



LUSO7 INVEST
PROPERTY



Farm

Douro superior

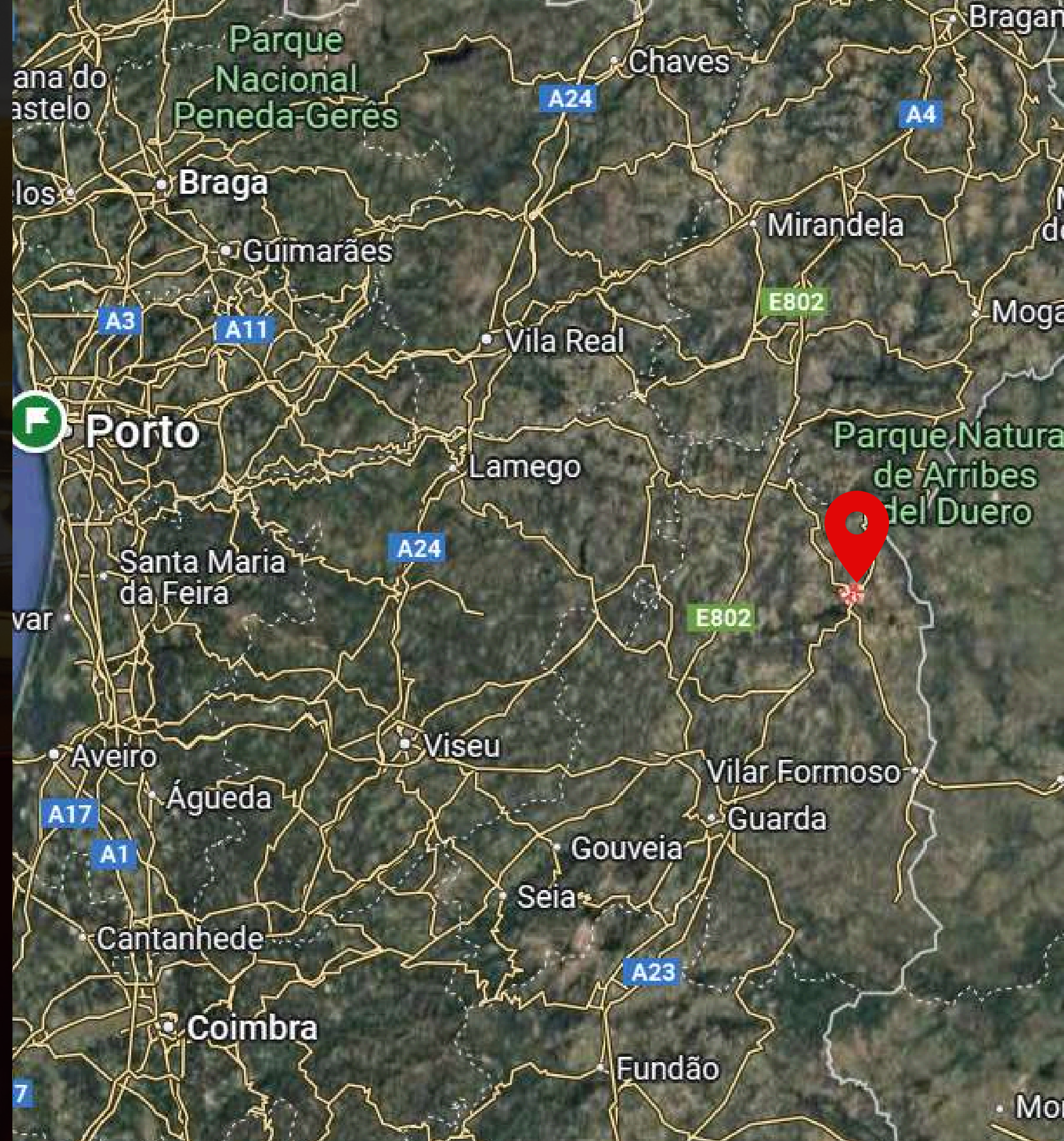
FIGUEIRA DE CASTELO RODRIGO

AMI 25356 | ID: L710028



Location

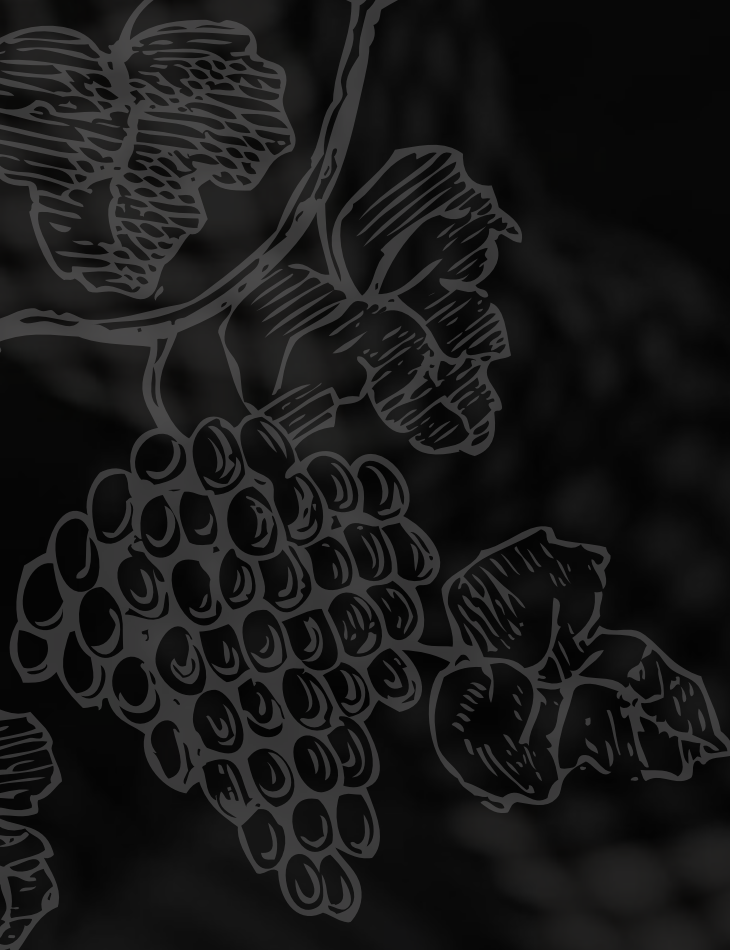
Ville de Figueira de Castelo Rodrigo, dans la région délimitée du Douro.



General summary

The current configuration of this property is the result of the merging of two separate farms: the main farm, located in the north, and another to the south, which was acquired later. The agricultural activity includes the production of grapes, preserved olives and olive oil, almonds, citrus fruits, and vegetables for self-consumption. In terms of livestock, there is a herd of 250 sheep producing milk and lambs. All farm production is carried out under Organic Farming practices.

