Property report

Register data on land unit 76520070134

Prepared 2026-10-12

This report contains register data only; KALME does not determine the value of the property.

1. At a glance

Cadastral designation	76520070134
Property name	Pelēči
Property cadastral number	76520070240
Location	Jersikas parish, Līvānu municipality
Area in the cadastre	9.00 ha
Owner type	legal entity

- Land unit of 9.00 ha (Jersikas parish, Līvānu municipality).
- Cadastre: arable land 9.00 ha (100%).
- No registered buildings.
- Last purchase transaction: 2019-04-18, €19,100.
- Owner: legal entity.



Land unit boundary. Base: orthophoto, cycle 8, 2022–2024 © Latvian Geospatial Information Agency. Scale bar and north arrow in the image.

What we found

No entries restricting a sale, construction or logging were found.

6 more register entries — see section 2.

What we checked

Source	What we looked at	Data date	Status
State Real Estate Cadastre	land unit, area, land use types	2026-09-01	Found
State Land Service of Latvia	encumbrances, protection zones	2026-09-20	Found: 3
State Land Service of Latvia	buildings	2026-09-20	Not found
State Land Service real estate market database	purchase transactions	2026-09-05	Found: 1
Nature Conservation Agency (Ozols database)	protected areas, habitats, species, micro-reserves	2026-10-09	Not found
State Forest Service	forest compartments, management restrictions	2026-07-08	Not found
Rural Support Service	declared fields	2026	Found: 1
Spatial Development Planning Information System	spatial plan zoning	2026-10-05	Found
Latvian Environment, Geology and Meteorology Centre	flood hazard maps	2026-08-15	Not found
National Heritage Board	cultural monuments	2026-10-09	Not found

Source	What we looked at	Data date	Status
OpenStreetMap	protection zones without a register entry (approximate)	2026-07-02	Not found

2. Restrictions and permitted use

Conditions for a sale

Not found.

Construction

Fact · Source, date	Area	Consequence and legal basis
Telecommunications network protection zone State Land Service of Latvia, 2026-09-20	0.09 ha (1%)	Restrictions under the Protection Zone Law.
Power line protection zone (110 kV) State Land Service of Latvia, 2026-09-20	1.12 ha (12%)	Restrictions under the Protection Zone Law.
Power line protection zone (330 kV) State Land Service of Latvia, 2026-09-20	1.31 ha (15%)	Restrictions under the Protection Zone Law.
Road or railway protection zone Spatial Development Planning Information System, 2026-10-05	5%	Restrictions under the Protection Zone Law.
Spatial plan area with special rules: Teritorija, kurā aizliegta vēja elektrostaciju, kuru jauda ir lielāka par 20 kW, būvniecība Spatial Development Planning Information System, 2026-10-05	75%	
Spatial plan zone: Lauksaimniecības teritorija (L) 100% Spatial Development Planning Information System, 2026-10-05	—	

Logging

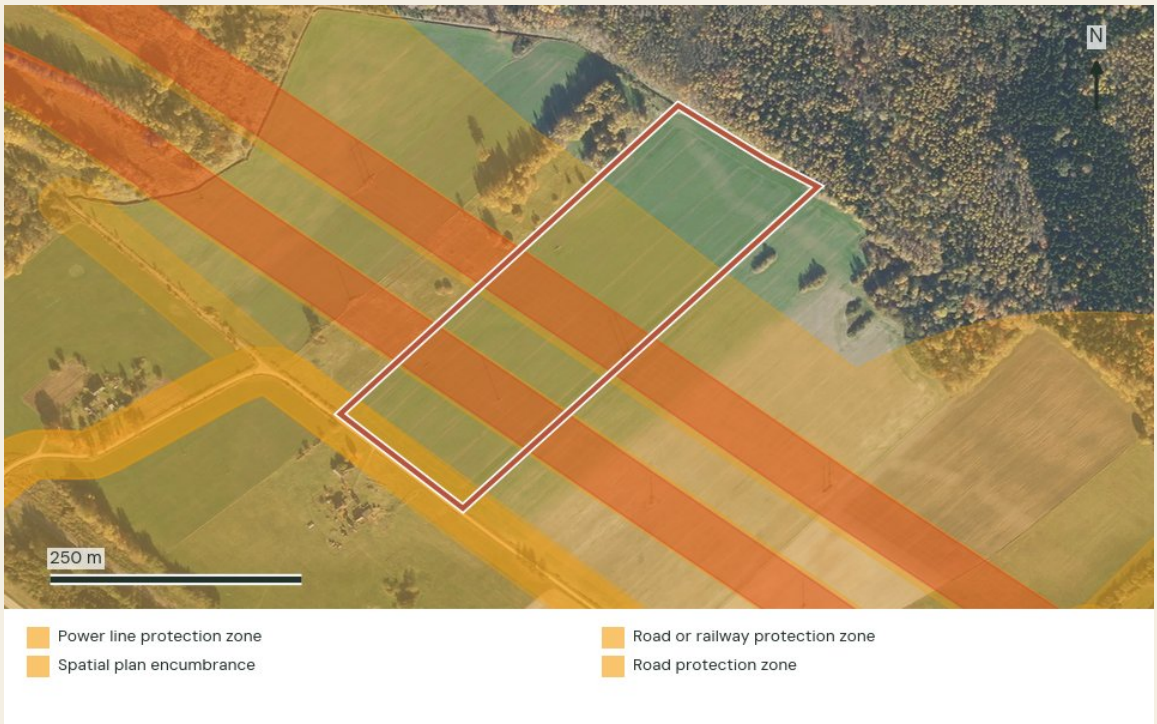
Not found.

