

## ***Project Ferma Ciupa***

<b>Project Info</b>						
<b>Ferma Ciupa 620 Ha</b>						
<b>Project Name</b>						
County	Arges/Dambovita					
Village	Ratesti (AG ) Cranguri (DB)					
Current owners	100 Privately owned					
<b>Farm Info</b>						
<b>Land specification</b>						
	<b>Heactares</b>	<b>% total</b>		<b>Transaction Type</b>		
Property Land	620			Sell and Lease Back	10 Year Lease	
Legal Status	100& Cadaster			Lease return	4%	
Arable land	620			Option to expand	yes	xtra 350 ha
Meadows	-			Transaction	Asset Deal	
Irrigation in Place	Yes					
Irrigation Land	200					
<b>Transaction Type</b>						
				<b>Farm Asking Price</b>	<b>Total euro</b>	<b>Euro / Ha</b>
Sell and Lease Back	10 Year Lease			Property land	4250000	6,855
Lease return	4%			Lease income	170000	275
Option to expand	yes	xtra 350 ha				
Transaction	Asset Deal					

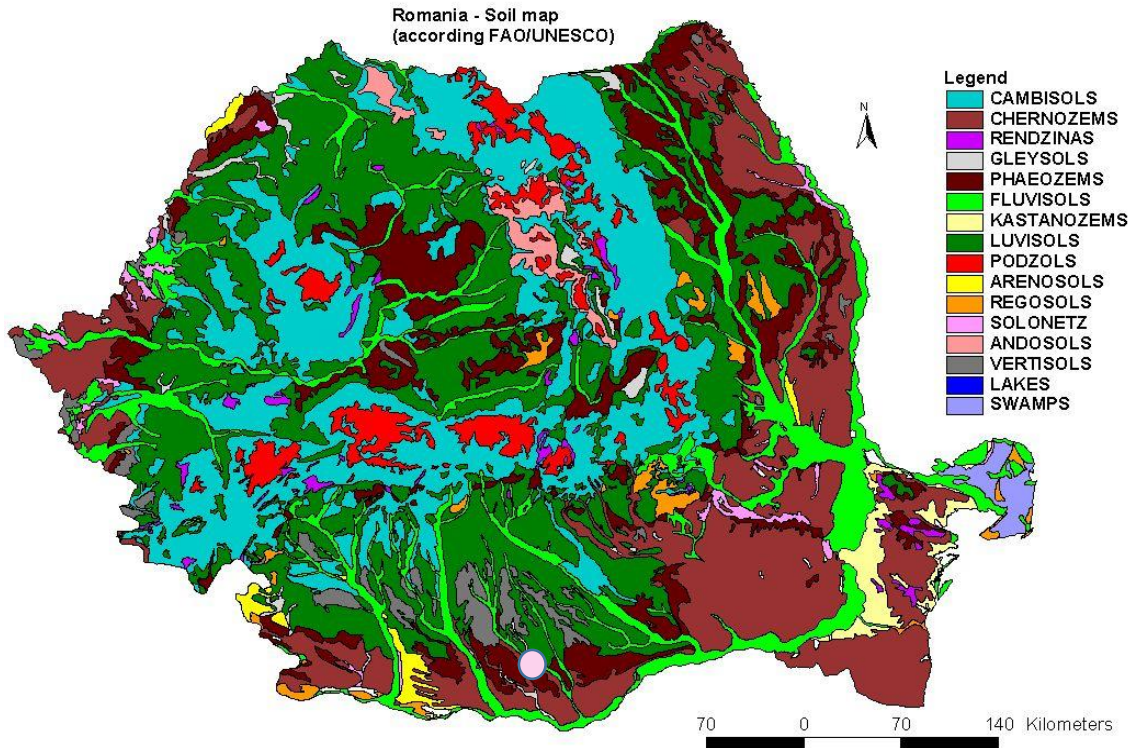
### ***Property Description and transaction model***

The 620-ha farmland are located approximately 90km from Bucharest, at km 80/86 on the highway which connects Bucharest to Pitesti. Land is located in two villages respectively Ratesti / Arges (AG) and Cranguri /Dambovita (DB) Out of the 620 Ha at this moment an area of 200 Ha is under irrigation with option in the future to irrigate an extra 350 ha. Land is fully cadaster with all the historical documents in place.

Ownership is looking to a sell and lease back transaction - with a 10 years lease agreement and option to expand another 10 years - in order to capitalize and expand the existing dairy farming operation with an extra 1000 heads. Proposed lease is 4% from the asking price of 4.250.000 million euros.

**Project Ferma Ciupa**

**Figure 1: farm Location in the white circle**



**Figure 2: Google earth Image – Farmland location - the 620 Ha are located in the highlighted area – where is farming now 980 ha.**



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