AGROLİDYA

FEASIBILITY STUDY 2026









29,555 M² · 2,900 OLIVE TREES · KAŞIKÇI, GÖRDES, MANISA

Your Own Olive Orchard.
Planted, Equipped, Managed for You.

PROJECT VALUE	LAND SIZE	OLIVE TREES	FIRST HARVEST
$280,775	29,555 m²	2,900 trees	2028

A planted olive farm in Kaşıkçı village, Gördes, one of Türkiye's leading olive growing regions, just a few hundred metres from the village centre. The trees were planted in April 2025 at high density, giving you a head start with an already established grove. You receive a 100% freehold title deed for the full 29,555 m², and Agrolidya runs the farm for you.



RETURN AT MATURITY
23.4%
Year 9, on the cash price

CASH DISCOUNT
10%
$252,698 paid in cash

Fully equipped
High density grove planted in April 2025, with drip irrigation, electricity and fencing.

Fully managed
Agrolidya runs the orchard, the harvest, oil production and sales for you.

State inspected
A 5 year plan is filed with the Ministry, which inspects the site twice a year.

SEE THE FARM ONLINE
investagrolidya.com
Photos, video, full listing

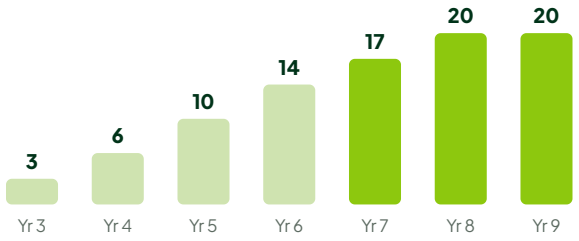
An Orchard That Pays More Every Year.
Up to 23.4% a Year at Full Harvest.

Income comes from extra virgin olive oil produced on your land and sold as Agrolidya branded bottled olive oil. Annual maintenance is deducted from income, and the net profit is shared 75% to you and 25% to Agrolidya.

ASSUMPTIONS

VARIETY	OIL PRICE
Arbequina, high density	$6.00 / litre
OIL YIELD	**PROFIT SPLIT**
4 kg = 1 litre	75% / 25%

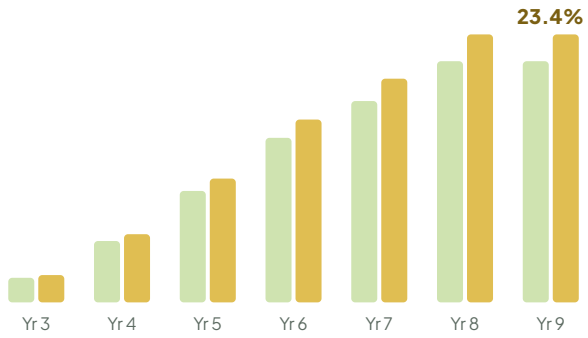
OLIVE YIELD , KG PER TREE



ANNUAL RETURN

Instalment price Cash price

Up to 23.4% a year from year 9



YEAR 9 INCOME	9 YEAR CUMULATIVE
$59,250	101.7%

REVENUE PROJECTION BY YEAR , USD

TREE AGE	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9
Olives (kg)	8,700	17,400	29,000	40,600	49,300	58,000	58,000
Olive oil (litres)	2,175	4,350	7,250	10,150	12,325	14,500	14,500
Gross income	**$13,050**	**$26,100**	**$43,500**	**$60,900**	**$73,950**	**$87,000**	**$87,000**
Annual maintenance	-$5,000	-$6,000	-$7,000	-$7,000	-$8,000	-$8,000	-$8,000
Net profit	**$8,050**	**$20,100**	**$36,500**	**$53,900**	**$65,950**	**$79,000**	**$79,000**
Agrolidya share (25%)	$2,012	$5,025	$9,125	$13,475	$16,488	$19,750	$19,750
Investor share (75%)	**$6,038**	**$15,075**	**$27,375**	**$40,425**	**$49,462**	**$59,250**	**$59,250**
Return, instalment price	2.2%	5.4%	9.7%	14.4%	17.6%	21.1%	21.1%
Return, cash price	**2.4%**	**6.0%**	**10.8%**	**16.0%**	**19.6%**	**23.4%**	**23.4%**
Cumulative, cash price	2.4%	8.4%	19.2%	35.2%	54.8%	78.2%	101.7%

Returns are the investor share divided by the price paid: $280,775 on the instalment plan, $252,698 in cash. Annual maintenance covers fertilisation, irrigation, weed and pest control, labour and harvesting.

OLIVE OIL PRICE USED

$6 per litre, close to the 10 year average

Over the past 10 years olive oil has sold between $5 and $8 per litre. Every $1 above $6 adds to the investor's income.



Pay in Cash and Save 10%.
Or Spread It Over 24 Months, Interest Free.

OPTION A · CASH

SAVE $28,078

~~$280,775~~

$252,698

10% discount for cash payment

Deposit, on reservation	$10,000
At contract, 40% in total	$101,079
At title deed transfer, 60%	$151,618

23.4% annual return at maturity on the cash price

WHY PAY IN CASH

- **Lowest entry price.** $28,078 less than the instalment plan.
- **Higher return every year,** on a smaller investment.
- **Title deed sooner,** at transfer, not after 24 months.
- **No instalments** to follow after the transfer.

OPTION B · 24 MONTH PLAN

0% INTEREST

$280,775

40% down, 8 quarterly instalments and a final payment

DEPOSIT	AT CONTRACT , 40% IN TOTAL
$10,000	$112,310

MONTH 3 $17,933.12	MONTH 6 $17,933.12	MONTH 9 $17,933.12
MONTH 12 $17,933.12	MONTH 15 $17,933.12	MONTH 18 $17,933.12
MONTH 21 $17,933.12	MONTH 24 $17,933.12	FINAL , MONTH 24 $25,000

Quarterly instalments are kept low by a final payment of $25,000 in month 24, made together with the title deed transfer.

INCLUDED IN THE PROJECT VALUE

- **Land preparation** — Complete soil work and levelling.
- **Planting** — 2,900 olive saplings.
- **Water supply** — Guaranteed access to water.
- **Drip irrigation** — Installed across the land.
- **Electricity** — Connection to the farm in place.
- **Perimeter fencing** — Whole property enclosed.
- **First year care** — Land and trees, first year.
- **Title deed** — 100% freehold, 29,555 m².

FROM RESERVATION TO TITLE DEED

1. **Reservation** — $10,000 deposit secures the farm.
2. **Sales contract** — Total paid reaches 40% of the price.
3. **Power of attorney** — Buy from abroad without travel.
4. **Ministry inspection** — Project inspected by the Ministry.
5. **Title deed** — Registered in your name.
6. **Management** — Agrolidya runs the farm for you.

AGROLIDYA RUNS THE FARM

A formal maintenance agreement covers soil care, irrigation, fertilisation, pest management, harvesting, olive oil production and sales. A 5 year agricultural plan is filed with the Ministry of Agriculture, whose engineers inspect the site twice a year. Title deed tax: 4% of the declared sale value.

View the listing

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