

Ref. 1804 – OLIVICOLA UMBRA

OLIVE OIL ESTATE WITH SMALL VINEYARD FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

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Interiors
 503 sqm

Bathrooms
 2

Land
 25.4 ha

Vineyards
 1.2 ha

Bottles of wine
 15,000 max

Olive grove
 18.0 ha

Oil
 18 tons

On the hills between Umbria and Tuscany, this olive farm can rely on 18.0 hectares of olive grove, split among two *poderi* (15 ha + 3 ha). Yearly production ranges around 8.0 tons of olive oil (up to 18 tons once all the trees start producing). A small vineyard (1.2 ha) would allow producing up to 15,000 bottles of wine per year.



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SUMMARY OF THE PROPERTY

REFERENCE #: 1804 – OLIVICOLA UMBRA

TYPE: olive oil estate

CONDITIONS: recently built

LOCATION: hilly

ACCESS: excellent

INTERIORS: 503 square meters (5,412 square feet)

TOTAL ROOMS: Fare clic qui per immettere testo.

BEDROOMS: Fare clic qui per immettere testo.

BATHROOMS: Fare clic qui per immettere testo.

ANNEXES: Fare clic qui per immettere testo.

MAIN FEATURES: olive grove, vineyards, experimental olive grove, uncommon *cultivars*, possibility of building your own mill

EXTERIORS: 24.5 hectares (60.5 acres)

VINEYARDS: 1.2 hectares ()

WINE PRODUCTION: up to 15,000 bottles / year

OLIVE GROVE: 18.0 hectares (44.5 acres)

OLIVE OIL PRODUCTION: up to 18,000 kg / year

OLIVE OIL PRICE: € 30.00 – € 60.00 / bottle

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

CLOSEST CITIES AND TOWNS

Town with services (8km; 10'), Monte Santa Maria Tiberina (16km; 20'), Città di Castello (19km; 20'), Umbertide (20km; 20'), Castiglion Fiorentino (29km; 35'), Sansepolcro (36km; 30'), Arezzo (41km; 1h), Anghiari (42km; 40'), Cortona (42km; 55'), Gubbio (50km; 50'), Perugia (64km; 55'), Montepulciano (66km; 1h 15'), Assisi (77km; 1h), Siena (98km; 1h 30'), Firenze (111km; 1h 50')

CLOSEST AIRPORTS

Perugia San Francesco (62km; 45'), Firenze A. Vespucci (132km; 1h 50'), Pisa G. Galilei (192km; 2h 30'), Bologna G. Marconi (211km; 2h 20'), Roma Ciampino (243km; 2h 40'), Roma Fiumicino (258km; 2h 45'), Milano Linate (415km; 4h 15'), Milano Malpensa (469km; 4h 50')

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Via Trieste n. 10/c, 52031 Anghiari (AR) Italy

Tel: +39 0575 788 948 – Fax: +39 0575 786 928 – Mail: info@romolini.com



OLIVICOLA UMBRA

On the hills between **Umbria** and **Tuscany**, this **olive farm** can rely on **18.0 hectares of olive grove**, split among two *podere* (15 ha + 3 ha). Yearly production ranges around **8.0 tons of olive oil** (up to 18 tons once all the trees start producing). A small vineyard (1.2 ha) would allow producing up to **15,000 bottles of wine** per year.

Easily reached and all with all the services available in the nearby town (8km; 10'), the farm is well-established and allows easily visiting the most beautiful towns and cities of central Italy (Città di Castello, Sansepolcro, Anghiari, Cortona, Gubbio, Perugia, Montepulciano, Assisi, Siena, Florence...).

DESCRIPTION OF THE BUILDINGS

A **warehouse** (503 sqm – 5,412 sqft) on two floors supports the farming business and hosts two bathrooms, the offices, a small shop and the processing rooms. It is also possible to have free-grant funds by Regione Umbria (PSR) to create an olive mill in the property: this would lead to a significant reduction in costs for pressing (from € 18.00 down to € 5.00) and at the same time increase the oil yield of olives of up to 4%.

EXTERIORS

The property is made up of **25.4 hectares** of land, split among olive grove (18 ha), vineyards (1.2 ha), arable land (3 ha) and mixed woodland (2.8 ha). Currently, the olive groves are the only part of the property that is managed directly by the owners, the remaining crops are tended to by a third party.

As for the vineyard, the company no longer produces wine. In the past, in a good vintage, production could reach 15,000 bottles of wine per year (10,000 red + 5,000 white) from Sangiovese, Cabernet Sauvignon, Merlot, Chardonnay and Sauvignon Blanc.

