



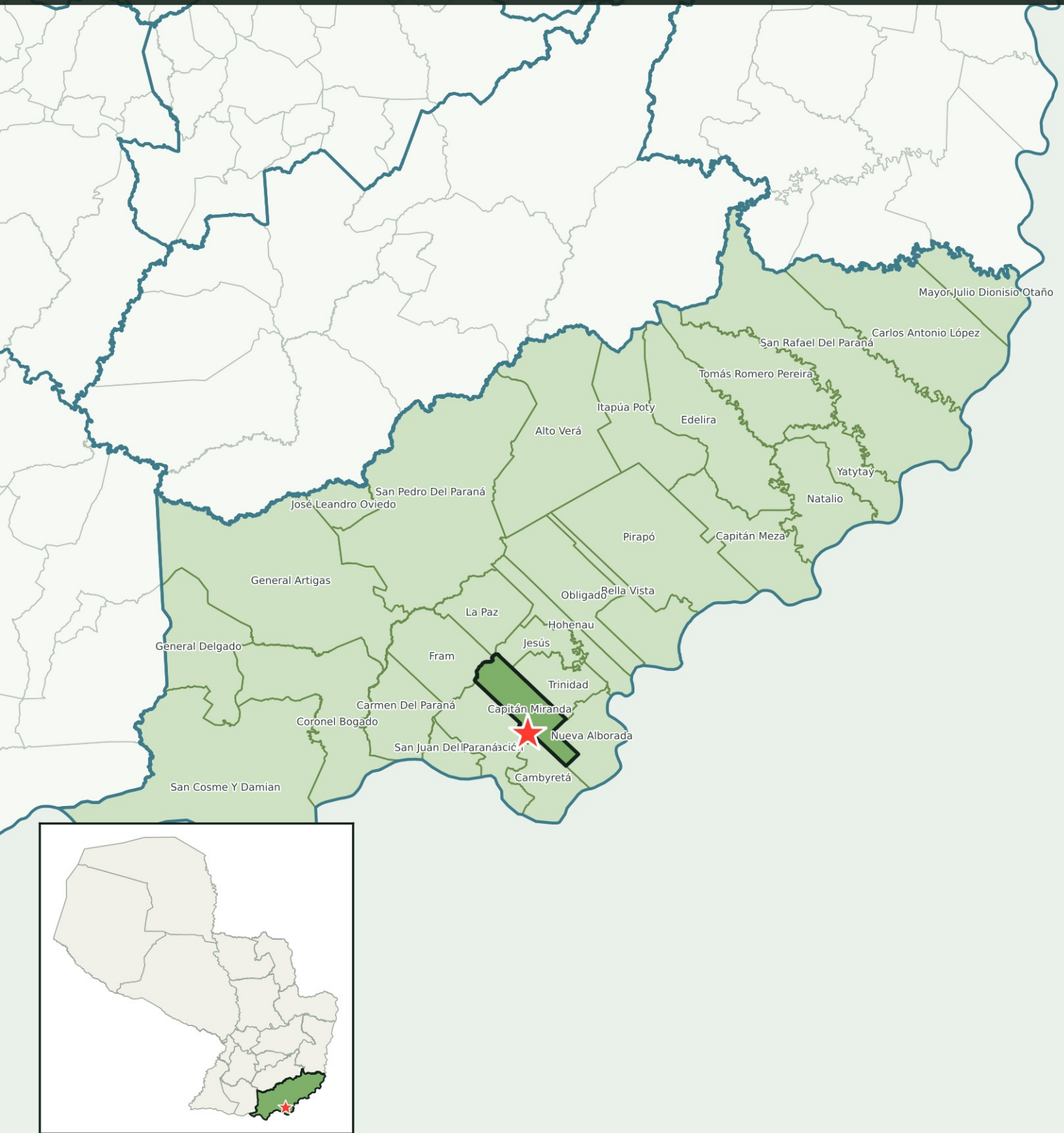
# Paraguay Land Development

LOTEAMIENTOS · PARAGUAY

0987 137 000  
paraguayinversionesinmo@gmail.com  
loteamientos.com

## Regional location · Cadastral no. 6623

Capitán Miranda District · Itapúa Department





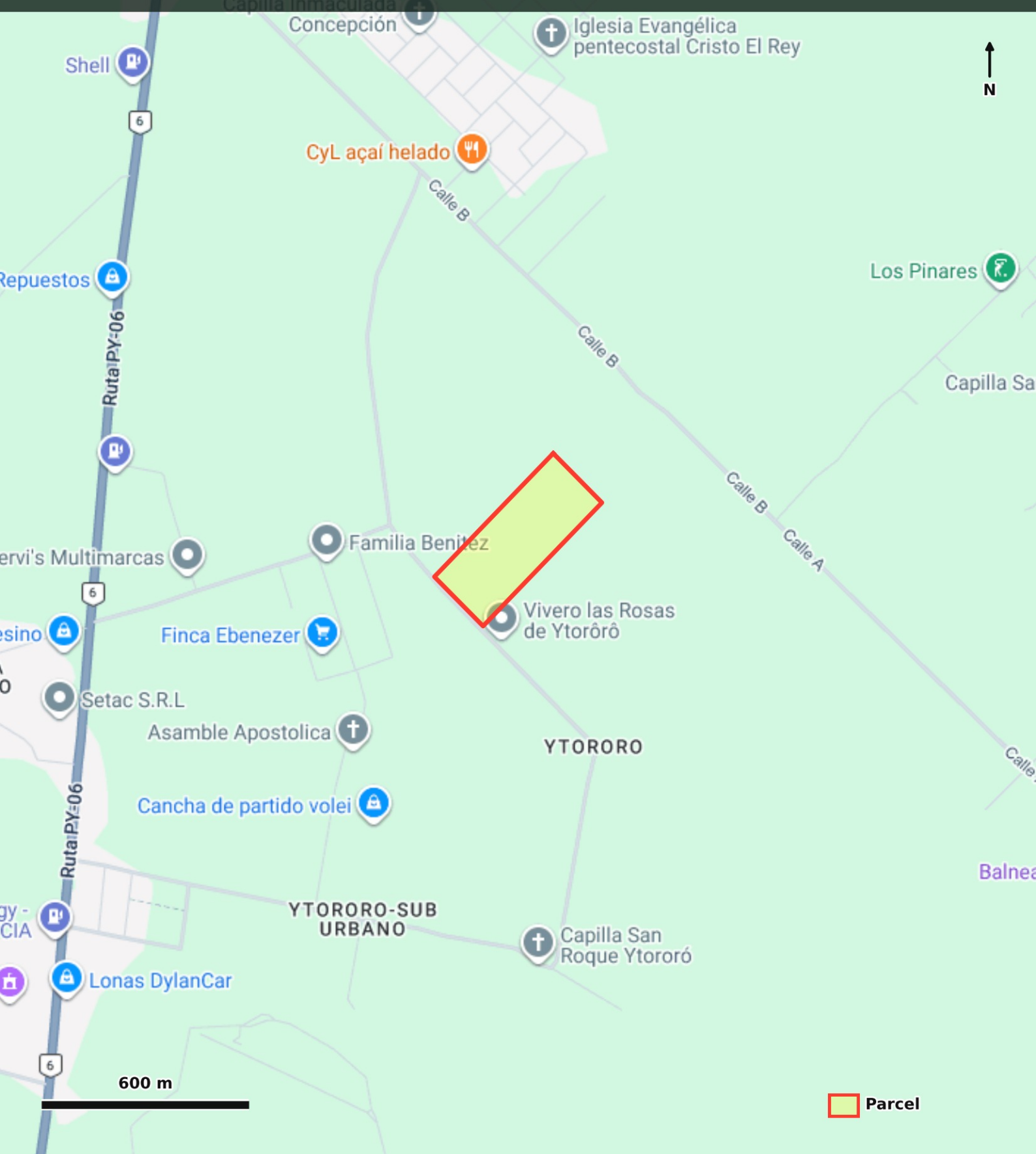
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## Location and access · Cadastral no. 6623

Capitan Miranda, Itapua · streets and roads





# Paraguay Land Development

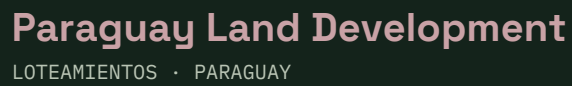
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## Hybrid view with place names · Cadastral no. 6623

Capitan Miranda, Itapua · satellite with streets and place names





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Capitan Miranda, Itapua · 389 neighboring lots from the national cadastre





**Rural cadastral no. 6623 · Capitan Miranda, Itapua**

Centroid 27.249426S, 55.803904W · Area 98,900 m<sup>2</sup> (9.89 ha) · 29/09/2026





