MORÁYỌ

FARM & RESIDENCE

GROW, LIVE & THRIVE!

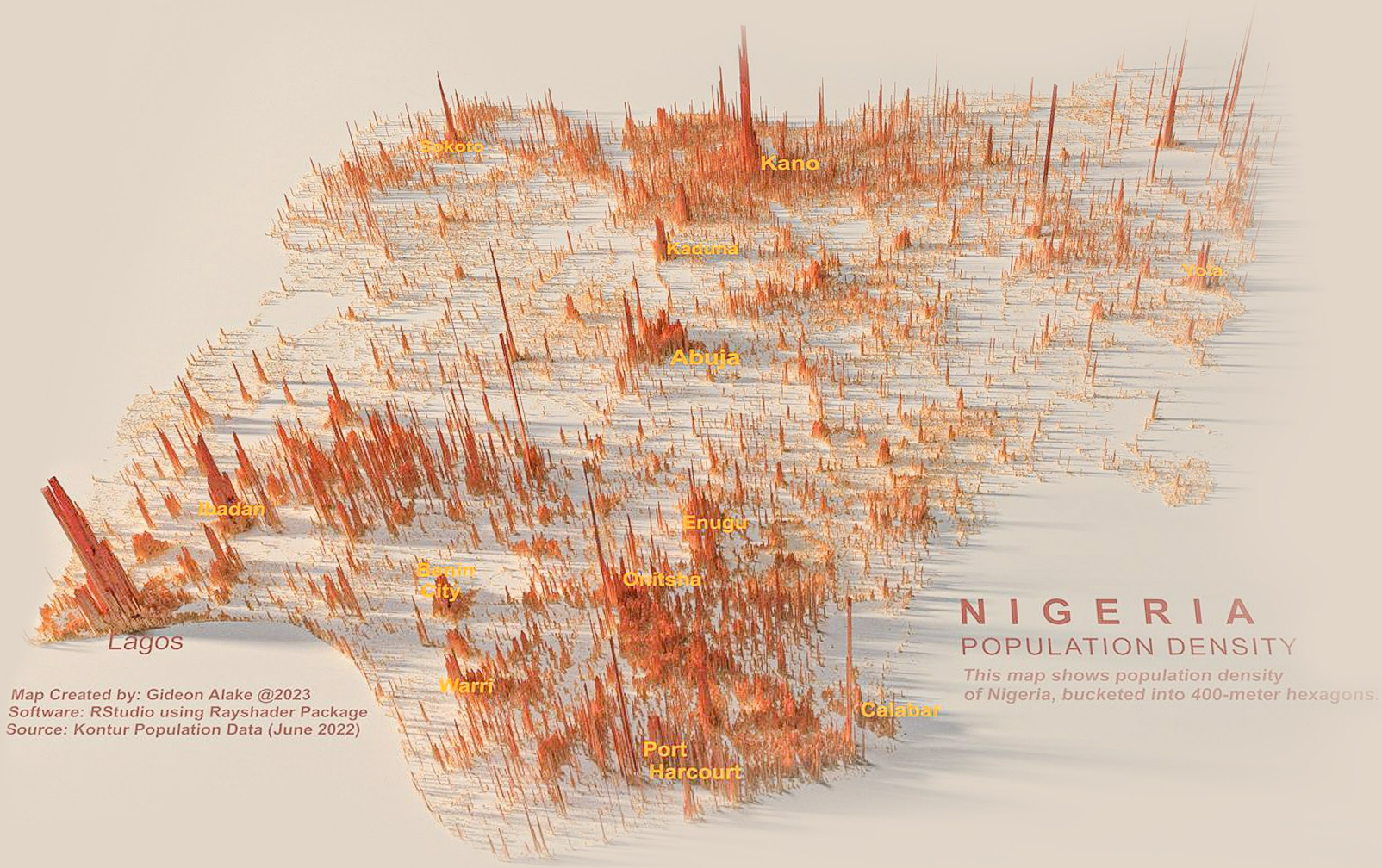


A DEVELOPMENT BY GestPoint

Nigeria's population is projected to hit **400 million by 2050**, yet over the past 10 years, food production has grown slower than demand, creating a **food deficit that affects over 25 million Nigerians annually**.