DETAILS ON OIL PRODUCTION

Olive trees in the property (approx. 8,000 trees in total) are split between two different *podere* (18 ha in total). Production is constantly increasing since the most recent implants (2012) are not fully productive yet (they are expected to reach this stage around 2027). Implants of *Podere A* (15 ha, the most recent) are fitted with an irrigation system (root and foliage) and are already compatible with mechanic harvest. Furthermore, groves are divided by *cultivar* so that each variety can be harvested at the peak of maturation (veraison). It is important to note that the company is run with organic methods, in full respect of nature.

Particularly interesting is that part of the olive grove (roughly 3.0 ha) planted in collaboration with the *University of Perugia*, the *Istituto di Bioscienza e Biorisorse*, the *Parco Tecnologico Agroalimentare dell'Umbria* e l'*Istituto di Ricerca per la protezione Idrogeologica* to try and relaunch local varieties of olives (in this case, Borgiona and Gentile di Anghiari).

Podere A (15 ha) boasts trees planted between 1993 and 2012 of the following cultivars: Frantoio (50%), Moraiolo (23%), Borgiona (10%), Gentile di Anghiari (8%), Dolce Agogia (5%), Leccino (3%) and Pendolino (1%). Altitude ranges between 300 and 500 m, with southwestern exposure.

Podere B (3 ha) boasts centuries-old trees of Moraiolo, Frantoio, Leccino and Ragiale planted at an altitude ranging between 250 and 300 m, with southwestern exposure.

Yearly production currently ranges around 8.0 tons of olive oil, but will increase up to 18 tons as more and more younger trees reach maturity.



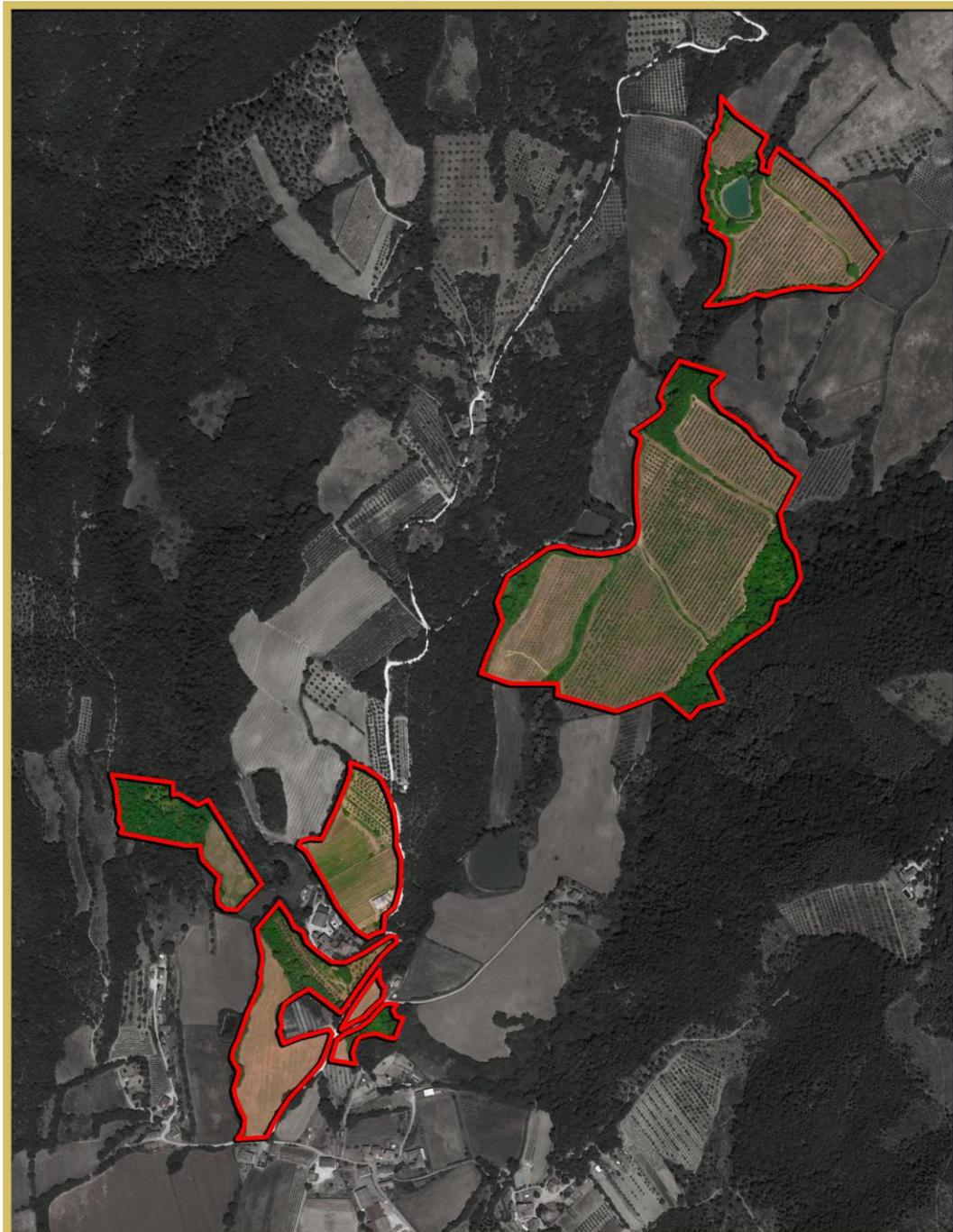
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Produced olive oils have been awarded over the years several prizes. The most recent ones, year 2019, came from *Slow Food Italia* (with two distinct olive oils were awarded a quality certificate) and from the participation to the *Japan Olive Oil Prize 2019*, where the estate was awarded a silver medal over 242 other producers. What's more, the oil is much appreciated in the area and can be easily found in many restaurants that purchases it directly from the company.

