

# Granja de Cannabís (Cannabís no psicoactivo o Cannabís recreativo)



**MERGERSCORP**

## 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

*The information contained herein does not constitute an offer to sell or a solicitation of an offer or a recommendation to purchase securities under the securities laws of any jurisdiction, including the United States Securities Act of 1933, as amended, or any US state securities laws, or a solicitation to enter into any other transaction*

*The projected financial information contained in the Memorandum is based on judgmental estimates and assumptions made by the management of the target Company, about circumstances and events that have not yet taken place. Accordingly, there can be no assurance that the projected results will be attained. In particular, but without prejudice to the generality of the foregoing, no representation or warranty whatsoever is given in relation to the reasonableness or achievability of the projections contained in the Memorandum or in relation to the bases and assumptions underlying such projections and you must satisfy yourself in relation to the reasonableness, achievability and accuracy thereof.*

*By delivering this Memorandum, neither MergersUS Inc., nor its authorized agents are making any recommendations regarding the acquisition or strategies outlined herein. Interested parties shall exercise independent judgment in, and have sole responsibility for, determining whether an acquisition of the Company is suitable for them, and neither MergersUS Inc, nor its authorized agents have responsibility to, and will not, monitor the condition of interested parties to determine that an acquisition is or remains suitable for them. Among other things, suitability of an acquisition will depend upon an interested party's investment and business plans and financial situation.*

*This document is prepared for information purposes only. It is made available on the express understanding that it will be used for the sole purpose of assisting the recipients to decide whether they wish to proceed with a further investigation of the Proposed Transaction.*

*The recipients realize and agree that this document is not intended to form the basis of any investment decision or any other appraisal or decision regarding the Proposed Transaction, and does not constitute the basis for the contract which may be concluded in relation to the Proposed Transaction.*

*All information contained in this document may subsequently be updated and adjusted. MergersUS Inc. has not independently verified any of the information contained herein or on which this document is based. Neither the Company, nor its management or shareholders, nor MergersUS Inc. , nor any of their respective directors, partners, officers, employees or affiliates make any representation or warranty (express or implied) or accept or will accept any responsibility or liability regarding or in relation to the accuracy or completeness of the information contained in this document or any other written or oral information made available to any interested party or its advisers. Any liability in respect of any such information or any inaccuracy in or omission from the document is expressly disclaimed.*

## MERGERSCORP

© 2026 MergersCorp M&A International. All rights reserved.

© 2026 MergersCorp M&A International. MergersCorp™ M&A International is the collective brand name of independent affiliates of MergersCorp M&A International. For more details on the nature of our affiliation, please visit us on our website <https://www.mergerscorp.com/disclaimer>. MergersCorp M&A International is not a registered broker-dealer under the U.S. securities laws. MergersCorp M&A International does not offer or sell securities or provide investment advice or underwriting services. The articles or publications contained in this presentation are not intended to provide specific business or investment advice. The author or MergersCorp M&A International shall not be liable for any errors or omissions, or for any loss suffered by any person or organization acting or refraining from acting as a result of the content of this website. It is recommended that specific independent advice be sought before making any business or investment decision.

**MERGERSCORP**

[WWW.MERGERSCORP.COM](http://WWW.MERGERSCORP.COM)