## Complete cadastral record

Rural cadastral no. 6623 · Capitan Miranda, Itapua

### IDENTIFICATION

|                   |                          |
|-------------------|--------------------------|
| PROPERTY TYPE     | Rural                    |
| DEPARTMENT (CODE) | H                        |
| DISTRICT (CODE)   | 7                        |
| IDENTIFIER        | Rural cadastral no. 6623 |

### CADASTRE AND REGISTRY

|            |                 |
|------------|-----------------|
| DEPARTMENT | Itapua          |
| DISTRICT   | Capitan Miranda |

### SURFACE AREA

|                         |                                  |
|-------------------------|----------------------------------|
| MEASURED SURFACE AREA   | 9.89 ha (98,900 m <sup>2</sup> ) |
| SURFACE AREA (CADASTRE) | 9.00 ha (90,000 m <sup>2</sup> ) |

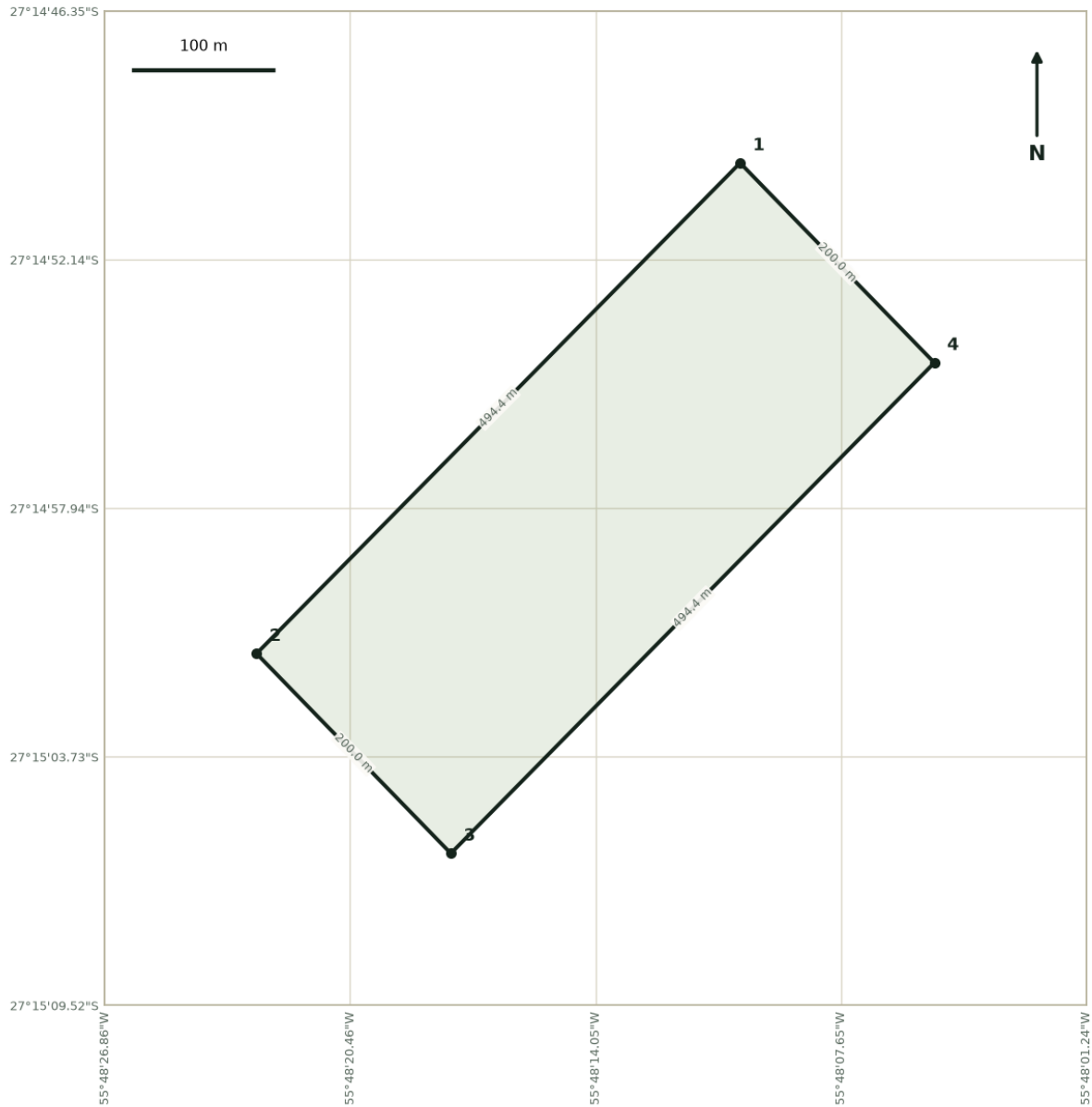
### VIEW LOCATION ON GOOGLE MAPS (TAP)

Tap the link above: it opens the point in Google Maps, like any other shared location.