Speaking of prices, the oil is sold at a minimum of **€ 30.00 / lt**, up to **€ 60.00 / lt** for the most interesting oils, which means Borgiona, Gentile di Anghiari and a special blend (aptly named *Apicale*) that is made from olives harvested from the highest branches of the trees, where they are exposed to the sun for most of their lives, becoming rich in chlorophyll and flavor.

MAP OF THE PROPERTY



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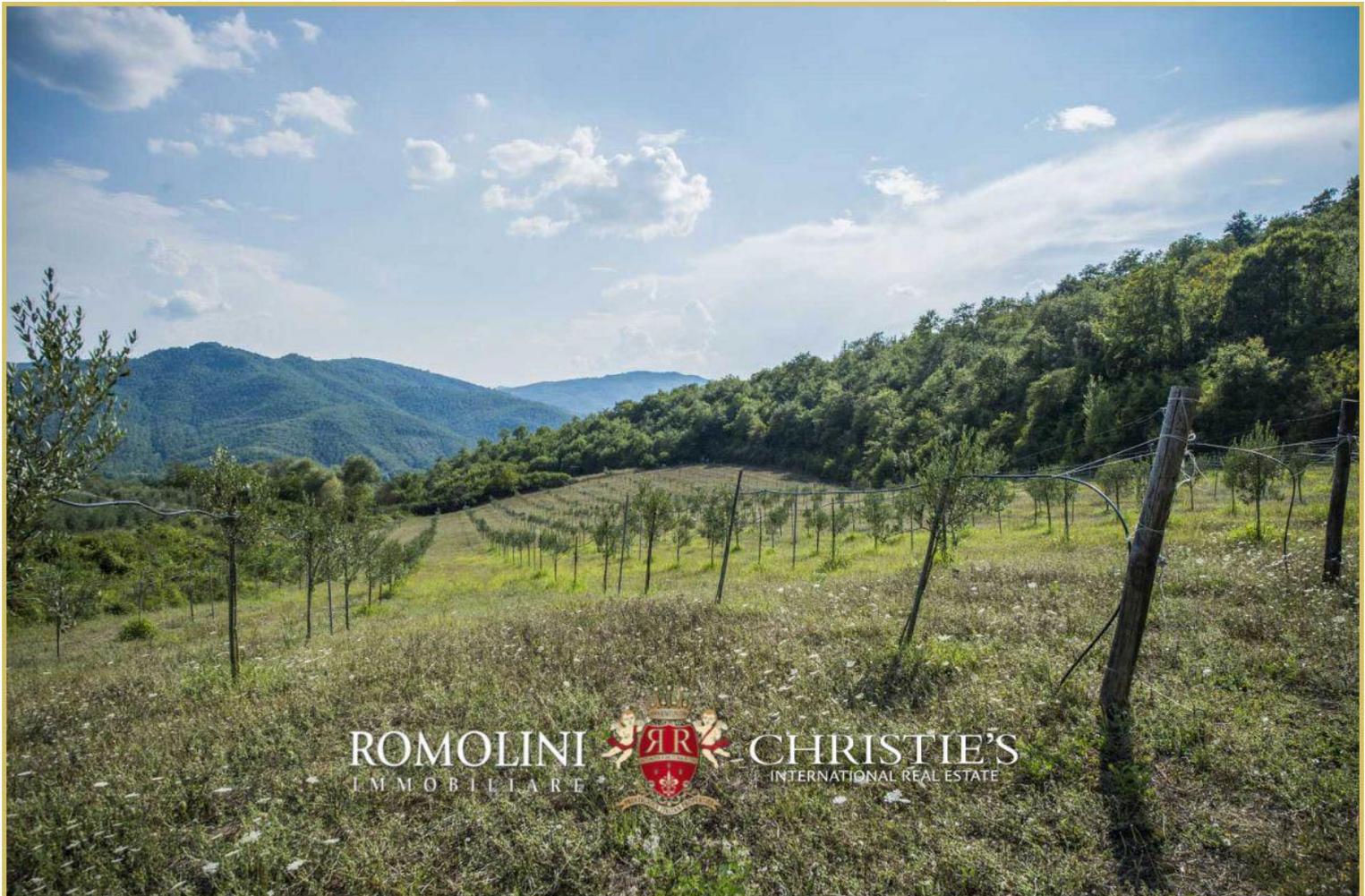
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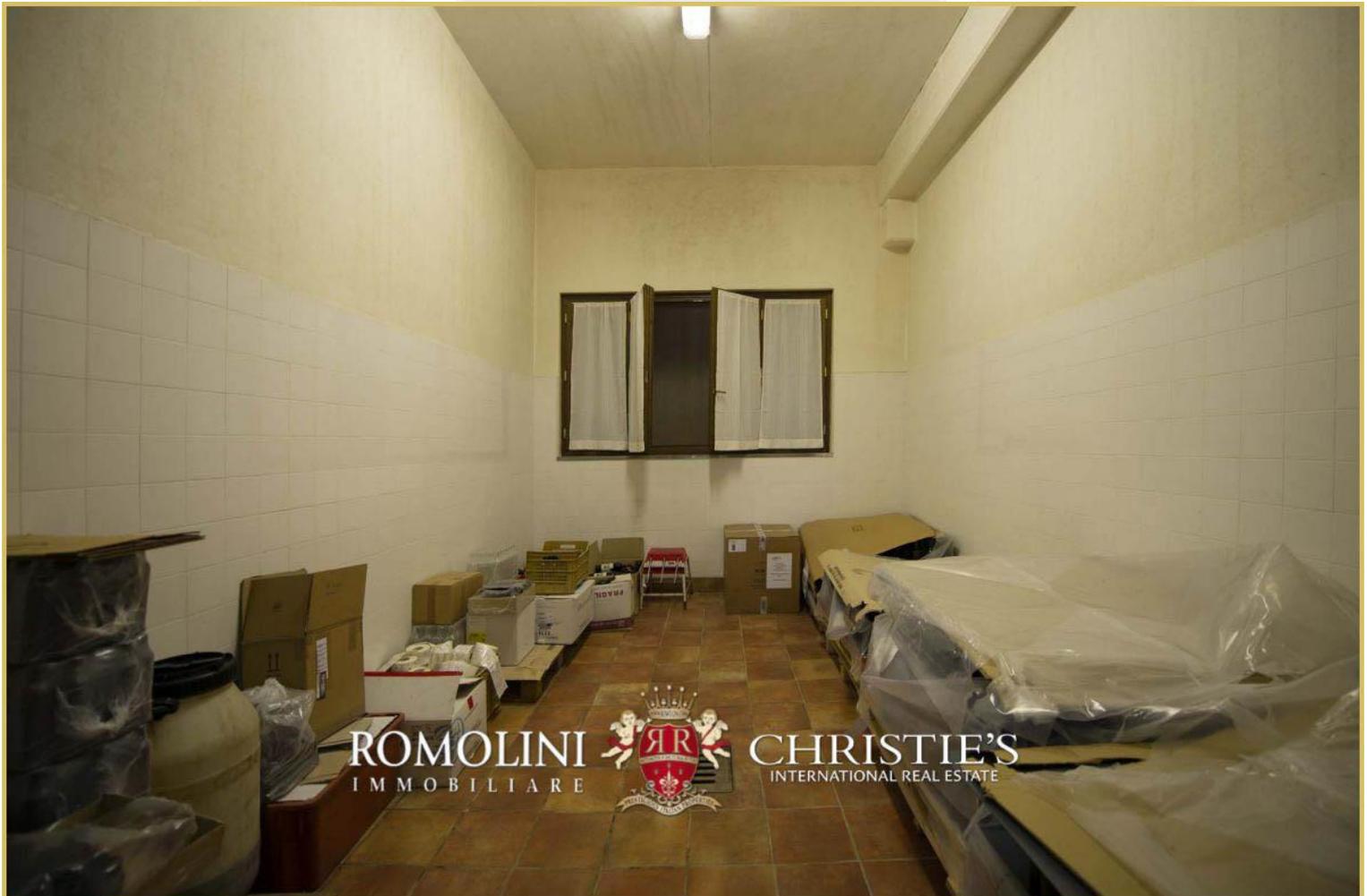




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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Via Trieste 10/C

52031, Anghiari (AR), Toscana, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com