



KATSIR FARM ISLAND[®] EPE



www.katsirfarmisland.com

WELCOME TO KATSIR FARM ISLAND EPE

...Own the Land. Reap the Harvest.

KatSir Farm Island is a premier agro-investment estate developed by KatSir Integrated Agro Investment Ltd—a visionary agribusiness company committed to building a future where land ownership, food security, and wealth creation go hand in hand.

Strategically located along the Lagos–Ogun State border, in the fast-rising Epe agro-industrial and eco-tourism corridor, KatSir Farm Island is more than just farmland—it's a gateway to generational wealth, sustainable agriculture, and smart land banking.

We provide investors, families, cooperatives, and agropreneurs with access to fully documented, 100% dry and fertile land ideal for crop cultivation, livestock farming, horticulture, and agroforestry. With year-round irrigation access and support services, every acre here is designed to work—not just wait.

Community & Support

Join a network of agropreneurs, cooperatives, and investors. We offer:

- Farm setup support
- Mechanized group farming
- Agricultural consultancy
- Co-farming & partnership models



WHY CHOOSE KATSIR FARM ISLAND?



Smart Investment, Secure Future.

Prime Agricultural Land

Our land boasts rich, fertile, and **100% dry arable soil**, ideal for:

Crop cultivation

Animal husbandry

Horticulture

Agroforestry



With reliable irrigation access, KatSir Farm Island empowers you to farm all year round, maximizing productivity, profitability, and long-term land value.

Secure & Documented Investment

Every plot comes with a Registered Survey, Deed of Assignment, and complete documentation—free from “omonile” issues or land disputes. Your investment is safe, legal, and secure.

Strategic Growth Location

Within the Lagos-Ogun development zone, and surrounded by landmark institutions and infrastructure, KatSir Farm Island is primed for appreciation and expansion.

High ROI Opportunities

From land value appreciation and agricultural yields to leasing, grants, and tourism potential—KatSir offers multiple channels for consistent, long-term returns.

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**Food
Security**

31.8M

Nigerians
Experienced
Acute Hunger
in 2024



Productivity

56%

Unused Arable
Land Across
Nigeria



**Land Value
Growth**

2.61TRN

Expected Total
of Land Market
Value (2025)



**Land
Appreciation**

30%

Average Annual
Rate of Land
Appreciation

LOCATION ADVANTAGE



Positioned for Prosperity. Strategically Connected.

KatSir Farm Island is located at the heart of the fast-rising agro-industrial and eco-tourism corridor spanning Epe, Lagos, and the Ogun State border—a region fast becoming one of Nigeria's most sought-after investment destinations.

In Close Proximity To:

- Augustine University
- Epe Resort & Spa
- Alaro City
- Lekki Free Trade Zone
- Dangote Refinery & Petrochemical Hub
- Proposed Lekki International Airport
- Multiple residential and commercial estates
- Future agro-resort & eco-tourism projects within the KatSir Farm Island

With direct road access to the farm estate and growing government/private investments in infrastructure, KatSir Farm Island places you at the center of growth, development, and wealth-building potential.



DEVELOPMENT PHASE



Long Term Value

KatSir Farm Island is designed to grow in phases, ensuring immediate value while unlocking long-term opportunities.

Our approach transforms underutilized land into a thriving agricultural hub, with a clear roadmap for growth, innovation, and future development.

Acquisition &
Infrastructure
Development

1

Value Addition
& Agro-Tourism

3

2

Active Farming
Land Leasing

4

Urban Expansion
& Future
Redevelopment



PRODUCT OFFERINGS

Product Offerings



KATSIR FARM ISLAND®
EPE



Farmland Ownership

Secure and own a piece of high-growth land with long term value appreciation.

Land Leasing & Development
Lease your land for farming today with the potential for future commercial or residential redevelopment.



Managed Farming Services

Invest in farmland without the hassle; #farm4me - we handle operations, ensuring productivity and returns.



ADDED BENEFITS

Other Things on
offer

1

Land Security

24/7 surveillance and patrol of Katsir Farm Island with controlled access.

