

## **915 Dolj province 4000 hectares agricultural soil project A29**



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### **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:**

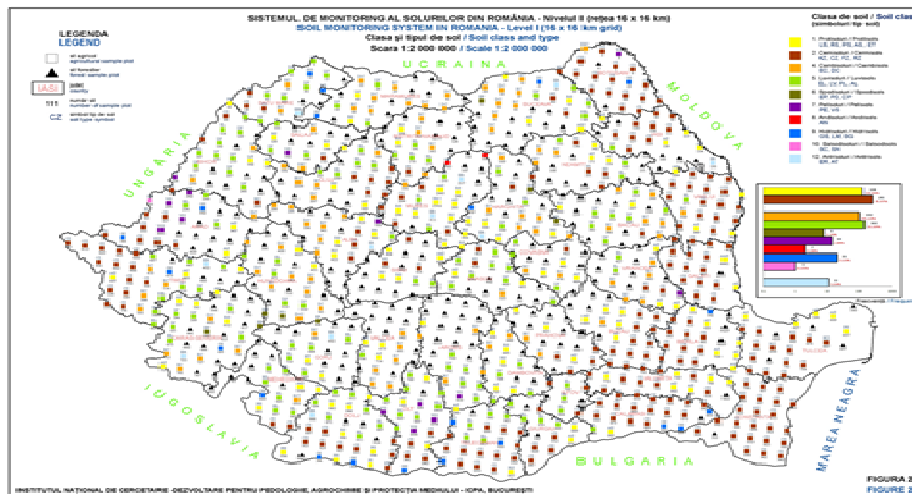
Romania has a climate that is transitional between temperate and continental. Climatic conditions are somewhat modified by the country's varied relief. The Carpathians serve as a barrier to Atlantic air masses, restricting their oceanic influences to the west and center of the country, where they make 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**

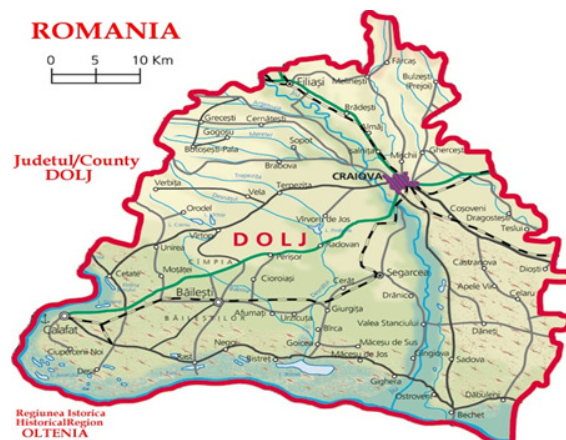
Romania can feed four times its population - over 80 million people from agriculture

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 Dolj County



Dolj County is located in the South-West of Romania, between 44°42'N, 43°43' south latitude, 24°16' east longitude and 22°50' west longitude is crossed from north to south Jiu River, whose name it bears (Dolj,) and is the largest county in South West Development. Dolj county (and the center of the South-West Oltenia), Craiova is situated at a distance of about 230 km from Bucharest, 90 km from the river Danube in Calafat port and 120 km from the Carpathian Mountains (Drobeta Turnu Severin - Gates Iron). With an area of 7,414 km<sup>2</sup>, Dolj County occupies 3.1% of the national territory and 25.4% of the South West region (29,212 km<sup>2</sup>, 12.25% of the national territory). To the north, east and west, Dolj county is bordered by four other counties of South-West Oltenia, respectively, from west to east, Mehedinți, Gorj, Vâlcea and Olt. South, Dolj County extends to the southern border of Romania, being marked by the Danube River for a distance of about 150 km. Moving from Dolj County neighboring regions in Bulgaria can be achieved by the two main ports in cities Calafat and Bechet.

One of the benefits regarding the agriculture in the South of Romania is that the prices of land are relatively lower than the West part of Romania and that it can start from a small area of land and to be expanded relatively quickly to a big surface of farm. Regarding the disadvantage is that the quality of the soils in some part of South are not so good because of the presence of dry land in the areas, but this can be fixed with the irrigation system which is almost present in all of the county.

## Hydrographic and soil

In the Dolj county are two main basins: the Danube (150 km) and Jiu (140km). Rivers belong to either the first or the second of the second river basin, and include: Bălășan, Babo, Ciutura, Jiet (tributaries of the Danube), Amaradia, Gilort Meresel and Mascot (Jiu River). An exception is the river Tesla Dolj County crossing a distance of 73 km and is a tributary of the river Olt. Carpathian Basin facilitates agricultural use of the land, Dolj County (585 699 ha) accounting for 4% of the agricultural area of Romania is the second county as a share of national agricultural area owned. Of the total agricultural area, arable land occupies 488,677 ha, pastures occupy 68 435 ha, 2,952 ha meadows, vineyards and vine nurseries 17 538 ha and 8097 ha orchards and nurseries, representing 5.2%, 2%, 0.2%, 7, 8% and 3.7% of those areas at national level (2005). Forests and other areas with forest vegetation occupies only 85 041 ha, placing Dolj County on the 29th of the 41 counties of Romania.

On the other hand, with 20,757 ha of rivers and swamps (representing 2.5% of the national total, and placing the county in position 5 of the 41 counties), the county is rich in water resources, particularly because the Danube River and Jiu River. However, water quality Jiu is deeply affected by industrial activities taking place both in Dolj county and in neighbouring counties.

