

Ferme de cannabis (cannabis non psychoactif ou cannabis récréatif)



MERGERSCORP

Ferme de cannabis (cannabis non psychoactif ou cannabis récréatif)

La superficie totale de l'exploitation est de 72 hectares, autorisés par le ministère uruguayen de l'agriculture (MGAP) à cultiver et à transformer jusqu'à 60 hectares de cannabis, plus 1 900 mètres carrés pour la culture en intérieur dans les serres existantes. Actuellement, une exploitation partielle de cannabis non psychoactif a été réalisée avec succès sur une superficie de 12 hectares dans le cadre d'un bail d'exploitation. Farm a été l'une des premières exploitations autorisées à cultiver du cannabis en Uruguay.

Le terrain est divisé en treize lots qui sont autorisés individuellement par le MGAP. Les licences peuvent être délivrées pour la culture de cannabis non psychoactif ou récréatif. L'ensemble de la propriété dispose de ressources naturelles et d'une infrastructure de construction permettant d'atteindre une pleine capacité de production de fleurs non psychoactives de haute qualité et de cannabis à usage récréatif.

Eau/Infrastructure : La propriété est autonome en eau souterraine pour la production, clôturée et protégée par des lignes d'arbres âgés contre l'érosion par le vent, une infrastructure complète de production et de logistique est en place dans les locaux. Accès à l'alimentation électrique fournie par le gouvernement sans plafond. Bon marché du travail.

Rendement : Rendement moyen (fleurs séchées pour l'exportation) : 600 kg/ha, @ à partir de septembre 2021 : Rendement moyen maximum en 1 cycle de production de cannabis : env. 8 000 000 USD. Avant la culture du cannabis, la ferme produisait des agrumes depuis la fin des années 1800.

Licences : Le propriétaire est prêt à aider le nouveau propriétaire à obtenir de nouvelles licences pour la production non psychoactive et récréative auprès des autorités du MGAP, ce qui est exigé lors du transfert de propriété.

Infrastructure pour le logement : une ferme construite en 1880, entièrement opérationnelle et composée de la maison du propriétaire et de plusieurs autres maisons plus petites. La maison principale comprend 8 chambres et 6 salles de bains, des patios, des galeries, le tout entièrement meublé dans un style rural exquis et une piscine. La maison peut être utilisée comme habitation temporaire ou permanente.

TARGET PRICE

\$13,000,000

GROSS REVENUE

\$0

EBITDA

\$0

BUSINESS TYPE

Entreprises Liées à la Médecine

COUNTRY

Uruguay

BUSINESS ID

L#20220235

The information contained herein does not constitute an offer to sell or a solicitation of an offer or a recommendation to purchase securities under the securities laws of any jurisdiction, including the United States Securities Act of 1933, as amended, or any US state securities laws, or a solicitation to enter into any other transaction

The projected financial information contained in the Memorandum is based on judgmental estimates and assumptions made by the management of the target Company, about circumstances and events that have not yet taken place. Accordingly, there can be no assurance that the projected results will be attained. In particular, but without prejudice to the generality of the foregoing, no representation or warranty whatsoever is given in relation to the reasonableness or achievability of the projections contained in the Memorandum or in relation to the bases and assumptions underlying such projections and you must satisfy yourself in relation to the reasonableness, achievability and accuracy thereof.

By delivering this Memorandum, neither MergersUS Inc., nor its authorized agents are making any recommendations regarding the acquisition or strategies outlined herein. Interested parties shall exercise independent judgment in, and have sole responsibility for, determining whether an acquisition of the Company is suitable for them, and neither MergersUS Inc, nor its authorized agents have responsibility to, and will not, monitor the condition of interested parties to determine that an acquisition is or remains suitable for them. Among other things, suitability of an acquisition will depend upon an interested party's investment and business plans and financial situation.

This document is prepared for information purposes only. It is made available on the express understanding that it will be used for the sole purpose of assisting the recipients to decide whether they wish to proceed with a further investigation of the Proposed Transaction.

The recipients realize and agree that this document is not intended to form the basis of any investment decision or any other appraisal or decision regarding the Proposed Transaction, and does not constitute the basis for the contract which may be concluded in relation to the Proposed Transaction.

All information contained in this document may subsequently be updated and adjusted. MergersUS Inc. has not independently verified any of the information contained herein or on which this document is based. Neither the Company, nor its management or shareholders, nor MergersUS Inc. , nor any of their respective directors, partners, officers, employees or affiliates make any representation or warranty (express or implied) or accept or will accept any responsibility or liability regarding or in relation to the accuracy or completeness of the information contained in this document or any other written or oral information made available to any interested party or its advisers. Any liability in respect of any such information or any inaccuracy in or omission from the document is expressly disclaimed.

MERGERSCORP

© 2026 MergersCorp M&A International. All rights reserved.

© 2026 MergersCorp M&A International. MergersCorp™ M&A International is the collective brand name of independent affiliates of MergersCorp M&A International. For more details on the nature of our affiliation, please visit us on our website <https://www.mergerscorp.com/disclaimer>. MergersCorp M&A International is not a registered broker-dealer under the U.S. securities laws. MergersCorp M&A International does not offer or sell securities or provide investment advice or underwriting services. The articles or publications contained in this presentation are not intended to provide specific business or investment advice. The author or MergersCorp M&A International shall not be liable for any errors or omissions, or for any loss suffered by any person or organization acting or refraining from acting as a result of the content of this website. It is recommended that specific independent advice be sought before making any business or investment decision.

MERGERSCORP

WWW.MERGERSCORP.COM