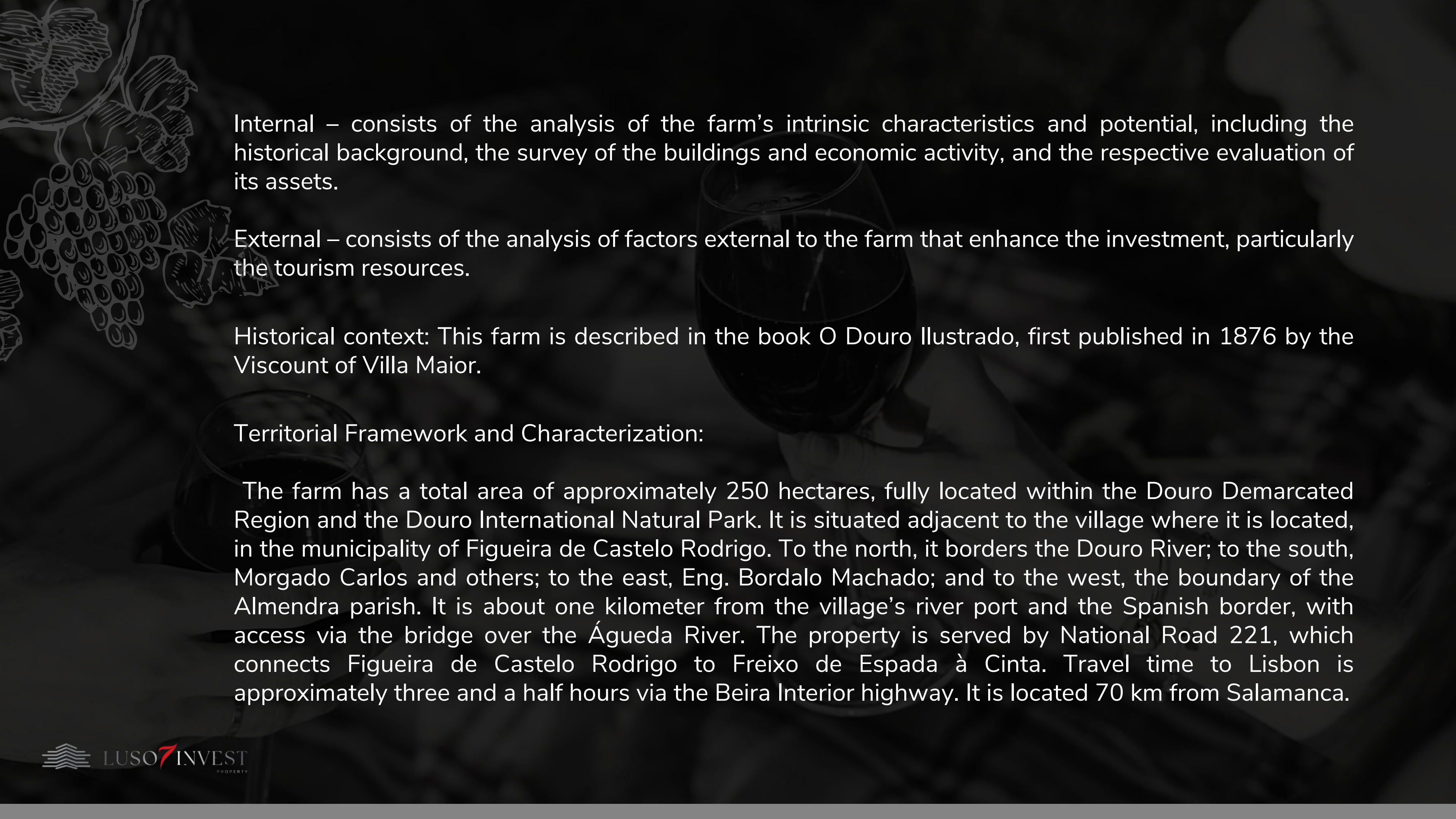
The activity is in a productive phase of operation, though not yet at full potential, and is limited by management and product marketing factors. The built heritage of the farm includes several degraded buildings. It is a unique farm due to its size—covering approximately 250 hectares along 2.2 kilometers of the Douro River—and due to the range of opportunities it offers. Its geographic location near the Spanish border and the river port of the village where it is located gives it strong tourism potential, which can be supported by restoring existing infrastructure. It is part of the Porto Wine Route, the Almond Blossom Route, the Douro International Natural Park, and the Douro river tourism circuit.



Introduction

In this report, we will seek to list the farm's assets and its potential, following an approach that unfolds in two ways:





Internal – consists of the analysis of the farm's intrinsic characteristics and potential, including the historical background, the survey of the buildings and economic activity, and the respective evaluation of its assets.

External – consists of the analysis of factors external to the farm that enhance the investment, particularly the tourism resources.

Historical context: This farm is described in the book *O Douro Ilustrado*, first published in 1876 by the Viscount of Villa Maior.

Territorial Framework and Characterization:

The farm has a total area of approximately 250 hectares, fully located within the Douro Demarcated Region and the Douro International Natural Park. It is situated adjacent to the village where it is located, in the municipality of Figueira de Castelo Rodrigo. To the north, it borders the Douro River; to the south, Morgado Carlos and others; to the east, Eng. Bordalo Machado; and to the west, the boundary of the Almendra parish. It is about one kilometer from the village's river port and the Spanish border, with access via the bridge over the Águeda River. The property is served by National Road 221, which connects Figueira de Castelo Rodrigo to Freixo de Espada à Cinta. Travel time to Lisbon is approximately three and a half hours via the Beira Interior highway. It is located 70 km from Salamanca.