Irrigation system serving Dolj County was developed and designed for about 320,000 hectares. Currently, there are operational infrastructure that can serve approximately 130,000 hectares. From the history of last year's best year was 2009 when there were 75,000 hectares irrigated

The soil provides favorable conditions for cereal crops, mainly cereals and technical plants and forage for fruit and viticulture. In the northwestern part of the county are chernozem leached and chernozem, and succeed in the hilly area from west to east silvicultural different types of soils, including the brown predominates, the dark-brown and reddish-brown handle smaller areas in the west.

Geo-climatic conditions are generally favorable agricultural activities, but should be considered characteristic aspects of the hydrological conditions of the area.

Thus, there is alternating years of drought and excessively wet, and in terms of the presence of excessive rainfall and groundwater at shallow depths, there is ponding. Due to the low level difference, the flow velocity of the water main emissary - Bega - does not allow natural oxygenation of the river

## Soil

Dolj County is characterized by fertile soil suitable for crops. The typical soil found in Dolj County include:

- clay soils;
- brown forest soils and red-brown;
- chernozem soil type;
- undeveloped soils;
- alluvial soils;
- sandy soils.

## Climate

Dolj County belongs to the temperate climate zone, but the position and character of the depression of the land they occupy nearby curvature Carpathian-Balkan mountain chain determines the overall climate meaning that is warmer than in the central and northern part of the country. In 2005, the average annual temperature was 11.3°C with 0.9°C lower than in 2004 and 1.1°C lower than in 2001. In terms of rainfall, the annual rainfall was in 2009 658.3mm/m<sup>2</sup>.

## Agriculture

According to data from the 2002 General Agricultural Census Dolj county's total area is 587,369 hectares, 83.53% of the agricultural area is arable land, 11.68% are natural pasture, 2.94% is occupied by vineyards and nurseries, 1.34% of orchards and nurseries, and only 0.5% of natural grassland. The difference in the manner of use of agricultural land in the county of Dolj region relative to the South - West Oltenia reveals more hilly nature of the soil at the regional level, where 20.91% holding pastures and hayfields reach 4.86% of the total agricultural area, while the arable land is less than 70%.

The table will give an overview of the main crops and yields from Dolj County:

	2001	2002	2003	2004	2005	2011
Wheat and rye	2.843	259	1.418	3.164	3.160	3.587
Corn	2.933	538	1.896	4.256	4.602	4.061
Sun Flower	799	138	852	1.650	1.699	1.753
Soya	886	1.219	585	1.669	2.717	1.883
Potato	10.012	5.833	8.624	10.134	10.115	13.603
Tomatos	13.167	10.238	14.703	22.283	10.740	16.543
Cabbage	15.070	12.721	16.755	20.145	16.404	20.157

The average yield per hectare for main crops (kg / ha) in Dolj County (2001-2005 and 2011)

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

## Project Description Project

### General Information

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Project Name:	A29 - Dolj
Project Number:	29
Project place:	Dolj
Coordinates:	on demand

### Site information

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Lot size:	4000ha of which 500ha owned and the remainder leased for a period of 10 years The 3500ha leased can be purchased from the owners
Type of surface:	arable
Soil quality:	class I,II
Soil type:	chernozem,
Wet meadow (%)	have to analyzed
One or more lots:	2 lots, degree of consolidation of about 90%
Hedges or trees on the surface:	no
Inclination:	0.2%
Shading:	no
Road access/access facilities:	European road, County road, Operating roads
Irrigation availability:	can be executed, canals and pumping stations can be arranged
Distance to the nearest river:	Danube at a distance of approx.. 1Km Lake at a distance of approx.. 4 Km
Distance between the parcels:	6 km
Groundwater depth:	8m – 10m
Rainfall/year:	450 – 500 mm

Availability of farm buildings:	yes
Distance to the next building:	2 km
The last time it was cultivated/planted:	2013
What was planted/cultivated:	corn, sunflower, wheat, barley
Quantity of made revenue:	corn min. 9t, sunflower 3t, wheat 6t
Registered in Land Registry:	yes, some areas are tabulated
Operator availability:	immediately
Notes:	there is an irrigation system to be put into operation which have to be arranged, asphalt road acces, it builds its own railway which connects to the national railway system, there is an exit to shipping on the Danube.

Conditions to sale agreement: 10.000.000 Euro

### **Other/more information on/about object**

The farm is located in the southern part of Dolj County, a distance approx. of 35km to Calafat, port and border town with bridge over the Danube to Bulgaria, at a distance of aprox. 100km to Drobeta Turnu Severin, industrial and touristic city, at a distance of 60km from the Craiova, industrial touristic city with airport.

### **Buildings:**

- 2 store facility for cereals
- Silo with 25 cells
- Dryer silos
- Laboratory and office building
- Accounting office building and bedrooms
- Building mechanical workshop
- Bathroom and locker building
- Transformer stations

- 10 ton diesel tank
- 3 gas tanks
- On July 15 is the deadline for completion for own railway that buils inside the courtyard

## **Equipment and facilities**

- Leveling blade
- Water tank
- Excavator
- Frontal loader
- Machinery for spreading fertilizer
- Machinery for treatment of seeds
- Scarifier
- Selector for seeder
- Grain seeder
- Tractors
- Bulldozer
- Reversible plow
- Drier for corn