

Fazenda Rio de Janeiro



Location: Barreiras, Bahia
Area property (ha): 10,095

Biome: Cerrado (Brazil)
Coordinates property: -11.88, -45.99

Cleared Area			
1,554	hectares	Period clearance: August to December 2023	Type of vegetation: Woody grass savanna, forest
14,872	tons of CO ₂		

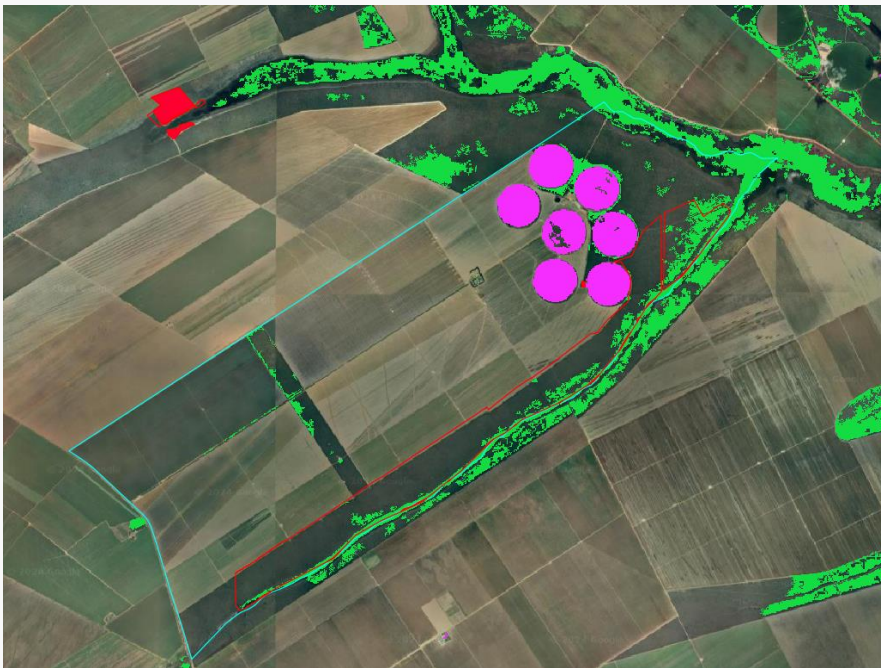


Figure: Fazenda Rio de Janeiro (marked with blue line). Source: AidEnvironment. In purple the coffee area (MapBiomass, 2023), in green the EU Forest Observatory classification of forest, and in red the deforested area. Not on this map, but cotton is largely grown in the southwest part of the farm, while soy is grown on all other locations, except from the coffee area.



Photo: Screenshot of entry of farm Fazenda Rio de Janeiro, indicating a link with Schmidt Agrícola. Source: Google maps, coordinates: -11.94510, -46.09966.

November 2023

January 2024



Imagery: Fazenda Rio de Janeiro, before and after clearing. Initial clearing occurred by fire, on November 14th, 2023 (bottom picture shows fire clouds). Source: AidEnvironment. Imagery ©2024 Planet Labs Inc.

About 200 ha of the native vegetation cleared area falls into the FAO Forest definition and is non-compliant with the EUDR

Coordinates of clearance: -11.8873, -45.9725

Fazenda Rio de Janeiro



Ownership & Business relationship

Owner:

Q045 Negocios
Imobiliarios

Company response:

JDE Peet's: In response to these six (February 2025) coffee cases shared with JDE Peet's in March 2025, the company responded that "since the plots in question have undergone deforestation that precludes any possibility of coffee harvesting before 2026, these cases could not be linked to JDE Peet's operations". In turn, AidEnvironment pointed the fact that any clearing of forest after the EUDR cut-off date may involve future risks for coffee companies if coffee beans of the cleared plots would enter the European market from January 2026. Moreover, JDE Peet's indicated that "one of the cases you label as deforested actually relates to restoration of coffee plants" but does not further clarify which case this concerns.

Environmental sanctions

Embargoes: No -

Environmental fines: No -

Case description

Fazenda Rio de Janeiro, located in Barreiras municipality (Bahia) is owned by Q045 Negocios Imobiliarios (headquartered in São Paulo), a company [economically active](#) in land investment/leasing as well as whole trade of (unspecified) agricultural raw materials. One of the [administrators](#) of the company is Radar Propriedades Agrícolas (Radar), a Brazilian company established in 2008, resulting from of a [partnership](#) between [Cosan](#), a Brazilian conglomerate with businesses in the areas of sugar, alcohol, energy, and Nuveen. Fazenda Rio de Janeiro is [mentioned](#) in the portfolio of real estate investments of Nuveen. Radar is [part of](#) a complex web of companies through which the Teachers Insurance and Annuity Association of America (TIAA) invests in global farmland assets. Radar is an intermediary company structured to comply with Brazilian land ownership law. Radar properties may be linked to land-grabbing and conflicts with local communities in the Matopiba region. At least 22,834 ha on six Radar's properties in Maranhão and Piauí were bought from companies [linked](#) to the [known](#) (and now deceased) land grabber Euclides de Carli. AidEnvironment could not identify links between De Carli and Fazenda Rio de Janeiro. Radar and Q045 Negocios Imobiliarios are represented by Henrique Americano Carvalho de Freitas, who owns at least [100 active companies](#) in Brazil. He is active in real estate and land investment companies and [heads](#) Nuveen Natural Capital – Latam. He was also [Brazil Export Director](#) at Minerva Foods. The previous owner of Fazenda Rio de Janeiro (until early 2021) was Adeco Agropecuária Brasil, [subsidiary](#) of publicly listed company [Adecoagro](#), which operates among others in grains, rice, peanuts, sugar/ethanol, and land transformation.

Part of the farm seems to be operated by Schmidt Agrícola (see photo previous page). The company is [active](#) in the production of fibers, grains, and fruits, specifically soy, cotton, corn, beans, and bananas. This might be one of the companies that leased (part of) the Fazenda Rio de Janeiro farm from land investment company Q045. Schmidt Agrícola [reportedly](#) planted 429 hectares with cocoa recently, fully irrigated, but it remains unclear if this was done in Fazenda Rio de Janeiro and when it was planted. If the location is in Fazenda Rio de Janeiro, the cocoa plants may have replaced part of the planted coffee areas (coffee area in 2022 was about 700 hectares), which can only be validated in the field. Cocoa is also one of the commodities covered under the EUDR. Since the company Schmidt Agrícola is not clearly associated with coffee production, part of the coffee producing area may be/may have been leased by a different company.

Since the EUDR cut-off date (31 December 2020), Q045's farm Fazenda Rio de Janeiro has cleared 1,554 hectares of native vegetation, of which about 200 hectares is classified as forest under the EUDR. Fazenda Rio de Janeiro is partially inside the [Environmental Protection Area \(APA\) Rio de Janeiro](#), a state Conservation Unit (CU) where agriculture is permitted under environmental rules. The area under deforestation alert is fully within the APA. MapBiomass' assessment of vegetation types on the farm in 2023 [reveals](#) that the farm mainly produces soy, cotton, and coffee. While the northeastern part of the farm has a history in coffee production, according to MapBiomass, all seven circles (see map previous page) were covered with coffee since 2011, compounding an area of about 700 hectares. The coffee was [planted](#) in areas that previously produced soy. Part of the cleared area is adjacent to the coffee plot of land, therefore, there are substantial concerns that the area where the clearing was detected, and which occurred after the EUDR cut-off date, will be used for coffee production in the near future. In January 2025, no new planted areas were detected remotely.