The farm runs along the banks of the Douro River for a length of 2,000 meters. It stretches across a large hillside, with its crest still standing out, sloping down along the opposite sides.

Land use

The land is primarily agricultural, with vineyards, olive groves, almond trees, and citrus crops standing out, in addition to some areas dedicated to vegetables and a social zone.

The climatic and pedological factors ensure that all agricultural products are of superior quality.

There are built spaces that give the area its uniqueness, enhancing intervention options that generate economic added value, both natural and built heritage, and complementarity between activities.





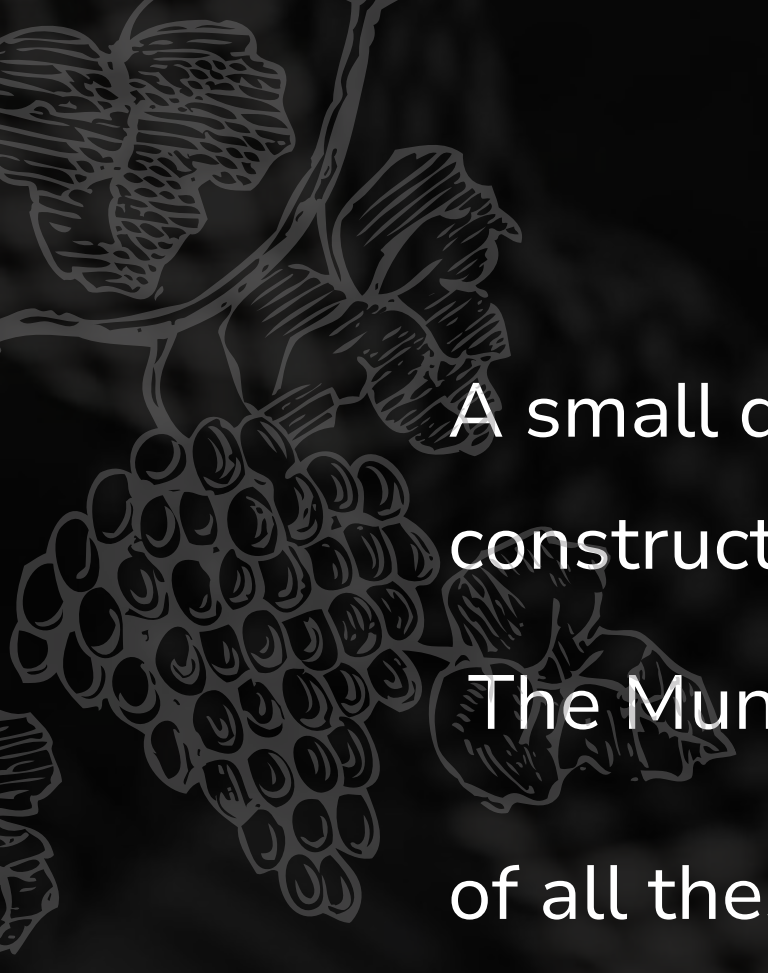
Tourism resources

The main tourism resources come from the village's river port and its proximity to Spain. The magnificent journey along the Douro River culminates perfectly at the village dock.

A true paradise for water sports enthusiasts. Just this year, over 200,000 tourists have visited the Douro Demarcated Region by river.

It is part of the Almond Blossom Route, the Porto Wine Route, the Douro International Natural Park, and the Douro Demarcated Region, a UNESCO World Heritage site.





A small dock for pleasure boats and an area with all the necessary features for the construction of a heliport.

The Municipality of Figueira de Castelo Rodrigo is fully supportive of the viability of all these projects.



Vista do cais fluvial da aldeia, com a Quinta ao fundo



Building characterization:

1 - Construction, use, and state of conservation.

Three building clusters are distinguished:

1 - The main cluster, located in the original farm, includes the very degraded manor house (550 m²) and its agricultural annexes (sheepfold, storage house, and caretaker's house) covering an area of 308 m², separated by a large courtyard. There is a wine production warehouse with stone mills and some wine aging vats, including three tanks (wooden vats), two with a capacity of 80 pipes and a third with a capacity of 50 pipes, along with a cask with a 22-pipe capacity (1 pipe = 550 liters). There is also a cement tank with 30 barrels, a mill and an olive oil storage house, and a reservoir with a granite stone fountain. This stone schist warehouse, covering an area of 660 m², was partially restored in 2003.