Access

Fact · Source, date	Area	Consequence and legal basis
No road servitudes found in the register (data 2026-09-20). State Land Service of Latvia, 2026-09-20		

Other register entries

Not found.



Land unit and register overlays. Base: orthophoto, cycle 8, 2022–2024.

3. Nearby transactions

Transactions involving this land

Date	Type	Amount	Share	Area	Price per unit
2019-04-18	land	€19,100	1/1	9.00 ha	€2,122/ha

Selection

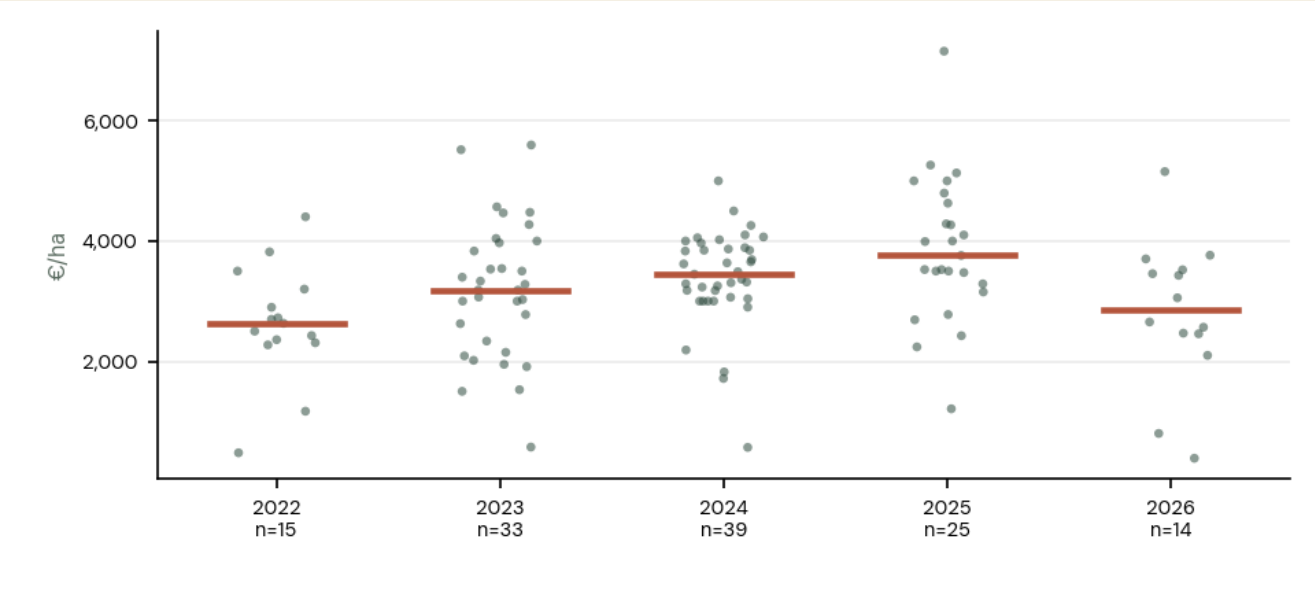
Selection	Count
Land transactions (no buildings) since 2022, within 20 km	946
Whole land or building sold (full share)	872
Amount and area recorded	872
Same land class ≥ 80% (agricultural land)	293
Area 0.5–2 times this one (9.00 ha)	126
Comparable transactions	126

- Since 2022, within 20 km: 126 similar agricultural land transactions.
- Lowest price €387/ha, highest €7,157/ha.