The Nigeria's population is growing rapidly, and so is the demand for food, housing, and sustainable living. Yet, we're facing critical challenges:

- A widening food deficit
- A shortage of active farmers
- Millions of acres of idle, unproductive land
- And people seeking more from land than just ownership



Today, many people desire **more than land ownership.**

They want productive land that earns and that doesn't just sit but yields passive income, contributes to food security, and fits into a future-ready lifestyle.

At the same time, people crave **greener environments, eco-conscious communities**, and the chance to **breathe cleaner air** whether to live, retire, or invest.

That's where **Morayo Farm & Residence** comes in.

Morayo Farm & Residence takes away the stress of managing land and farming while helping you **earn annually, own tangible assets**, and be part of a **sustainable, income-generating community.**

The world is turning back to **agriculture,** and smart Nigerians are realizing the opportunity to **grow food, earn income, and invest in appreciating land** without being farmers themselves.



THE MORAYO FARM & RESIDENCE *experience*

Morayo Farm & Residence is a unique fusion of **agriculture and real estate** offering a secure, eco-friendly space where you can own land that grows in **value, produces income**, and positions you as a contributor to Nigeria's food future.

Live in a Nature Friendly Environment

Enjoy fresh air, green surroundings, and a sustainable lifestyle.





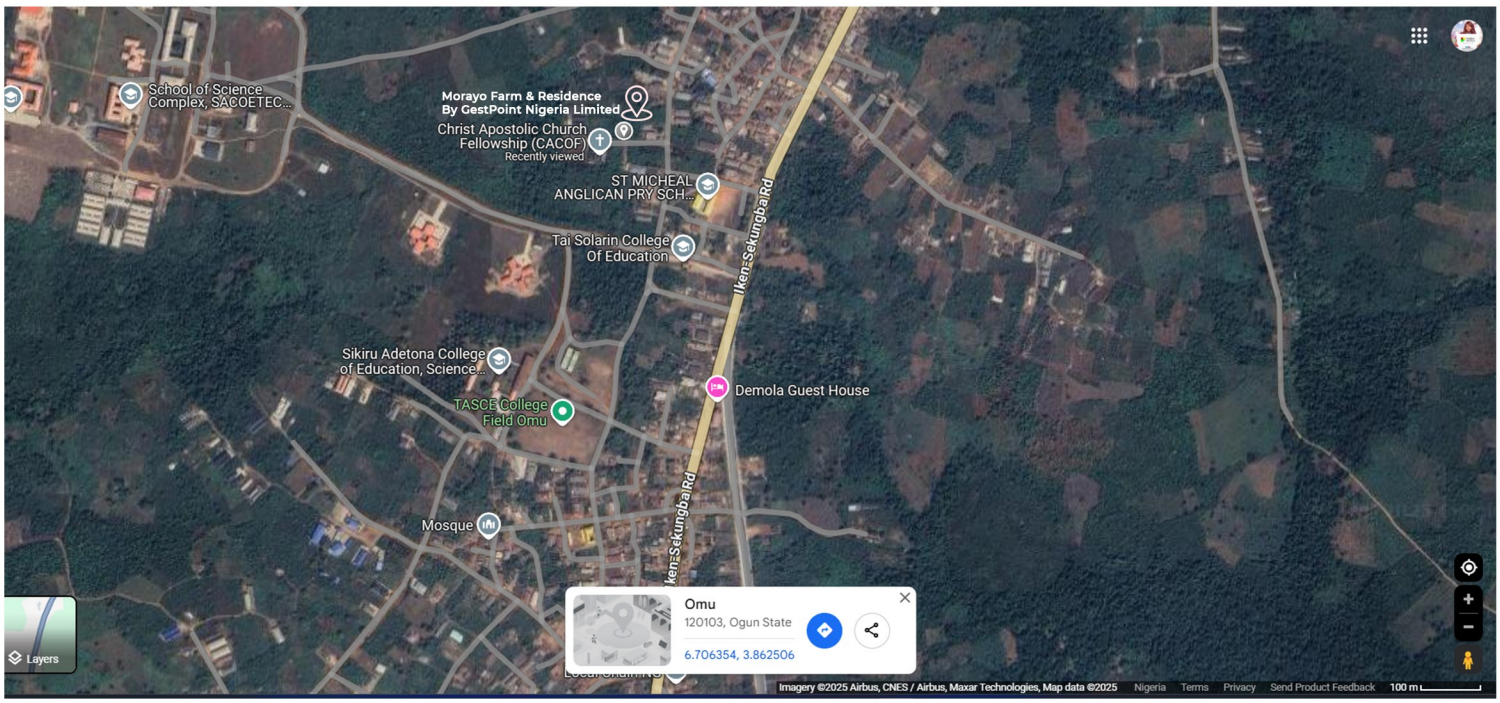
Earn from Agriculture

Own land that generates returns by supporting well-planned, high-demand crops.

Eco-Conscious Community

Be part of a community that embraces sustainability and cares for the planet.





Location

Strategically positioned on the boundary between Lagos and Ogun, Morayo Farm & Residence is:

- 8mins drive away from the Omu-Ijebu Road Expressway. Currently under construction the joint resources of Lagos state and Dangote.
- Close to existing schools and residential communities
- Shares close proximity with the Lagos State Food and Logistics Hub — the largest in West Africa
- Located in a government-zoned agricultural corridor

Morayo Farm & Residence Amenities





Morayo Farm & Residence Amenities





The Two Zones on Morayo farm & Residence



Morayo Farm & Residence is a dual-purpose estate, carefully divided into two synergistic zones:

1. **Morayo Farm** – Designed for individuals who want to own farmland and generate annual returns without being physically involved in farming.

2. **Morayo Residence** – A serene eco-lifestyle residential space offering large plots with flexibility for gardening or mini-farming within the compound.



Morayo farm *experience*

Own A Farm Without Ever Holding A Hoe

The truth is, not everyone has the time, strength, or agricultural expertise to run a farm. But **everyone can profit from farming** if the system is built right. That's exactly what we've done.

Morayo Farm is not just a farmland allocation it's a fully managed, secure, and revenue-driven farm experience.
A fusion of agriculture and real estate, **designed for modern investors** at home and abroad who desire more than idle land.

Farm Grouping:
Farms will be grouped into 5-acre clusters for better organization, easier access, and streamlined supervision.

Smart Monitoring:
Each acre comes with **solar-powered CCTV** access. Clients can remotely monitor farm activities from anywhere in the world, anytime.