2

Hands-On Support

Providing clear guidance to implement farming innovations.

3

Community

Building a supportive network for collaboration and growth.

4

Early Access

Enjoy early access to new investment opportunities and future estate developments.



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ABOUT THE DEVELOPERS



KatSir Farm Island is proudly developed by KatSir Integrated Agro Investment Ltd, a forward-thinking agribusiness company committed to transforming Africa's agricultural landscape through innovation, investment, and sustainability.

Backed by a team of well-experienced directors with proven expertise in agricultural innovation, finance, and real estate, the company brings a strong blend of local insight and international best practices to the project.

With years of hands-on experience and global exposure, the leadership at KatSir ensures that every aspect of the farm estate—from land acquisition and infrastructure to farming models and investor support—is managed with professional excellence and long-term value in mind.

Agricultural Innovation Experts

Specialists in sustainable farming, agritech, and mechanized agriculture to ensure modern, high-yield practices.

Finance & Investment Strategists

Experts in agribusiness funding and land-based investment strategies designed to deliver maximum ROI.

Real Estate & Infrastructure Professionals

Project leaders with extensive experience in estate development across Nigeria and international markets.

Internationally Trained & Locally Rooted

A leadership team combining global exposure with a deep understanding of local agricultural opportunities and challenges.



INVESTMENT PACKAGE



1 ACRE
4,000 SQM

PRICE AVAILABLE ON REQUEST



Flexible payment plan available
Instant allocation upon full payment

Full documentation included:

Payment Receipt
Allocation Letter
Deed of Assignment
Registered Survey

Optional add-ons:

Farm Setup Support
Co-Farming Membership
Mechanized Group
Farming Access



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BEST OFFER



Dual Benefit

Katsir Farm Island offers a unique investment model where stakeholders can own a high growth land while appreciation is ongoing, participate in managed farming programs, and enjoy high-yield returns. The combination of land banking, commercial farming, tourism, and research makes it a sustainable and highly profitable venture.

KATSIR ESTATE PRODUCTIVITY



80%

A horizontal bar chart with a dark green segment on the left and a light green segment on the right. The light green segment represents 80% of the total bar.

OTHERS



30%

A horizontal bar chart with a dark green segment on the left and a light green segment on the right. The light green segment represents 30% of the total bar.

PARTNER'S & STAKEHOLDERS



**SouthCity Property
Limited**
Official Marketing &
Sales Partner

**Agribusiness
Consultants**

**Cooperatives &
Agro-Associations**

**Government
agencies**
NAFDAC,
Ministry of Agriculture

**Bank of
Agriculture**

**NGOs and
Development
Partners both local
and international**



KATSIR FARM ISLAND®
EPE

"FARM FOR ME" INITIATIVE

Own a Farm. Let Us Grow it.

Discover a smarter way to invest in agriculture through Katsir Farm Island's premium Farm Management Services – built for investors, professionals, and diaspora clients who want to own productive farmland without the stress of hands-on management.

What We Offer:



- ✓ Farmland allocation within Katsir Farm Island.
- ✓ Full-service farm management – from planting to harvest.
- ✓ Expert agronomists, modern irrigation & pest control.
- ✓ Monthly farm reports & digital tracking access.
- ✓ Guaranteed off-take & market support.
- ✓ Flexible lease or ownership options.

Why Choose Us? We are Located in the rich agricultural zone of Epe, Lagos

- Backed by Katsir Integrated Agro Investment Ltd.
- Powered by tech, transparency, and trusted results.
- Targeting up to **30% ROI** annually.





FAQs

Frequently Asked Questions

Q1: Is the land dry and suitable for farming?

Yes! The land is **100%** dry and fertile, with access to irrigation water for year-round farming.

Q2: Are there hidden charges?

No. All costs will be clearly stated in our offer letter.



Q3: Can I pay in installments?

Yes. We offer flexible payment plans to make ownership easier.

Q4: Will I get documents immediately?

Yes. You will receive your receipt, allocation letter, and deed of assignment after full payment.

Q5: Can I visit the site?

Absolutely! Site inspections are available every week. Schedule your visit today.



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