

Granja de cannabis (Cannabis no psicoactivo o Cannabis recreativo)





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Sobre una base "TAL CUAL", el tamaño total de la finca es de 72 hectáreas. Autorizado por el Ministerio de Agricultura de Uruguay (MGAP) para cultivar y procesar hasta un total de 60 hectáreas para cannabis. Más 1.900 metros cuadrados para cultivo bajo techo en invernaderos existentes . Actualmente se ha llevado a cabo la explotación parcial de Cannabis no psicoactivo en una superficie de 12 hectáreas con éxito en régimen de arrendamiento operativo. La finca fue una de las primeras operaciones de cultivo de cannabis con licencia en Uruguay.

Granja de Cannabis

El terreno está dividido en trece lotes que son autorizados individualmente por el MGAP. Las licencias se pueden emitir para el cultivo de cannabis no psicoactivo o para uso recreativo. Toda la propiedad cuenta con recursos naturales e infraestructura de construcción para producir plena capacidad para la producción de Cannabis de flores no psicoactivas de alta calidad y cannabis recreativo.

Agua/Infraestructura: La propiedad es autónoma en el agua subterránea para la producción. Cercada y protegida por líneas de árboles añosos contra la erosión por el viento. La producción total y la infraestructura logística en el lugar dentro de las instalaciones. Acceso a la fuente de alimentación proporcionada por el gobierno sin límite. Buen mercado laboral.

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

Licencias: El propietario está dispuesto a ayudar al nuevo dueño a tramitar nuevas licencias para la producción recreativa y no psicoactiva ante las autoridades del MGAP. Lo cual se requiere al transferir la propiedad.

Infraestructura para vivienda: Una construcción de finca de 1880 en pleno funcionamiento y compuesta por casa del propietario y varias otras casas más pequeñas. La casa principal cuenta con 8 habitaciones y 6 baños, patios, galerías. Todo completamente amueblado con un exquisito estilo rural y piscina. La casa se puede utilizar como vivienda temporal o permanente.

TARGET PRICE

\$13,000,000

GROSS REVENUE

\$0

EBITDA

\$0

BUSINESS TYPE

Medical Businesses

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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