

## Project presentation: A large area of high-quality arable agricultural land for sale in Croatia

A total of about 5,500 ha of arable land of very good quality to be used for cultivation of any crop in a classical or organic way. It is divided on two offers – located in central Croatia. Both locations are few km at a distance.

### Offer 1

Includes 2,500 ha of high-quality agricultural land – one owner. 500 hectares is available immediately. Due to current contracts on the land, it is possible to increase this area with individual monthly purchases of up to 2,500 ha within few months. The formal status land area has a rank of 3rd quality due to the non-cultivation of the land in the last period. The owner has deliberately maintained this quality rank because it allows the cultivation of plants for the production of bioethanol. There is an oil refinery nearby.

The land has not been cultivated for arable crops for the last five years. Part of the land is overgrown and it is necessary to clean the bushes and weeds in some places. However, is a very fertile land for agriculture and in the past has been cultivated in many generations for decades.

The new owner can decide to have production of various agricultural crops and take subsidies for land development, and thereby it is possible to raise the formal quality status level to the 2nd or 1st level. But, the legislation in this case does not allow lowering the soil quality rank back to level 3 at a later date.

For all land is complete and orderly documentation and the purchase are possible immediately for 500 ha. For individual subsequent purchases of few hundreds ha per month - until the purchase of the entire area of 2,500 ha, there are also completed and arranged documents, which only need to be verified at local authorities if the new owner will be interested in an additional purchase. All land is owned by one owner and all pre-purchase agreements for the entire area are tied to only one owner. All documents on ownership, purchase and pre-purchase contract are officially notarized.

### Offer 2

At another location not far from the Offer 1 site, abandoned quality arable land is also for sale. Current contracts allow the direct purchase of 200 ha with a gradual purchase in a few months, but it is possible to increase the area to 3,000 ha. The quality of the land is the same as in offer 1. Also for this Offer 2 documents on ownership, purchase and pre-purchase contract are officially notarized.

Offer 1 is 2,500 ha. Offer 2 is 3,000 ha. At total are 5,500 ha. The quality of the land, the possibilities of use and the conditions of purchase is the same for both offers. Both locations can be cultivated together with the same people and machinery because they are only a few km apart.

<b>Price of the land in its current condition:</b> <i>1Kn (Kuna - Croatian currency) = 0,13 €</i>  1m <sup>2</sup> = 4,75 Kn ( ≈ 0,6175 €) 1ha = 10.000 m <sup>2</sup> = 47.500 Kn (≈ 6175 €) 500 ha = 3.087.500 €	<b>In case the current owner also cleans the entire land for immediate cultivation, the price is as follows:</b>  1m <sup>2</sup> = 6,75 Kn ( ≈ 0,8775 €) 1ha = 10.000 m <sup>2</sup> = 47.500 Kn (≈ 8775 €) 500 ha = 4.387.500 €
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### Danish contact for an interested:

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