Robust Solar Powered CCTV

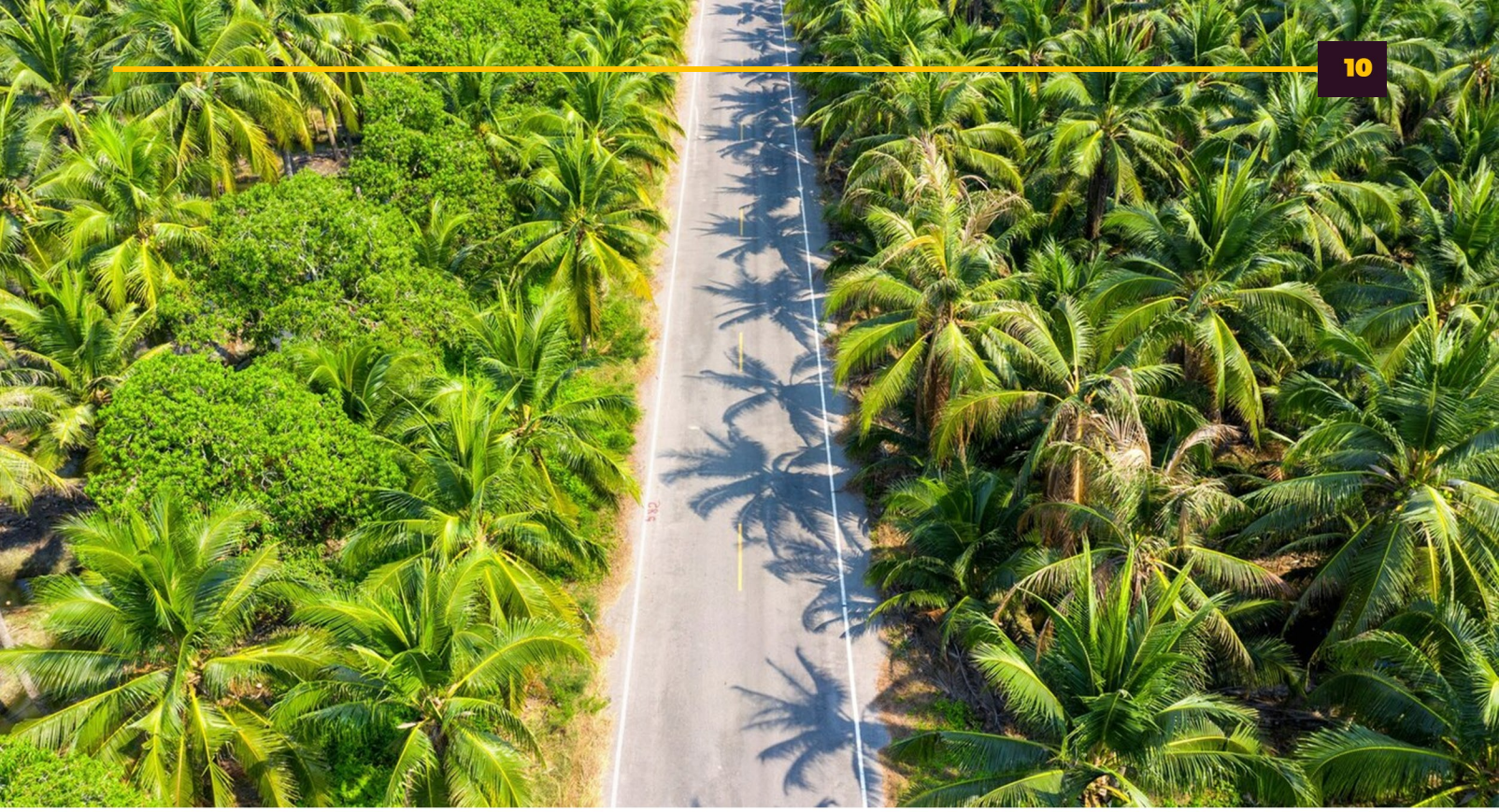
Farm Accommodation:
A fully functional farmhouse will be constructed on-site to accommodate workers and ensure effective operations.

Crops We Grow

Our initial focus includes high-value, exportable and locally demanded crops:

- Palm Trees - for local processing and palm oil export
- Cocoa - a long-term wealth crop with strong global demand
- Plantain – quick turnover crop with constant local demand

We also remain open to other crops as long as they suit the soil profile based on test results.



Seed Procurement & Responsibility Breakdown
Ownership & Seeds:

- Your land purchase covers land only.
- You can either:
  - Supply your own seeds
  - Or, fund the company to purchase on your behalf (separate transaction)

Our Responsibilities:

- Provide both skilled & unskilled farm labor
- Install solar-powered CCTV per acre
- Deploy trained security staff
- Supply tractors, tools, and equipment
- House the laborers in the farm estate
- Supervise with professional agricultural consultants
- Constant reporting of farm progress

