficie de 12 hectáreas en régimen de arrendamiento operativo. La granja fue una de las primeras operaciones de cultivo de cannabis autorizadas en Uruguay.

El terreno está dividido en trece parcelas autorizadas individualmente por el MGAP. Las licencias pueden concederse para el cultivo de cannabis no psicoactivo o recreativo. Toda la propiedad cuenta con recursos naturales e infraestructura de construcción para rendir a plena capacidad para la producción de Cannabis de flores no psicoactivas de alta calidad y Cannabis recreativo.

Agua/Infraestructura: La propiedad es autónoma respecto a las aguas subterráneas para la producción, está vallada y protegida por viejas arboledas contra la erosión por el viento, y dispone de una completa infraestructura de producción y logística. Acceso al suministro eléctrico proporcionado por el gobierno sin límite. Buen mercado laboral.

Rendimiento: Rendimiento medio (flores secas para exportación): 600 kg/ha, @ a partir de septiembre de 2021: Rendimiento medio máximo en 1 ciclo de producción de cannabis: aprox. 8.000.000 USD. Antes del cultivo de cannabis, la Granja producía cítricos desde finales del siglo XIX.

Licencias: El propietario está dispuesto a ayudar al nuevo propietario a agilizar la obtención de nuevas licencias para la producción no psicoactiva y recreativa ante las autoridades del MGAP, lo cual es necesario tras la transferencia de la propiedad.

Infraestructura para la vivienda: una construcción agrícola de 1880 plenamente operativa y compuesta por la casa del propietario y varias otras casas más pequeñas. La casa principal cuenta con 8 dormitorios y 6 baños, patios, galerías, todo totalmente amueblado con un exquisito estilo rural y piscina. La casa puede utilizarse como vivienda temporal o permanente.

TARGET PRICE

\$13,000,000

GROSS REVENUE

\$0

EBITDA

\$0

BUSINESS TYPE

Empresas médicas

REASON FOR SELLING

Inmediato. Actualmente existe un contrato de arrendamiento operativo que vence a fines de abril (el arrendatario opera en 1/5 del área de producción). El comprador es libre de rescindir, ampliar o modificar el contrato de arrendamiento existente.

COUNTRY

Uruguay

BUSINESS ID

L#20220235

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