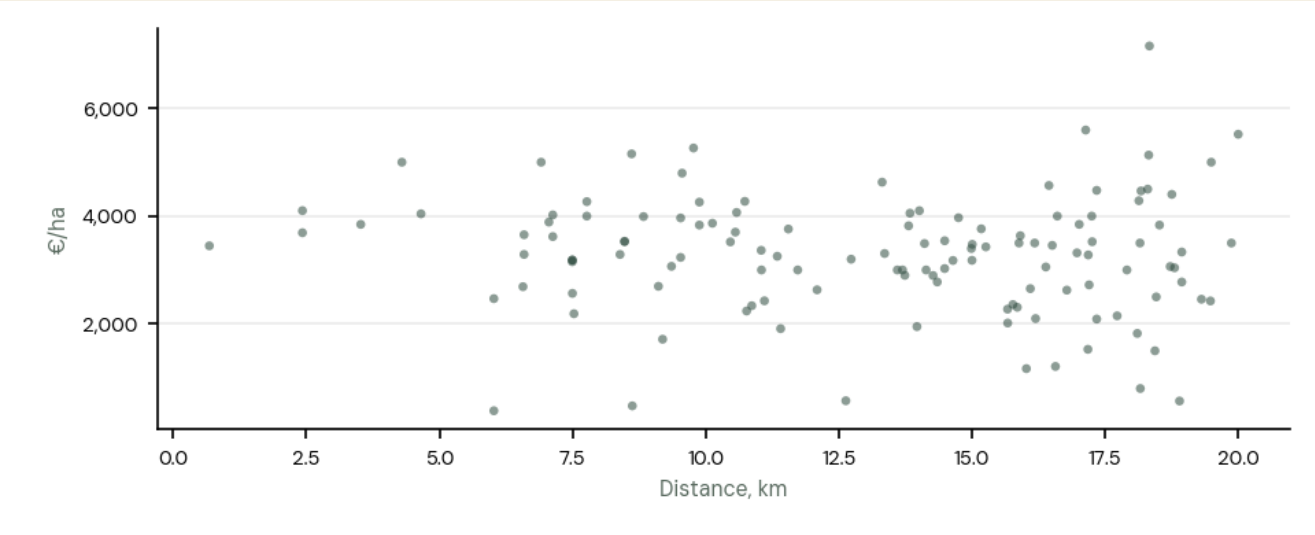
Nearest comparable transactions

Date	Place	Area	Price per unit	Amount	Distance
2024-11-08	Jersikas	11.60 ha	€3,448/ha	€40,000	0.7 km
2024-03-14	Dunavas	11.07 ha	€3,691/ha	€40,860	2.4 km
2024-03-14	Dunavas	11.07 ha	€4,101/ha	€45,400	2.4 km
2024-12-27	Dunavas	7.80 ha	€3,846/ha	€30,000	3.5 km
2025-05-10	Dunavas	6.53 ha	€5,000/ha	€32,650	4.3 km
2023-05-09	Rožkalnu	4.70 ha	€4,043/ha	€19,000	4.7 km
2026-03-11	Dunavas	6.20 ha	€2,468/ha	€15,300	6.0 km
2026-01-20	Dunavas	6.20 ha	€387/ha	€2,400	6.0 km
2025-12-02	Nīcgales	4.61 ha	€2,690/ha	€12,400	6.6 km
2024-03-14	Dunavas	5.20 ha	€3,288/ha	€17,100	6.6 km
2024-03-14	Dunavas	5.20 ha	€3,654/ha	€19,000	6.6 km
2024-06-13	Dunavas	8.00 ha	€5,000/ha	€40,000	6.9 km