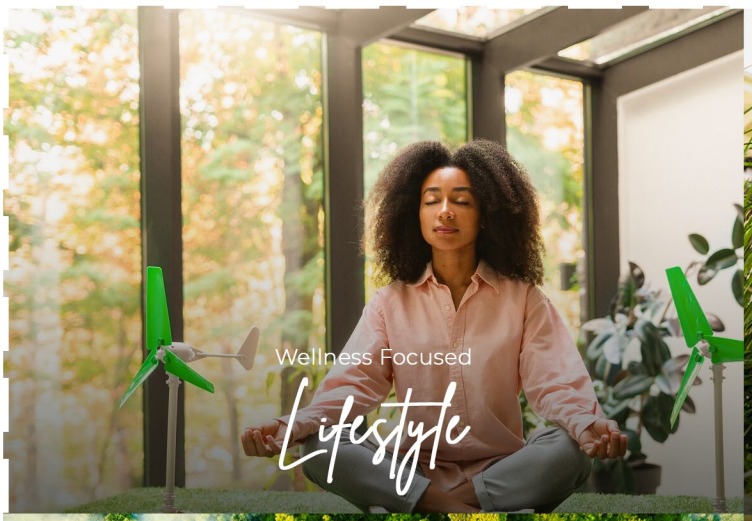


Monthly Farm Management Fee: ₦30,000/acre
Covers:

- Skilled & unskilled labourers
- Security personnel
- Use maintenance of farming tools and tractors
- Supervision by agricultural professionals

