A & G Immobiliare
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0736847681

Agricultural Land for sale in Carassai
Periferia
€ 60.000
Ref. 115316



55.890 sq.m.

Single-Block Agricultural Land for Sale in Carassai (AP), Marche, Italy
In the Municipality of Carassai (AP), in a prime agricultural location just a few kilometres from the town centre, we offer for sale approximately **56,000 sq m of agricultural land forming a single contiguous holding**.
The property lies within an attractive rural setting, characterised by **excellent exposure**, easy access and a **well-established agricultural vocation**.
Agricultural Characteristics and Cultivation Potential
The land is currently under cultivation and will be delivered **free from existing farming arrangements**, in accordance with the relevant agricultural season, ensuring full availability to the purchaser.
Thanks to its configuration and soil quality, the land is suitable for a wide range of crops, including:

- **Arable crops** such as wheat, barley, maize and sunflower
- **Forage crops**
- **Specialised vineyards and olive groves**
- **Vegetables and seasonal crops**
- **Small-scale tree crops and orchards**

- **Potential for mixed cropping systems** or high-yield crop rotations

The predominantly **gently sloping and workable terrain** allows easy access for agricultural machinery and efficient management of farming operations.
Agricultural Setting and Surrounding Area
The land is situated in one of the most attractive rural areas around Carassai, characterised by:

- **Productive agricultural land** with fertile, well-exposed soils
- **Panoramic hillside setting**, with open views across the Marche countryside
- **Rural yet not isolated location**, with other farms nearby
- **Convenient access** via a municipal road and well-maintained secondary roads
- A peaceful setting with **no significant urban development nearby**

This combination makes the property particularly suitable both for professional farming operations and for long-term investment in the agricultural and agri-food sectors.
Strategic Distances

- **Carassai** town centre: approx. **2 km**
- **Adriatic coast** (Porto San Giorgio / Pedaso): approx. **30 km**
- **Sibillini Mountains**: approx. **20 km**
- **Ancona-Falconara Airport**: approx. **95 km**

The location offers an excellent balance between **agricultural practicality**, access to **services** and **landscape value**.
Key Strengths

- **Single contiguous holding**, a particularly sought-after feature
- Excellent **exposure** and **soil fertility**
- **Excellent accessibility**
- **Versatile agricultural potential**
- **Highly competitive value for money**
- **Ideal for farms, agricultural investors or the expansion of existing holdings**

Features

Code: 115316	Reason: Sale
Categoria: Agricultural Land	Address: contrada Menocchia
Zip Code: 63063	Municipality: Carassai
Zona: Periferia	Total Square Meters: 55.890 sq.m.
Farming sq.m.: 55.890 sq.m.	

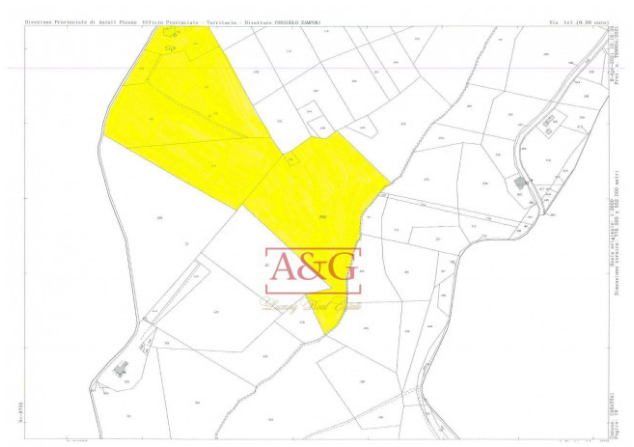












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