AGROLİDYA

FEASIBILITY STUDY 2026









29,600 M² · 1,550 OLIVE TREES · KAŞIKÇI, GÖRDES , MANISA

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

PROJECT VALUE	LAND SIZE	OLIVE TREES	FIRST HARVEST
$251,600	29,600 m²	1,550 trees	2028

A roadside olive farm in Kaşıkçı village, Gördes, one of Türkiye's leading olive growing regions. The plot sits right on the main road, a short distance from the village centre, with easy access and open natural views. The soil and climate suit olive growing, and the land also allows a private residence. You receive a 100% freehold title deed for the full 29,600 m², and Agrolidya runs the farm for you.



RETURN AT MATURITY
20.5%
Year 9, on the cash price

CASH DISCOUNT
10%
$226,440 paid in cash

Fully equipped
On the main road, with drip irrigation, electricity and fencing. Trees planted.

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

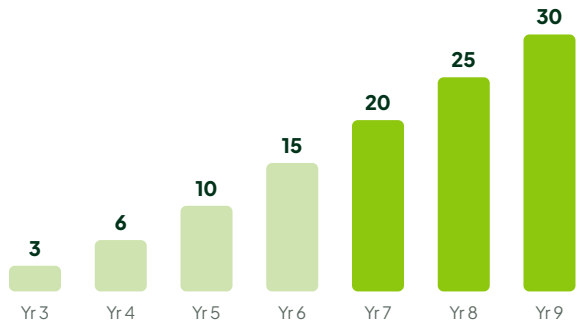
An Orchard That Pays More Every Year.
Up to 20.5% a Year at Full Harvest.

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
Turkish olive, oil type	$6.00 / litre
OIL YIELD	**PROFIT SPLIT**
4 kg = 1 litre	75% / 25%

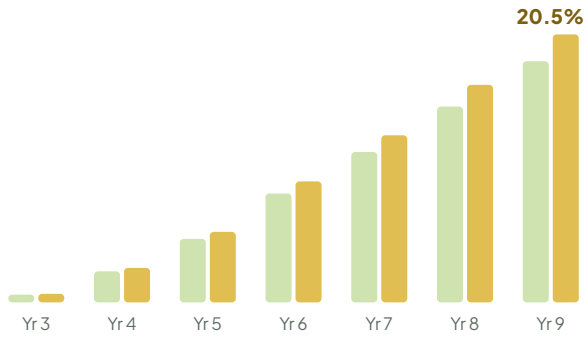
OLIVE YIELD , KG PER TREE



ANNUAL RETURN

Instalment price Cash price

Up to 20.5% a year from year 9



YEAR 9 INCOME	9 YEAR CUMULATIVE
$46,312	67.7%

REVENUE PROJECTION BY YEAR , USD

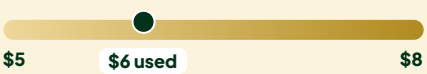
TREE AGE	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9
Olives (kg)	4,650	9,300	15,500	23,250	31,000	38,750	46,500
Olive oil (litres)	1,162	2,325	3,875	5,812	7,750	9,688	11,625
Gross income	**$6,975**	**$13,950**	**$23,250**	**$34,875**	**$46,500**	**$58,125**	**$69,750**
Annual maintenance	-$5,000	-$6,000	-$7,000	-$7,000	-$8,000	-$8,000	-$8,000
Net profit	**$1,975**	**$7,950**	**$16,250**	**$27,875**	**$38,500**	**$50,125**	**$61,750**
Agrolidya share (25%)	$494	$1,988	$4,062	$6,969	$9,625	$12,531	$15,438
Investor share (75%)	**$1,481**	**$5,962**	**$12,188**	**$20,906**	**$28,875**	**$37,594**	**$46,312**
Return, instalment price	**0.6%**	**2.4%**	**4.8%**	**8.3%**	**11.5%**	**14.9%**	**18.4%**
Return, cash price	**0.7%**	**2.6%**	**5.4%**	**9.2%**	**12.8%**	**16.6%**	**20.5%**
Cumulative, cash price	0.7%	3.3%	8.7%	17.9%	30.7%	47.3%	67.7%

Returns are the investor share divided by the price paid: $251,600 on the instalment plan, $226,440 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.



Price and Payment Options

AGROLİDYA

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

OPTION A · CASH

SAVE $25,160

~~$251,600~~

$226,440

10% discount for cash payment

Deposit, on reservation	$10,000
At contract, 40% in total	$90,576
At title deed transfer, 60%	$135,864

20.5% annual return at maturity on the cash price

WHY PAY IN CASH

- **Lowest entry price.** $25,160 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

$251,600

40% down, 8 quarterly instalments and a final payment

DEPOSIT	AT CONTRACT , 40% IN TOTAL
$10,000	$100,640

MONTH 3 $15,745	MONTH 6 $15,745	MONTH 9 $15,745
MONTH 12 $15,745	MONTH 15 $15,745	MONTH 18 $15,745
MONTH 21 $15,745	MONTH 24 $15,745	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** — 1,550 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, 29,600 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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