

## **912 Giurgiu province 500 hectares farm land project A20**



### **General Info Regarding Romania**

Romania can be the gateway to Asia and Russia, as all goods can be transported by water (river-sea), road and rail.

### **Location and Geography of Romania:**

With an area of 238,400 square kilometers, Romania is the twelfth largest country in Europe. Situated in the northeastern portion of the Balkan Peninsula, the country is halfway between the equator and the North Pole and equidistant from the westernmost part of Europe—the Atlantic Coast—and the most easterly—the Ural Mountains. Romania has 3,195 kilometers of border. Republic of Moldova lies to the east, Bulgaria lies to the south, and Serbia and Hungary to the west. In the southeast, 245 kilometers of Black Sea coastline provide an important outlet to the Mediterranean Sea and the Atlantic Ocean.

Prior to Union principalities, Romania was divided into many principalities union. Consolidation and union was made in the reign of Karl von Hohenzollern-Sigmaringen. The main principalities were:

- Dobrogea is the easternmost region, extending from the northward course of the Danube to the shores of the Black Sea.
- Moldavia stretches from the Eastern Carpathians to the Prut River on the Moldovan and Ukrainian border.

- Wallachia reaches south from the Transylvanian Alps to the Bulgarian border and is divided by the Olt River into Oltenia on the west and Muntenia on the east. The Danube forms a natural border between Muntenia and Dobrogea.
- The west-central region, known as Transylvania, is delimited by the arc of the Carpathians, which separates it from the Maramureş region in the northwest; by the Crişana area, which borders Hungary in the west; and by the Banat region of the southwest, which adjoins both Hungary and Serbia. It is these areas west of the Carpathians that contain the highest concentrations of the nation's largest ethnic minorities--Hungarians, Germans, and Serbs.

## **Climate:**

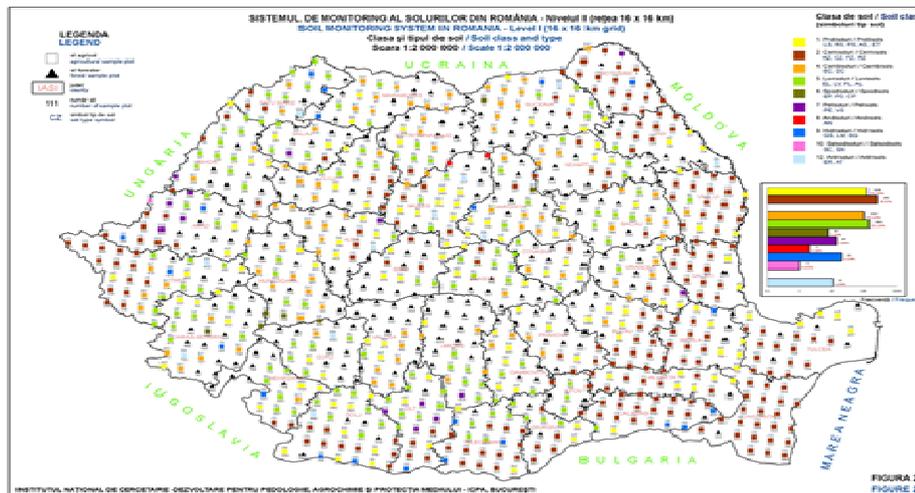
Romania has a climate that is transitional between temperate and continental. Climatic conditions are somewhat modified by the country's varied relief. The Carpathians serve as a barrier to Atlantic air masses, restricting their oceanic influences to the west and center of the country, where they make for milder winters and heavier rainfall. The mountains also block the continental influences of the vast plain to the north in Ukraine, which bring frosty winters and less rain to the south and southeast. In the extreme southeast, Mediterranean influences offer a milder, maritime climate. The average annual temperature is 11 °C (51.8 °F) in the south and 8 °C (46.4 °F) in the north. In Bucharest, the temperature ranges from -29 °C (-20.2 °F) in January to 29 °C (84.2 °F) in July, with average temperatures of -3 °C (26.6 °F) in January and 23 °C (73.4 °F) in July. Rainfall, although adequate throughout the country, decreases from west to east and from mountains to plains. Some mountainous areas receive more than 1,010 mm (39.8 in) of precipitation each year. Annual precipitation averages about 635 mm (25 in) in central Transylvania, 521 mm (20.5 in) at Iaşi in Moldavia, and only 381 mm (15 in) at Constanţa on the Black Sea. Temperate; cold, cloudy winters with frequent snow and fog; sunny summers with frequent showers and thunderstorms. Winters generally are from November to March. The springs are short, occasionally turning right into summer. Summer lasts from May to August. They have a prolonged Autumn, from September to November. The average January temperature is 34 °F (1.1 °C) and the average July temperature is 69 °F (20.6 °C).

