

大麻农场（非精神活性大



MERGERSCORP

按“现状”计算，该农场的总面积为 72 公顷，经乌拉圭农业部（MGAP）批准，最多可种植和加工 60 公顷大麻，外加现有温室中 1,900 平方米的室内种植面积。目前，在 12 公顷的土地上，已经根据经营租赁合同成功地进行了非精神活性大麻的部分开发。农场是乌拉圭首批获得许可的大麻种植基地之一。

这块土地被划分为 13 个地块，每个地块都获得了 MGAP 的授权。可为非精神活性大麻或娱乐性大麻的种植发放许可证。整个庄园拥有自然资源和建筑基础设施，完全有能力生产高品质的非精神活性花卉和休闲大麻。

水源/基础设施：庄园依靠地下水进行生产，有围栏，并有树龄较长的树木保护，可防止风的侵蚀，庄园内有完整的生产和物流基础设施。使用政府提供的无上限电力供应。良好的劳动力市场。

产量：平均产量（用于出口的干花）：600 公斤/公顷，@截至 2021 年 9 月：一个大麻生产周期内的最高平均产量：约为每公顷 600 公斤。8,000,000 美元。在种植大麻之前，农场从 19 世纪末就开始生产柑橘。

许可证：所有者愿意协助新所有者在 MGAP 授权后加快办理非精神活性和娱乐性生产的新许可证，这在所有权转让时是必须的。

住房基础设施：1880 年建造的农场已完全投入使用，由农场主房屋和其他几栋小房屋组成。主屋拥有 8 间卧室和 6 间浴室、庭院、画廊，一切设施齐全，具有精致的乡村风格，还有一个游泳池。房屋可用作临时或永久住所。

TARGET PRICE

\$13,000,000

GROSS REVENUE

\$0

EBITDA

\$0

BUSINESS TYPE

医疗业务

REASON FOR SELLING

即时。目前有一份经营租约将于 4

月底到期（租户在生产区域的 1/5

上运营）。买方可自由终止、延长或修

COUNTRY

乌拉圭

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