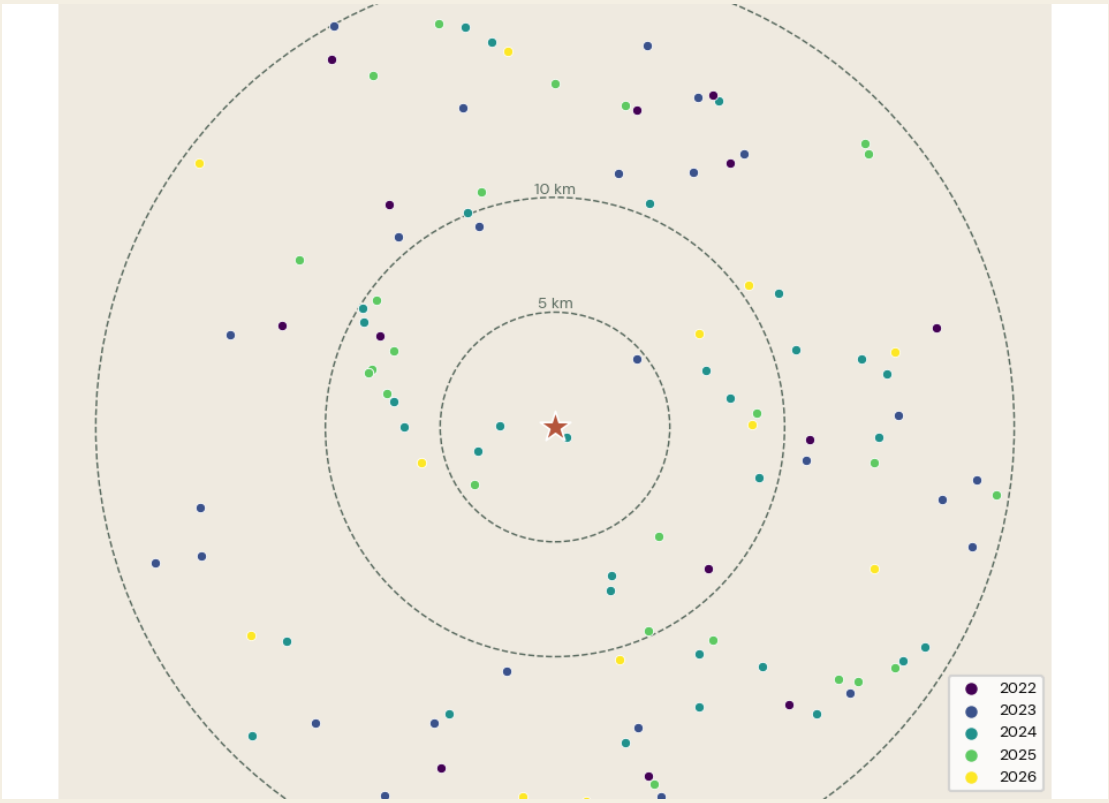
Price per unit by year (dot — transaction, bar — yearly median, n — count)



Price per unit against distance from this land unit



Locations of comparable transactions (circles 5, 10, 20 km; star — this land unit)



4. Land

Land use types in the cadastre



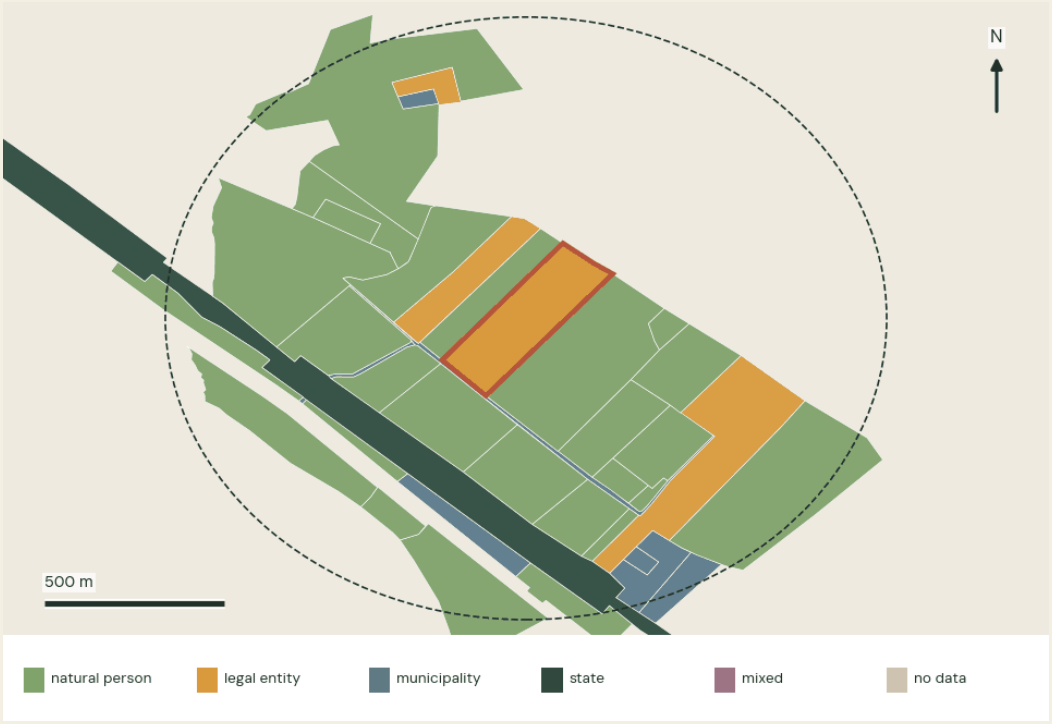
- Arable land 9.00 ha (100%)
- Soil quality score: 37 points.
- Cadastral purpose of use: Zeme, uz kuras galvenā saimnieciskā darbība ir lauksaimniecība.
- Declared to the Rural Support Service in 2026: 8.84 ha.
- Declared crops: Peas 8.72 ha, Spring rape 0.08 ha, Permanent grassland 0.07 ha.
- Drainage system status — not checked.