THE MORAYO RESIDENCE *experience*

There's a reason the world is moving toward **eco-communities.**



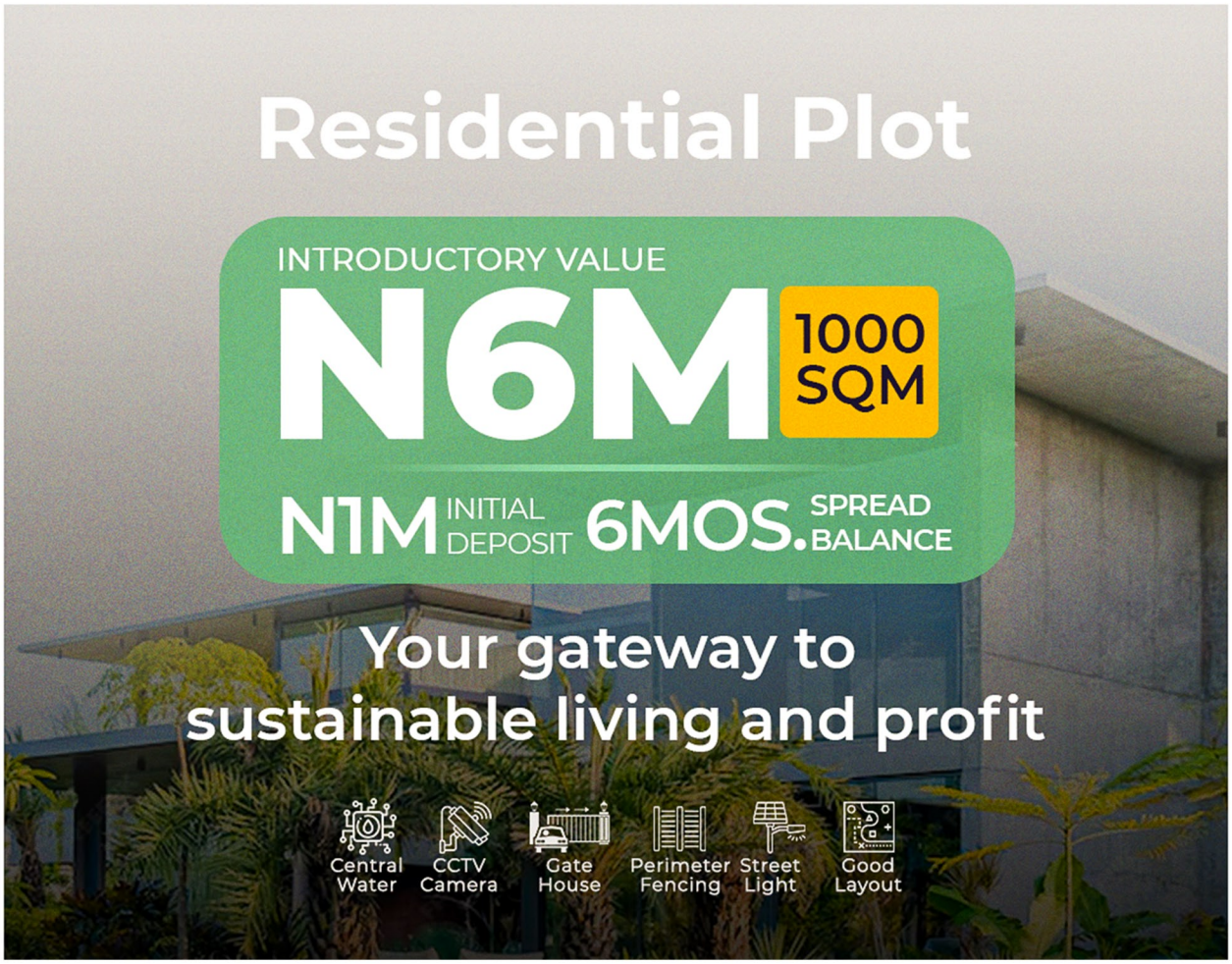








At Morayo Residence, we've taken that vision and fused it with **African values and western elegance.** Think of it as owning your **country-style villa** in a private, serene, and secure setting only a short drive from Lagos.



What You're Getting:

- 1000SQM Residential Plot (₦6M) – 50% for your dream home, 50% for backyard farm or garden
- Flexible 6-month plan, Initial Deposit ₦1.5M
- Pre-designed layouts for smart eco homes
- Gated security, solar-powered infrastructure, green zones

It's your chance to build a legacy home whether for retirement, family visits, Airbnb retreats, or wellness getaways.

And unlike crowded estates, here, space is intentional.

Features:

- Eco-residential community design
- Ample land space for duplex, bungalow, or villa
- Access to estate amenities and solar grid
- Option to use gardening space for vegetables, herbs, or fruit trees
- Natural ventilation, serene environment, and green buffers

Ideal For:

- Diaspora homeowners seeking wellness retreats
- Eco-conscious families or retirees
- Vacation home
- Professionals who want peace & quiet outside urban chaos

FREQUENTLY ASKED QUESTIONS (FAQs)

Q: Can I visit the land in person or virtually?

A: Yes. We offer both physical and live virtual inspections.

Q: How secure is the investment?

A: All lands are documented, allocated, and recorded under your name. We operate transparently and issue offer letters and receipts for every payment.

Q: Do I need farming experience?

A: Not at all. Morayo Farm is fully managed by agricultural professionals you earn without lifting a finger.

Q: When do I start earning returns from my farm?