Vista geral do núcleo principal

2 - Cluster
located on the
plot of the farm
acquired later,
which includes
the sheep pen
and the
shepherd's
house, covering
an area of 220
m².




3 - A small cluster at the top of the fifth face, facing south, which includes two small schist stone cabins, each covering an area of 120 m²..



In addition to these three main clusters, there are also several reservoirs and a recently restored dovecote located near a larger reservoir than the others, which contains the conduit that transports water to a pond located at the top of the farm, with a capacity of approximately 300m³. From this pond, about 26 hectares of vineyards are currently irrigated. However, due to its location and structure, it has the capacity to irrigate the entire vineyard and a large area of olive groves.





Characterization of the agricultural operation

The agricultural component of the farm, which is now being analyzed, presents a set of characteristics that should be highlighted. Currently, the farm covers approximately 250 hectares of agricultural land, where the following activities have been developed:

Vineyard – With a yield for Porto wine production of 120 casks/year, as well as table wine production.

Olive grove – With a production potential of 500 tons/year of olives.

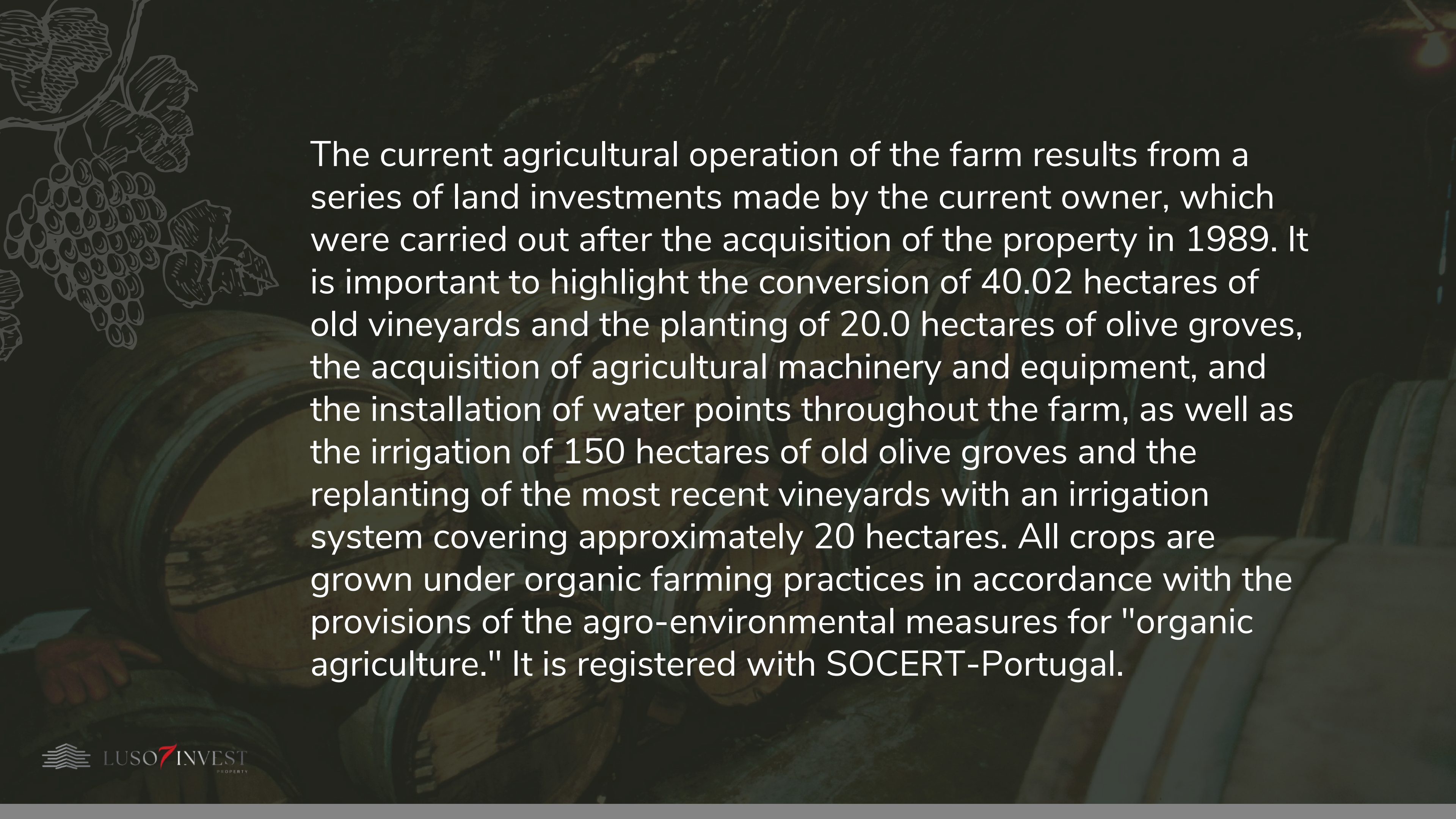
Almond grove – Not in use.