State Real Estate Cadastre, 2026-09-01; Rural Support Service

7. Surroundings, ownership and terrain

- Within 1 km: 25 properties: natural person 15, municipality 6, legal entity 3, state 1.
- To Rīga: 157 km straight line, 187 km by road.
- To Līvāni: 18 km straight line, 21 km by road.

KALME calculation from register data; OpenStreetMap routing (OSRM)



Neighbouring properties within 1 km by owner type. State Real Estate Cadastre, 2026-09-01

- Terrain data has not been loaded for this location.

8. Sources, dates and what we did not check

Register	What we use	Data date	Licence
State Real Estate Cadastre	land unit, area, land use types	2026-09-01	CC BY 4.0
State Land Service of Latvia	encumbrances, protection zones; buildings	2026-09-20	CC BY 4.0
State Land Service real estate market database	purchase transactions	2026-09-05	open data
Nature Conservation Agency (Ozols database)	protected areas, habitats, species, micro-reserves	2026-10-09	CC BY 4.0
State Forest Service	forest compartments, management restrictions	2026-07-08	CC0
Rural Support Service	declared fields	2026	CC0
Spatial Development Planning Information System	spatial plan zoning	2026-10-05	CC BY 4.0
Latvian Environment, Geology and Meteorology Centre	flood hazard maps	2026-08-15	CC0
National Heritage Board	cultural monuments	2026-10-09	CC0
OpenStreetMap	protection zones without a register entry (approximate)	2026-07-02	ODbL
Latvian Geospatial Information Agency	orthophoto, terrain	cycle 8, 2022–2024	agency licence

Datu sagatavošanā izmantots: Ortofotokarte krāsainā spektrā © Latvijas Ģeotelpiskās informācijas aģentūra, 2024

Not checked

- Land Register entries
- Cadastral value (not in KALME data)
- Drainage system status
- Building intentions (construction information system)
- Noise
- Buildings on other owners' land
- Restrictions on acquiring agricultural land
- Towpath strip on the map

Annex A. All comparable transactions

Included transactions (126); the 90 nearest are shown. Excluded — count by reason.

