

Palm Oasis Farm Resort



Akanran Ibadan



Title of the land is freehold

FARM LAND INVESTMENT



RESIDENTIAL & RESORT POTENTIAL

400sqm

₦1million

Initial deposit ₦200,000

600sqm

₦1.5million

Initial deposit ₦300,000

AVAILABLE DISCOUNT

5%

on 2 Plots +

7%

on one Acre +

2 Plots Free

on one Hectare +

10 Plots Free

on five Hectare +

PROJECTED ANNUAL RETURNS

10% rental income per annum in the first 3 years

15 to 30% per annum from the fourth year and beyond.

50% per annum at full maturity of the palm trees (about 7 years)



1. Who is the developer of Palm Oasis?

The developer of Palm Oasis is Adubiaro Farms together with her sister company, Trustpoint Realty Investment Limited. Adubiaro Farms is a renowned farm establishment and management expert with over a decade experience in agriculture and over 200 acres of oil palm cultivated in 7 farm estates. Also, Adubiaro Farms has helped a lot of clients establish and manage their farms.

2. Where is Palm Oasis located?

Palm Oasis is located at Akanran in Ibadan

3. What is the purpose of the land, farm or real estate?

Palm Oasis is a farm resort which is designed to include a golf course, a ranch, a residential area, shopping mall, etc. All these are expected to increase the value of land in that location rapidly asides the fact that it is located in a developing area with proximity to the circular road. It is designed to be a vacation destination. Subscribers into Palm Oasis now are subscribing to the residential area of the resort.

4. Are there encumbrances on the land?

The land is free from government acquisition, adverse claim or any form of encumbrance.

5. What type of title does Adubiaro Farms have on the land?

At the moment, the land title is free hold. Survey registration is to be done before the end of second quarter of 2025 while c of o processing will begin as soon as the survey is registered

6. What are the Landmarks & neighborhood?

- Ibadan Airport
- Ona Ara local government secretariat
- Circular road, etc

7. What are the plot sizes available at Palm Oasis?

- 400 Sqm
- 600 Sqm

8. How much is Palm Oasis selling for?

- 400 Sqm - ₦1million
- 600 Sqm - ₦1.5million

9. What is the initial deposit?

- 400 Sqm - ₦200,000
- 600 Sqm - ₦300,000

10. Are there discounts for those buying more than one plot?

- 5% discount on 2 plots and above
- 7% discount on one acre (6 plots) and above
- 2 plots free on one hectare (15 plots) and above
- 10 plots free on five hectares.

11. What are the payment plans?

- Outright
- 6 months

12. What documents do I get after initial deposit?

- Payment Receipt
- Contract of Sale

13. What is the transaction flow?

- Client goes on inspection or appoints a representative to go (please notify us ahead, we usually go on Saturdays)
- Payment for land
- Client fills the subscription form and signs
- Execution of the terms and conditions for subscription
- Collect Receipt and contract of sale of the land
- The client signs the contract of sale and a copy is returned to the office
- Physical allocation of plots (upon completion of payment)
- Collect allocation letter
- Collect survey.

14. When will my plots be allocated?

After 100% payment for the land.

15. Can I start building after the physical allocation of my plots?

No, the land will be used for oil palm farming from which you would earn annual returns for 15years. You can however sell it within the 15 years at the market value at the time of sale. After the 15 years, you can decide to change the purpose and build on it.

16. How much is the projected annual returns?

- 10% rental income per annum in the first 3 years.
- 15 to 30% per annum from the fourth year and beyond.
- 50% per annum at full maturity of the palm trees (about 7 years).

17. Are the annual returns fixed?

The 10% per annum in the first 3 years is fixed as it is going to be paid by the company for using the land to grow other short term crops alongside the oil palm trees. From the fourth year, the annual return is subject to the production of the oil palm trees and price of palm oil in the year under review.

The actual annual return to be paid to the subscribers is the amount left after reserves are made for the management of the farm for subsequent year and also 30% of the remaining has been deducted by the company. The projected annual returns (i.e 15 to 30% from the fourth year) are after the deductions has been made.

18. What do I get at the point of allocation of my land?

- Letter of allocation
- Provisional Survey

19. Can I pay cash to your agents?

No all payment must be made into our bank accounts.

20. If I make payment, can I request a refund if I am no longer interested?

Yes, you can request a refund; however, please note that refund will be 30% less than the entire amount paid at the point of refund. Which serves as administrative charges and will be paid within 90 days of approval of the refund.

21. Will I be affected by price increase after paying initial deposit?

No, the subscriber will not be affected by price increase after making initial deposit.

22. What are the approved accounts I can make payment to?

All payments are to be made to:

Bank Name: Jaiz Bank

Account Name: Adubiaro Farms

Account Number: 0005313433

Or

Bank Name: Wema Bank

Account Name: Trustpoint Realty Investment Limited

Account Number: 0125830881

NOTE: Upon subscription, you are required to fill your personal contact details (phone number and email) on your subscription form to enable us to give necessary information with respect to your property as against going through your representative.

The company will not be liable for information not received by your result of breach of the clause above. The only party recognized by the company in receiving information and execution of documents as regards the property is the client. In the event where the client intends to delegate that responsibility to a third party, a written instruction either in a letter or an official email has to be sent to the company's official email address before such third party can be recognized.