## **Agriculture in Romania**

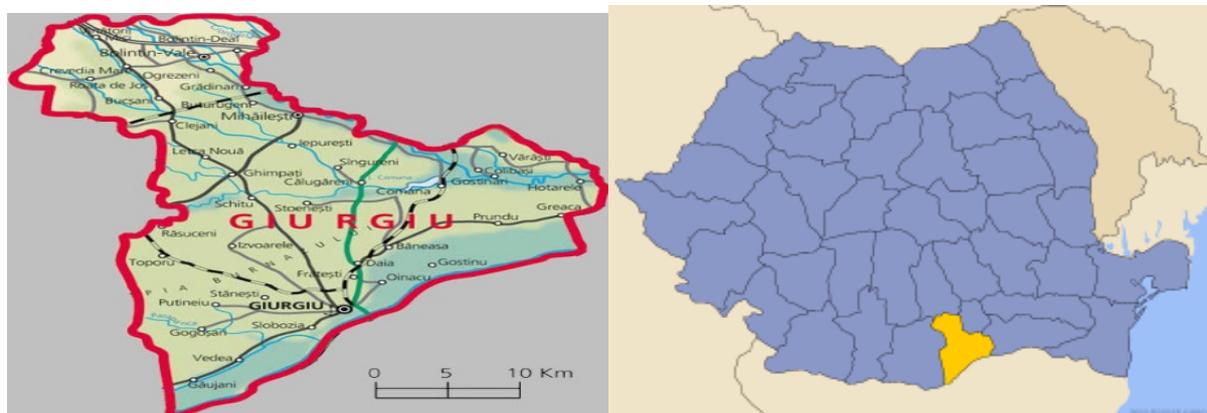
Romania can feed four times its population - over 80 million people from agriculture

Romania has an agricultural capacity of approximately 14,7 million hectares, of which only 10 million are used as arable land. In November 2008, an evaluation revealed that 6.8 million hectares are not used. Agriculture summed up about 6% of GDP in 2007, down from 12.6% in 2004. As of August 2009, approximately 3 million Romanians (close to 30% of the country's workforce) are employed in agriculture, compared to 4-5% in other Western countries. Several major companies have entered the Romanian market, including Smithfield Foods, Cargill, Bunge, Glencore, Lactalis and Meggle. These companies have since invested hundreds of millions of euro in Romania. According to the National Statistics Institute, in 2006 ,991,000 ha of sun-flower and 191,000 ha of soybean were cultivated. Cereal production in 2006 stood at 15.1 million tons, including 5.3 million tons of wheat and 8.6 million tons of maize. In 2007, a severe drought destroyed over 60% of crops. Wheat production subsequently fell to 3 million tons, and prices fell 25%. In the last 4 years the price for agriculture land hand have a increase/year of ~15%, the trend will continue to rise because each year are coming a large numbers of foreign investor who are willing to invest in Romanian agriculture. The prices for different agriculture land in Romania is very different(i.e average in West part is ~5000-6000 Euro /Ha when in the South is ~2500-3500

Eur/Ha). Addition to this the subsidy in Romania/Ha will continue to increase till 2020 till will reach 200-220 Eur/Ha, also starting from 2014 the new European PAC will enter witch will focus more on the agriculture meaning the open of European Funds since 2014 till 2020(Will receive 19 billion euros in Romanian agriculture 2014-2020).



## Agriculture in the Giurgiu County



Giurgiu County lies in the South of the country and belongs to a large geographical unit called the Romanian Plain, which has a surface of 3526 km<sup>2</sup>. The maximum altitude of the county reaches 136 m in the North while the minimum altitude is of 12 m, in the Danube meadow. Giurgiu is a Danube port with a 2km embankment of the Danube and a 1,5km embankment of Sf. Gheorghe channel. In terms of infrastructure, Giurgiu County has the advantage of lying at the crossing point of three traffic systems: road, railway and river. Besides the European road and railway connections from the East to the West and from the North to the South, in Giurgiu there is a border check point and a customs terminal for commodities on E85 thoroughfare. The building of a new container terminal in Giurgiu Free Zone is in progress. The international transport of goods and persons in transit is achieved by three border check points: the check point and the commodities customs terminal at the foot of the Friendship Bridge, the only bridge that connects Romania to Bulgaria over the natural border,

Its geographical position in Burnaz Plain has always been beneficial for Giurgiu as an agricultural county. Besides the production of farming goods and services, the textile, clothing and food industries are the main industries of Giurgiu County. The relief of the county is typical of plains and river meadows. One can find here a variety of forms specific to river bank areas: river meadows, terraces, islands, ponds, channels. The territory of Giurgiu County is situated at the meeting point of sylvosteppe and river meadow, being the youngest geomorphologic relief unit and resulting to a great extent from the action of the Danube.