Date	Place	Area	Price per unit	Amount	Distance
2024-11-08	Jersikas	11.60 ha	€3,448/ha	€40,000	0.7 km
2024-03-14	Dunavas	11.07 ha	€3,691/ha	€40,860	2.4 km
2024-03-14	Dunavas	11.07 ha	€4,101/ha	€45,400	2.4 km
2024-12-27	Dunavas	7.80 ha	€3,846/ha	€30,000	3.5 km
2025-05-10	Dunavas	6.53 ha	€5,000/ha	€32,650	4.3 km
2023-05-09	Rožkalnu	4.70 ha	€4,043/ha	€19,000	4.7 km
2026-03-11	Dunavas	6.20 ha	€2,468/ha	€15,300	6.0 km
2026-01-20	Dunavas	6.20 ha	€387/ha	€2,400	6.0 km
2025-12-02	Nīcgales	4.61 ha	€2,690/ha	€12,400	6.6 km
2024-03-14	Dunavas	5.20 ha	€3,288/ha	€17,100	6.6 km
2024-03-14	Dunavas	5.20 ha	€3,654/ha	€19,000	6.6 km
2024-06-13	Dunavas	8.00 ha	€5,000/ha	€40,000	6.9 km
2024-12-10	Rožkalnu	7.20 ha	€3,889/ha	€28,000	7.1 km
2024-03-14	Dunavas	7.46 ha	€3,619/ha	€27,000	7.1 km
2024-03-14	Dunavas	7.46 ha	€4,021/ha	€30,000	7.1 km
2023-01-17	Dunavas	6.28 ha	€3,185/ha	€20,000	7.5 km
2023-02-15	Dunavas	6.28 ha	€3,185/ha	€20,000	7.5 km
2025-01-20	Dunavas	6.28 ha	€3,153/ha	€19,800	7.5 km
2026-06-10	Rožkalnu	11.69 ha	€2,566/ha	€30,000	7.5 km
2024-05-27	Dvietes	6.50 ha	€2,188/ha	€14,220	7.5 km
2024-12-11	Rožkalnu	6.62 ha	€4,000/ha	€26,480	7.8 km
2025-11-04	Dunavas	8.20 ha	€4,268/ha	€35,000	7.8 km
2025-01-20	Dunavas	6.57 ha	€3,288/ha	€21,600	8.4 km
2023-06-28	Dunavas	6.51 ha	€3,532/ha	€22,995	8.5 km
2025-01-20	Dunavas	6.51 ha	€3,525/ha	€22,950	8.5 km
2026-07-23	Rožkalnu	9.70 ha	€5,155/ha	€50,000	8.6 km
2022-08-05	Dunavas	8.59 ha	€478/ha	€4,105	8.6 km
2025-02-14	Rožkalnu	9.43 ha	€3,992/ha	€37,640	8.8 km
2022-10-25	Nīcgales	4.82 ha	€2,697/ha	€13,000	9.1 km
2024-06-20	Rožkalnu	17.50 ha	€1,714/ha	€30,000	9.2 km
2023-10-24	Jersikas	16.30 ha	€3,067/ha	€50,000	9.4 km
2024-08-06	Dunavas	7.07 ha	€3,233/ha	€22,860	9.5 km
2024-06-10	Dunavas	5.80 ha	€3,966/ha	€23,000	9.5 km
2025-06-20	Dunavas	12.30 ha	€4,797/ha	€59,000	9.6 km
2025-05-22	Nīcgales	9.50 ha	€5,263/ha	€50,000	9.8 km
2024-03-14	Dunavas	5.40 ha	€3,833/ha	€20,700	9.9 km
2024-03-14	Dunavas	5.40 ha	€4,259/ha	€23,000	9.9 km
2024-10-18	Jersikas	5.43 ha	€3,867/ha	€21,000	10 km
2026-02-11	Upmalas	14.20 ha	€3,521/ha	€50,000	10 km
2026-04-01	Dunavas	12.83 ha	€3,702/ha	€47,500	11 km
2024-01-16	Rožupes	5.90 ha	€4,068/ha	€24,000	11 km
2023-08-11	Dignājas	11.70 ha	€4,274/ha	€50,000	11 km
2025-03-27	Jersikas	13.40 ha	€2,239/ha	€30,000	11 km
2023-03-06	Dvietes	10.70 ha	€2,336/ha	€25,000	11 km
2024-02-09	Upmalas	10.70 ha	€3,364/ha	€36,000	11 km
2023-12-12	Rožkalnu	8.40 ha	€3,000/ha	€25,200	11 km
2022-08-16	Rožkalnu	10.30 ha	€2,427/ha	€25,000	11 km

