

COMMERCIAL FARMS FOR SALE



Ruta Nacional Nro 153

San Juan, San Juan

Argentina

Asking Price

\$6,500,000

Size

Year Built 0

Date Listed 10/04/2023

Listing ID GL-1538672679

Listed by: Ranch Investments

For more information, visit:

<https://www.globallistings.com/3616968>

Overview

Olive Farm and Factory Olivícola Pedernal San Juan, Argentina Property Description: The property is composed of a total of 373 hectares (921 acres) of which 250 hectares (618 acres) are planted in olive trees. Located at the base of Mt. Pedernal and the foothills of the Andes Mountains, the property sits in a premium zone for the cultivation of olives and wine vineyards. Located only 30 minutes from the capital city center of San Juan the property may be accessed easily from either Mendoza or San Juan as it sits on the National Hiway 153. Given the property's location and soils, it has little chance of hail or frost damage (to date they have not suffered any damage) therefore insuring a stable production every year. The farm is characterized by producing olives of the highest quality for both preserves and oil with a campesterol and other values that fit well into the C.O.I. Another very remarkable point is the yield of fat matter of the olives, which range from an average of 18% in the Abequina variety to 23% in the Changlot. The soils produce an olive with perfect and balanced sensory qualities allowing them to fit well into the parameters of C.O.I. The fact that the farm is located in the largest olive growing region in the province of San Juan allows the farm to easily purchase olives from other producers to utilize the excess productivity of the olive oil factory located on the farm. The factory may also be utilized for the processing and olive oil production for neighboring farms. The farm

contains a variety of olive trees composed of Abequina, Picual, Changlot, Frantoio, Manzanilla and Coratina. Average production is approximately 17,000Kg per hectare. The property is fenced on all sides. All trees are drip irrigated by 4 wells producing approximately 1000 cubic meters of water per hour (4,400 gallons per minute). There is a water reservoir of 2.5 million liters to insure the irrigation supply. All wells are equipped with submersible pumps. The irrigation system is computer operated for ease and consistency of operation. The farm comes with all farm equipment and harvesting machinery. A detailed list of equipment is available upon request. The 123 hectares (303 acres) yet to be planted has been cleared and allows for expansion of the farm. To date there are approximately 65,000 trees in production. Factory: Olivicola Pedernal S.A. The factory includes: · 600 Bins · 3000 plastic drawers · Stainless steel receiving hopper · Conveyor belts · Leaf separator · Washer · Peralissi hammer mill · Mixer with 2 bodies · Decanter (Peralissi Brand) with capacity of 100 tons of olives every 24 hours · Vibra filter (Peralissi) · Vertical centrifuge (Peralissi) · Autelec computerized production control · 4 – 32TN stainless steel storage tanks · 2 – 20TN stainless steel storage tanks · 1 – 10TN stainless steel storage tank · 1 – 5TN stainless steel storage tank · 8 – 55TN stainless steel storage tanks · Filter for oil packaging with centrifugal pump (Tefilmet) · Complete laboratory for quality control and production · Computerized controller (Autelec Brand) · Electronic truck scale with 100,000 Kg capacity (Latorre) · Complete boiler (Dalessandro Brand) · 400 sq. meter warehouse for production · 300 sq. meter warehouse for storage (Temperature controlled) · 90 sq. meter shed · 12,000 liter water tank · Water softener · Department of personel (5 employees) The current owners are in the process of implementation and certification of BPM quality standards. It should be noted that said plant design is Peralissi Italy. Financials are available on request. Agents comment: This is a rare opportunity to purchase an investment grade property with room for expansion. Current olive oil customers are located in the U.S. and purchase 100% of production. <http://argentinaranches.com>

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