Technical cadastral survey

Rural cadastral no. 6623 · Real vertices, bearings and distances of the polygon



COORDINATE TABLE AND SIDE DATA

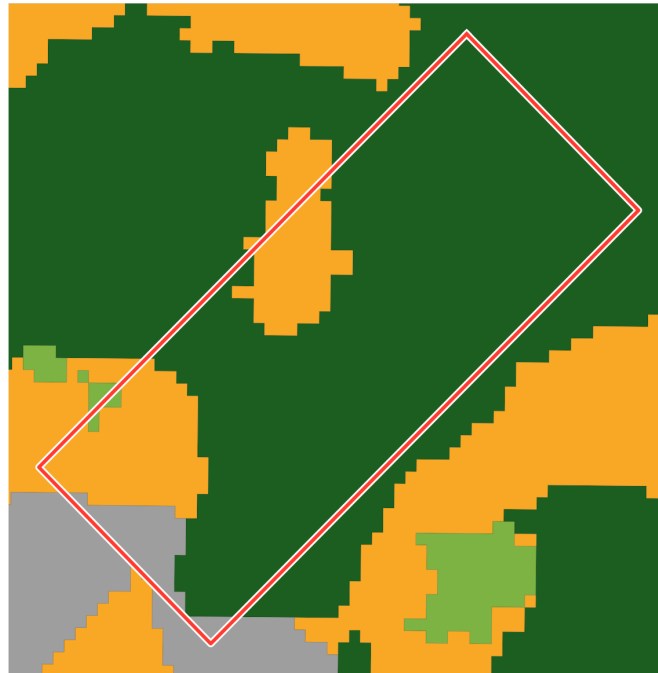
| V. | X (m)      | Y (m)        | Latitude      | Longitude     | Bearing to next | Dist. (m) |
|----|------------|--------------|---------------|---------------|-----------------|-----------|
| 1  | 618,516.91 | 6,985,619.62 | 27°14'49.86"S | 55°48'10.36"W | S 44°37'22.7" W | 494.40    |
| 2  | 618,169.63 | 6,985,267.73 | 27°15'01.40"S | 55°48'22.87"W | S 44°14'05.9" E | 200.00    |
| 3  | 618,309.15 | 6,985,124.44 | 27°15'06.01"S | 55°48'17.74"W | N 44°37'10.1" E | 494.40    |
| 4  | 618,656.41 | 6,985,476.34 | 27°14'54.47"S | 55°48'05.24"W | N 44°14'05.1" W | 199.97    |

Coordinates in UTM 21S (EPSG:32721). Total perimeter: 1,388.77 m. Surface area: 9.89 ha (98,900 m²).



## Land use of the property

Rural cadastral no. 6623 · National land cover and land use layer (INFONA/MADES)



### LAND USE DETECTED ON THE PROPERTY

|                                                                                                                                          |                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|  <b>Forest</b><br>78.3% (77,447 m <sup>2</sup> )      |  <b>Cropland</b><br>17.0% (16,795 m <sup>2</sup> ) |
|  <b>Built-up area</b><br>4.3% (4,284 m <sup>2</sup> ) |  <b>Shrubland</b><br>0.3% (327 m <sup>2</sup> )    |

### REFERENCE: LAND USE CATEGORIES (INFONA / MADES)

|                                                                                     |                                                                                                                                       |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Water</b><br>Rivers, streams, lakes, lagoons and reservoirs.                                                                       |
|  | <b>Forest</b><br>Continuous, dense native or planted tree cover.                                                                      |
|  | <b>Shrubland</b><br>Low woody vegetation, sparser than forest (scrub, secondary growth).                                              |
|  | <b>Grassland</b><br>Herbaceous cover or pasture, natural or used for livestock.                                                       |
|  | <b>Cropland</b><br>Land under active crop production, annual or perennial.                                                            |
|  | <b>Built-up area</b><br>Urbanized land: buildings, streets and infrastructure.                                                        |
|  | <b>Barren land</b><br>Bare or degraded soil, without significant vegetation cover.                                                    |
|  | <b>Flood-prone area</b><br>Low-lying areas with periodic or seasonal flooding.                                                        |
|  | <b>Snow and ice</b><br>Not actually present in Paraguay -- a category from the national scheme that does not apply to this territory. |

Source: national land cover layer (same data as the "Land use" layer on the interactive cadastral map).