Citrus fruits – With the production of oranges and mandarins.


Horticulture – Not in use.

Livestock – Currently, there is no herd.

Poor pasture



The current agricultural operation of the farm results from a series of land investments made by the current owner, which were carried out after the acquisition of the property in 1989. It is important to highlight the conversion of 40.02 hectares of old vineyards and the planting of 20.0 hectares of olive groves, the acquisition of agricultural machinery and equipment, and the installation of water points throughout the farm, as well as the irrigation of 150 hectares of old olive groves and the replanting of the most recent vineyards with an irrigation system covering approximately 20 hectares. All crops are grown under organic farming practices in accordance with the provisions of the agro-environmental measures for "organic agriculture." It is registered with SOCERT-Portugal.

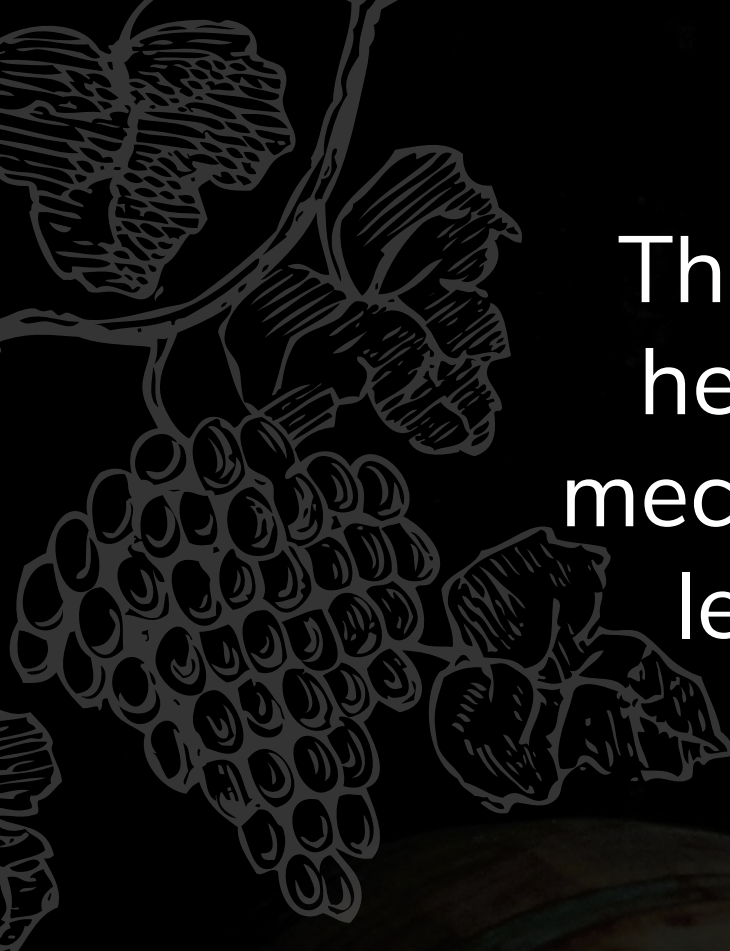


Productions and respective revenues by activity

1 - Vineyard

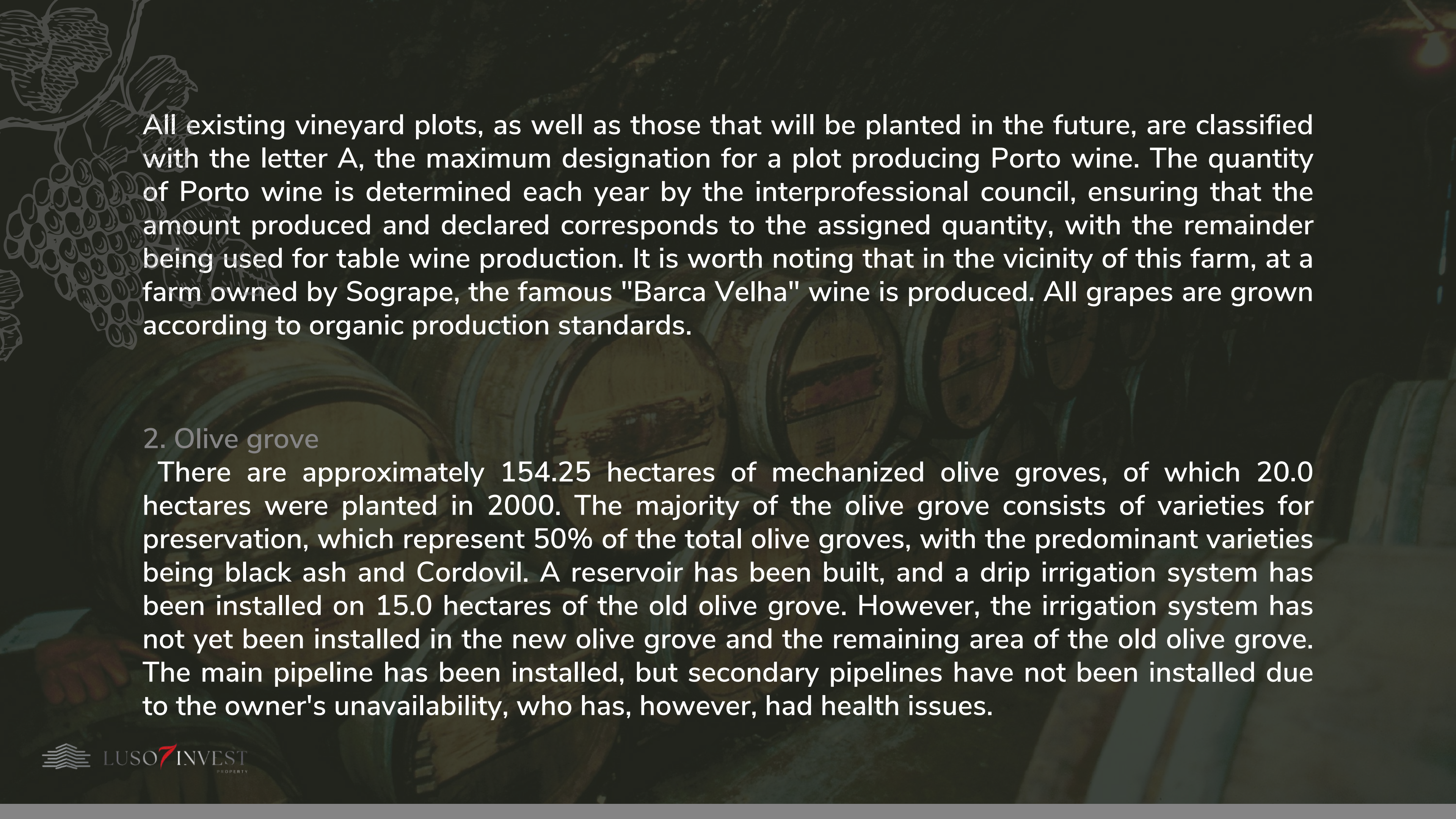
The vineyard began its conversion in 1991, and to date, the 42.02 hectares currently in existence have been fully restructured. It is fully mechanized and has a drip irrigation system, installed on two levels of terraces and vines at the top, trained in a bilateral cordon system. The most representative varieties are as follows:





The vineyard began its conversion in 1991, and to this day, the 42.02 hectares currently in existence have been fully restructured. It is fully mechanized and equipped with a drip irrigation system, installed on two levels of terraces with the vines above, trained in a bilateral cordon system. The most representative varieties are as follows:

Nome das parcelas	Castas
Nova	70% Touriga Franca 15% Tinta Roriz 15% Touriga Nacional
Principal	56% Touriga Franca 25% Tinta Roriz 10% Tinta Barroca 9% Restantes



All existing vineyard plots, as well as those that will be planted in the future, are classified with the letter A, the maximum designation for a plot producing Porto wine. The quantity of Porto wine is determined each year by the interprofessional council, ensuring that the amount produced and declared corresponds to the assigned quantity, with the remainder being used for table wine production. It is worth noting that in the vicinity of this farm, at a farm owned by Sogrape, the famous "Barca Velha" wine is produced. All grapes are grown according to organic production standards.

2. Olive grove

There are approximately 154.25 hectares of mechanized olive groves, of which 20.0 hectares were planted in 2000. The majority of the olive grove consists of varieties for preservation, which represent 50% of the total olive groves, with the predominant varieties being black ash and Cordovil. A reservoir has been built, and a drip irrigation system has been installed on 15.0 hectares of the old olive grove. However, the irrigation system has not yet been installed in the new olive grove and the remaining area of the old olive grove. The main pipeline has been installed, but secondary pipelines have not been installed due to the owner's unavailability, who has, however, had health issues.



3. Almond

There are 10.45 hectares of old almond groves that are not in use. To be exploited, it could be subject to a subsidy application under the agro-environmental measures for nut crops.

4. Citrus fruits


Approximately 1.6 hectares of citrus fruits are not exploited for sale, but only for self-consumption. They currently have a drip irrigation system installed.

5. Vegetables

There are small vegetable gardens, approximately 5,000 m² in size, where potatoes and cabbages were grown for self-consumption.

6. Livestock

There was a herd consisting of 230 sheep, two rams, and 18 replacement ewes for milk production (approximately 7,000 liters/year) and for sale individually.



7. Existing machines and equipment on the farm

Machines and tools	Year of acquisition	State of conservation
1 - Landini tractor	1991	Regular
1 - Massey tractor	2000	Good
1 - New Holland tractor	2017	Very good
1 - Olive vibrator	2017	Very good
1 - Turbine sprayer	1991	Regular
1 - Standard sprayer	2000	Good
1 - Sprayer	2000	Good
1 - Vineyard shredder	2000	Good
1 - 9-tooth scarifier	1991	Regular
1 - 7-tooth scarifier	1991	Regular
1 - Loading box	1991	Regular
1 - Bush shredder	2010	Good
1 - Wood shredder	2015	Very good
3 - Scrapers	div	Very good
3 - Cleaners	div	Very good
2 - Retailers	div	Very good
Various tools	div	Very good



8. Support for agriculture

The farm has received several subsidies each year related to organic production, agro-sylvo-environmental measures, premiums for sheep and goats, beneficial agricultural practices, among others. The most recent VITIS projects have also received support.

The next owner can submit a request for parcel subsidies.





Expenses

As permanent staff, there are currently 3 rural workers. Throughout the year, when there are needs (e.g., harvesting, pruning, etc.), temporary workers are hired through contractors. Since the farm operates under organic production, it does not use herbicides, and for phytosanitary treatments in the vineyard, only sulfur is used to combat powdery mildew. In most years, it is not necessary to perform an anti-downey treatment due to climatic conditions (low rainfall not exceeding 400 mm in a normal year). Phytosanitary treatments are not required for the olive trees and almond trees. Given the above, we observe:

The restructuring carried out in recent years at the vineyard level is currently generating income, and an increase in production is expected. There is an irrigation system in place, the configuration of which allows for the watering of almost the entire farm and its various crops. There is a need to recover the almond trees, and there are already supports available for their conversion. There is potential for increasing production, product transformation, and the development of a private brand.



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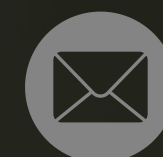
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Thank you



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