A: Returns are seasonal and depend on crop type. E.g., plantain offers quicker returns; palm and cocoa are mid-to-long-term profitable.

Q: Can I build a house on farm plots?

A: No. Farm plots are strictly for agriculture. To build a home, opt for Morayo Residence.

Q: Can I combine both farm and residence ownership?

A: Absolutely. You can own both and enjoy integrated benefits.

Q: What happens if I miss a payment?

A: We provide reasonable grace periods and allow you to restructure your plan with prior communication.

Q: Is the land title secure?

A: Yes. Our land is secured and will be documented in your name after full payment.

Q: Are there extra charges aside from land cost?

A: For the farm section, there's a monthly service fee of ₦30,000 per acre. Residential plots come with a one-time development levy (to be communicated).

Q: What happens if I don’t complete my payment within 6 months?

A: We can discuss an extension, but it may attract additional charges. Terms apply.

Q: When can I start cultivating on my farmland?

A: After you must have completed your farmland payment.

FREQUENTLY ASKED QUESTIONS (FAQs)

Q: What other benefits do I get when I buy the farmland?

A: You're sure to enjoy up to 100% ROI yearly because Morayo Farm is strategically located near:

- A residential hub
- Lagos State Food & Logistics Hub
- Ketu-Epe-Omu–Ijebu Ode Expressway
- Lekki Deep Sea Port
- Proposed Lekki International Airport
- Lekki Free Trade Zone
- Dangote Refinery
- Lagos Film City
- 4th Mainland Bridge

These developments are all catalysts for massive land and produce value appreciation.

Q: Do I have control over my farm produce?

A: Yes, 100%. You can:

- Sell it yourself
- Sell it to us
- Request that we sell it on your behalf