## Hydrographic and soil

The hydrographic network consists of the rivers that drain the county territory, namely Arges and its main tributaries (Dâmbovița, Sabar and Neajlov); the river Danube represents the general collectorand, along 72 km, it separates the county from Bulgaria; the most important lake the county is Comana, located in the Neajlov meadow. The natural resources of the county are scarce and consist of the oil deposits in the North, the gravel and sand extracted from the Danube, the Arges and the Neajlov.

### Soil

The soil type divides the county into 3 areas:

Area I - in South County - predominant irrigated chernozem which stretches from the village communes Gaujan to OGREZENI and Ghimpati;

Area II - the middle and east of the county - mold + soil irrigated transition between municipalities Letca new, Singureni, Prundu, boundaries;

Area III - the northern part of the county - reddish brown + brown + podzolite gleyed red berries from Mihailesti, Bulbucata to Small Hunters.

### Climate

County climate is temperate continental. Summer is a high temperature which may even lead to drought and winter frosts. Their highest speeds from NE winds, which can reach 125km/h. The average rainfall is 500mm.

### Agriculture

Agriculture was one of the oldest occupations of the inhabitants of this part of the country.

Agricultural land represents 78.6% of the county, of which 259642 ha of arable land, pastures 8805 ha, 85 ha meadows, vineyards 1004 ha and orchards 7599 ha.

Non-agricultural land represents 21.4% of the total area of the county, of which 38106 ha forests, 15078 ha waters, 6950 ha of roads, construction 14102 ha and 1231 ha courted unproductive land.

Irrigated landscaped area is 170 106 ha, representing 61.4% of the agricultural area.

Around 50% of the arable land is used for cereal production (mainly wheat, maize and barley).

Giurgiu County	2005	2006	2007	2008	2009	2010	2011
Total area (hectares)	352602	352602	352602	352602	352602	352602	352602
Agricultural area (ha)	277965	277735	277182	276744	276741	277525	276123
Arable	261082	260733	259595	259360	259082	260127	259119
Pastures	11776	12005	12775	12631	12589	12707	12655
Hay	82	82	82	82	82	192	82
Vineyards	4194	4194	4152	4119	4124	3923	3677
Orchards	831	721	578	552	564	576	590

Giurgiu County	2005	2006	2007	2008	2009	2010	2011
Cultivated area - total	243597	238262	228480	235112	235112	238450	246881
Cereals for grain	177959	156636	154929	159130	159130	156340	158212
Wheat and rye	101439	79185	80466	83070	83070	91033	80004
Barley	17899	8564	11652	15987	15987	23458	20999
Corn	55846	66532	60085	57090	57090	38686	54769
Oil plants	42490	51312	50385	42864	42864	53747	58853
Sunflower	34534	37186	32360	26898	26898	28236	41093
Sugar beet	-	17	-	-	-	-	-
Potatoes	1198	1173	1827	1354	1354	1078	1131
Vegetables	6356	6604	5140	6164	6164	6009	6105

All of the datas in the text above are infos from the Insitute of National Statistic of Romania

Please note, not all lands are suitable for agriculture in Giurgiu County. We can help you in finding the suitable land/farm for you.

## Project Description Project A20

### General Information

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Project Name:	Stanesti – Giurgiu
Project Number:	A20
Project place:	Stanesti
Coordinates:	Giurgiu

### Site information

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Lot size:	500ha (100ha own property + 400ha lease, for this he pays 700kg/ha)
Type of surface:	arable
Soil quality:	cernoziom
Soil type:	category I – II
Wet meadow (%)	need to be analyzed
One or more lots:	more than 1 lots
Hedges or trees on the surface:	no trees
Inclination:	1 – 2%
Shading:	none
Road access/access facilities:	asphalt street until the farm, dirt road
Irrigation availability:	yes from fountains
Distance to the nearest river:	more than 5km
Distance between the parcels:	2km
Groundwater depth:	7m
Rainfall/year:	700mm
Availability of farm buildings:	a farm on ca. 1ha
Distance to the next building:	0,5km
The last time it was cultivated/planted:	2013
What was planted/cultivated:	Wheat, Corn
Quantity of made revenue:	5,3t, 7,2t
Registered in Land Registry:	yes 20%
Operator availability:	immediately
Notes:	he wants to lease it
Conditions to sale agreement:	2.000.000 Euros for farm buildings and machinery and for the 100ha land he wants 700kg/ha/year

## Other/more information on/about the object

### Buildings:

- Store facility (2500t)
- Other buildings

### Equipment and facilities

- 4 tractors (2x95hp; 1x105hp; 1x165hp)
- 4 seeders
- 1 herbicide machine
- 4 plows and discs
- 1 grape
- 9 trailers
- 1 harvester

## Pictures from Project

### Pictures from the lot



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5