For reference only -- it does not replace an on-site survey or a land use certificate issued by INFONA/MADES.



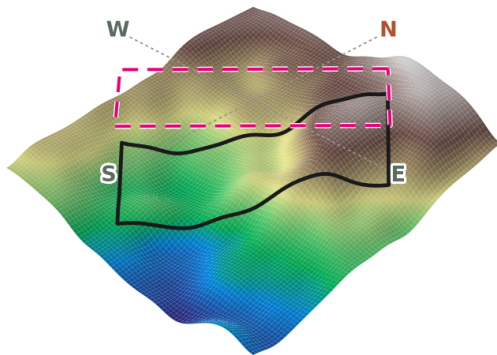
## PROPERTY TOPOGRAPHY



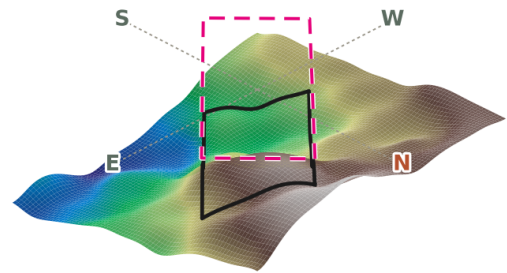
Curvas de nivel cada 5 m · Area: 9.89 ha · 29/09/2026



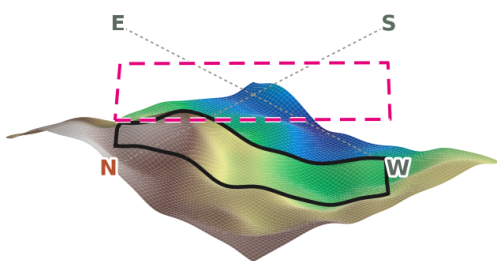
## 3D PROPERTY TOPOGRAPHY



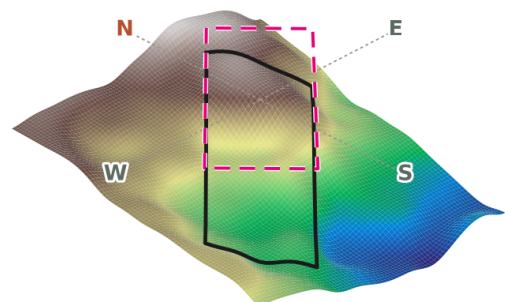
Northwest view



Northeast view



Southeast view



Southwest view

Vertical scale exaggerated 3.8x to highlight the relief (so it shows even on nearly flat properties) · Area: 9.89 ha



## AVAILABLE SERVICES

### Carbon credits / environmental services

Satellite-based estimate of carbon stock and remaining forest, and management of carbon credit sales (REDD+).

### Watering points and water infrastructure mapping

Location of water sources, wells and streams, and their real distribution among the ranch's paddocks.

### Survey and cadastral regularization

Staking, survey plan and title clearing to leave the property well delimited and registered.

### Animal count with drones and AI

Automatic head count per paddock, and detection of sick or injured animals or predators near the herd.

### Carrying capacity / pasture survey

Satellite/drone estimate of pasture biomass to calculate the optimal number of head per hectare.

### Paddock design and monitoring

GIS-based paddock division for rotational grazing and planning based on each parcel's recovery.

### Forest Law compliance

Monitoring of the legal reserve (25%) to avoid INFONA/MADES fines for deforestation.

### Cattle-rustling surveillance

Periodic AI-assisted flights that detect unauthorized movement or people near the herd or the ranch boundaries.

## PLANS AND PRICING

### BASIC

#### Satellite diagnostic

Preliminary assessment of vegetation cover, carbon credit potential and soil suitability.

### PRO

#### Full technical study

Diagnostic + field verification + formal technical report with the data a bank or carbon credit buyer requires.

### PREMIUM

#### Full management

All of the above + survey/regularization + support in marketing carbon credits or securing agricultural financing.



## Ask us about your property

Scan the code or message us on WhatsApp at 0987 137 000 with your property's details (Cadastral no. 6623, Capitan Miranda, Itapua) and we'll reply within 24 business hours with what can be done and its potential return.



**WHATSAPP +595987137000**

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