

## **926 Dolj province 800 hectares agricultural soil project A44**



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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:**

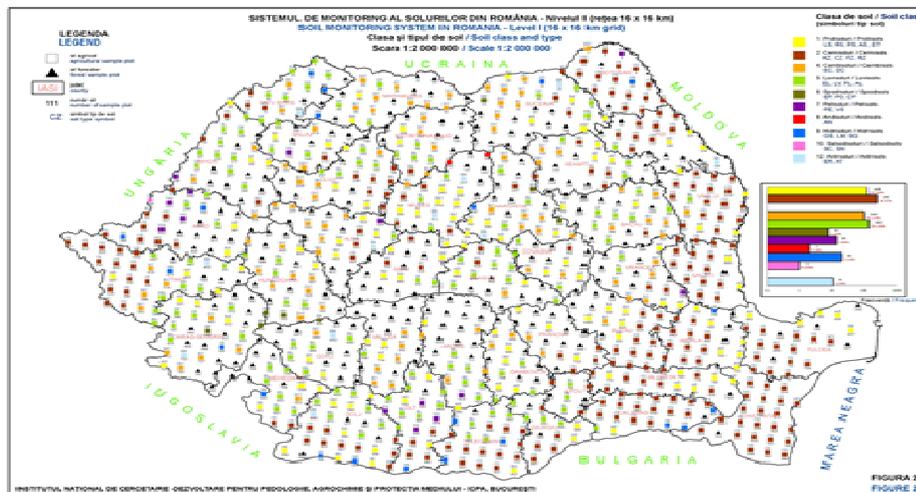
Romania has a climate that is transitional between temperate and continental. Climatic conditions are somewhat modified by the country's varied relief. The Carpathians serve as a barrier to Atlantic air masses, restricting their oceanic influences to the west and center of the country, where they make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

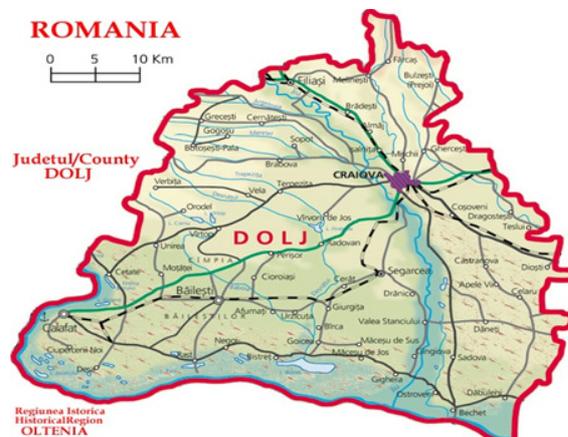
Romania can feed four times its population - over 80 million people from agriculture

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 latitude and 22°50' west latitude 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 leachates and chernozem, and succeed in the hilly area from west to east silvestre 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 pounding. 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 a 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 A44

### General Informations

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Project Name:	A44
Project Number:	44
Project place:	East Dolj
Coordinates:	On demand

### ○ Site information

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Lot size:	800ha
Type of surface:	agricultural soil
Soil quality:	cernoziom, black and brown soils
Soil type:	class 2, 80-90 point class German standard
Wet meadow (%)	no info
One or more lots:	2 areas of 40ha and 45ha 1 area of 700ha compacted 80%
Hedges or trees on the surface:	trees near the farm
Inclination:	5%
Shading:	from the tree
Road access/access facilities:	asphalt road, earth road
Irrigation availability:	only for 40ha
Distance to the nearest river:	~1000m
Groundwater depth:	<30m
Rainfall/year:	592mm/year
Availability of farm buildings:	yes
Distance to the next building:	2.0 km from the village
The last time it was cultivated/planted:	2013-2014
What was planted/cultivated:	Corn, Wheat, Sunflower, grape vines
Quantity of made revenue:	no info
Registered in Land Registry:	yes
Operator availability:	a company
Notes:	very good soil
Conditions to sale agreement:	3.600.000€

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

The farm is situated in south Romania, ca. 40km away from Craiova City, and 3km from the border with Serbia. The cropland is sectioned in 2 big surfaces containing 40ha grape vines in production from 2011 with irrigation system, 45ha with approved project from E.U., 200ha cereals, 200ha alfalfa, 300ha uncultivated. According to the feasibility study for the project approved by the European Union for the 45ha of vines was estimated profit 200.000€/year. The company sells assets: machinery, buildings, irrigation network for the 45ha, etc.

The company leased other land, for which the annual rent paid in cash.

### **Buildings:**

- repair workshop equipment
- tractors garage
- Irrigation system
- grain warehouses
- House/office consists of three rooms, bathroom, gardian room
- 4 caravans guards
- video surveillance system
- photovoltaic installation
- farm lighting
- auto workshop
- fish tank
- floriculture

### **Equipment and facilities**

- Tractor Massey Ferguson-MF8170-240hp
- Tractor Massey Ferguson-MF8280-300hp
- Tractor Massey Ferguson-150hp
- Tractor Fiat-1080 DT-180hp
- Tractor Fiat-980 DT-100hp
- Tractor Lamborghini 653 DT-65hp

- Tractor Lamborghini 100hp
- Threshing Combine Deutz Fahr-4.80 smoothing-4\*4-250hp
- 2 tracks for vines-80hp
- Manitou
- Track Agrifull-55hp
- Tractor New Holland-TNF-75-75ha
- Bulldozer Fiat-150hp
- Bulldozer Caterpillar-250hp
- Mower high density balers-New Holland
- 3 mowers
- 3 rakes
- 3 reversible plows
- 3 drills Khun for Wheat, Barley, Sunflower
- 1 Sower corn
- 6m disc
- 3 atomizatoare for vineyards
- 3 row of 4.8m
- 3 ripper for vineyards
- 2 electrical generators of 30kW
- 2 electrical generators of 70kW
- 1 Subaru Outback 4\*4
- 1 Fiat Punto
- 1 Fiat Panda 4\*4
- 3 Fiat Pand 4\*2
- 1 Truck Renault
- 6 trailers ribaltabile
- 4 fertilizer
- 5 sprayer tanks
- 2 authorized drilled to 120m depth for vinesyards
- reservoir
- 3 minibuses
- 3 Truck 3.5t
- 500 tubes for irrigation system

- 1 roll tube irrigation
- 2 pumps for irrigation system