Date	Place	Area	Price per unit	Amount	Distance
2024-09-06	Upmalas	4.84 ha	€3,254/ha	€15,750	11 km
2023-08-09	Rožupes	12.30 ha	€1,911/ha	€23,500	11 km
2025-11-26	Nīcgales	13.83 ha	€3,760/ha	€52,000	12 km
2024-12-27	Nīcgales	5.16 ha	€3,000/ha	€15,480	12 km
2022-01-26	Dignājas	11.40 ha	€2,632/ha	€30,000	12 km
2023-03-22	Upmalas	9.60 ha	€573/ha	€5,500	13 km
2022-01-24	Zasas	11.90 ha	€3,200/ha	€38,080	13 km
2025-06-12	Zasas	8.10 ha	€4,630/ha	€37,500	13 km
2024-09-25	Dvietes	12.10 ha	€3,306/ha	€40,000	13 km
2023-12-15	Līksnas	17.87 ha	€3,000/ha	€53,610	14 km
2024-03-05	Upmalas	12.80 ha	€3,000/ha	€38,400	14 km
2024-06-17	Līksnas	5.00 ha	€2,900/ha	€14,500	14 km
2022-09-21	Sutru	14.40 ha	€3,819/ha	€55,000	14 km
2024-11-05	Nīcgales	7.40 ha	€4,054/ha	€30,000	14 km
2023-03-10	Dvietes	12.83 ha	€1,949/ha	€25,000	14 km
2025-04-09	Upmalas	15.20 ha	€4,100/ha	€62,320	14 km
2024-03-05	Dvietes	5.10 ha	€3,490/ha	€17,800	14 km
2024-10-02	Upmalas	13.60 ha	€3,000/ha	€40,800	14 km
2022-05-02	Rožupes	5.18 ha	€2,897/ha	€15,000	14 km
2025-07-23	Rožupes	5.40 ha	€2,778/ha	€15,000	14 km
2023-03-07	Sutru	7.60 ha	€3,026/ha	€23,000	14 km
2023-10-24	Jersikas	14.68 ha	€3,542/ha	€52,000	14 km
2024-01-10	Upmalas	8.50 ha	€3,176/ha	€27,000	15 km
2023-03-28	Zasas	5.24 ha	€3,969/ha	€20,800	15 km
2023-05-15	Upmalas	10.30 ha	€3,398/ha	€35,000	15 km
2024-03-20	Rubenes	17.30 ha	€3,179/ha	€55,000	15 km
2025-12-16	Rožupes	6.33 ha	€3,476/ha	€22,000	15 km
2026-02-21	Upmalas	9.30 ha	€3,763/ha	€35,000	15 km
2026-05-20	Rožkalnu	7.00 ha	€3,429/ha	€24,000	15 km
2022-02-07	Dvietes	15.40 ha	€2,273/ha	€35,000	16 km
2023-06-12	Rožupes	6.45 ha	€2,016/ha	€13,000	16 km
2022-06-06	Līksnas	6.36 ha	€2,358/ha	€15,000	16 km
2022-09-27	Kalupes	5.20 ha	€2,308/ha	€12,000	16 km
2023-07-11	Rubenes	15.70 ha	€3,500/ha	€54,950	16 km
2024-01-09	Rožupes	8.80 ha	€3,636/ha	€32,000	16 km
2022-10-17	Rožupes	12.83 ha	€1,169/ha	€15,000	16 km
2026-06-16	Rubenes	9.70 ha	€2,654/ha	€25,740	16 km
2025-02-25	Līksnas	5.00 ha	€3,500/ha	€17,500	16 km
2026-03-26	Dvietes	6.29 ha	€2,099/ha	€13,200	16 km
2026-04-07	Dvietes	5.40 ha	€3,056/ha	€16,500	16 km
2023-05-24	Rubenes	8.87 ha	€4,568/ha	€40,518	16 km
2026-05-11	Rožupes	8.10 ha	€3,457/ha	€28,000	17 km
2025-11-26	Kalupes	12.40 ha	€1,210/ha	€15,000	17 km

Reason

Reason	Count
different land class	579
share sold, not the whole	74
area outside 0.5–2 times	167

State Land Service real estate market database, 2026-09-05

Annex B. All encumbrances in the State Land Service register

Code	Name in the register (Latvian)	Area (as in source)
7312040200	ekspluatācijas aizsargjoslas teritorija gar elektronisko sakaru tīklu gaisvadu līniju	0.0853 ha
7312050102	ekspluatācijas aizsargjoslas teritorija gar elektrisko tīklu gaisvadu līniju ārpus pilsētām un ciemiem ar nominālo spriegumu 110 kilovolti	1.1159 ha
7312050103	ekspluatācijas aizsargjoslas teritorija gar elektrisko tīklu gaisvadu līniju ārpus pilsētām un ciemiem ar nominālo spriegumu 330 kilovolti	1.3128 ha

Encumbrance overlays for cadastral calculations (8317*): 3 entries, hidden by default.
State Land Service of Latvia, 2026-09-20 (CC BY 4.0)