



TERRAVISTA PARK, IDO

PHASE 1 - NOW OPENING

Oil Palm & Cashew Plantation — A Managed Agricultural Investment
Own Farmland. Earn From It.

HarVestify



THE OPPORTUNITY

Land Is the Foundation of Wealth

Every form of wealth is built on land.

- Housing sits on land.
- *Agriculture* happens on land.
- Cities grow on land.
- Infrastructure is built on land.

"You can create more money. You can build more houses. **But you cannot create more land.**"

Why Serious Investors Hold Land

→ Scarcity

Land is limited, and demand continues to grow

→ Control

Land gives you ownership of a physical, non-replicable asset

→ Appreciation

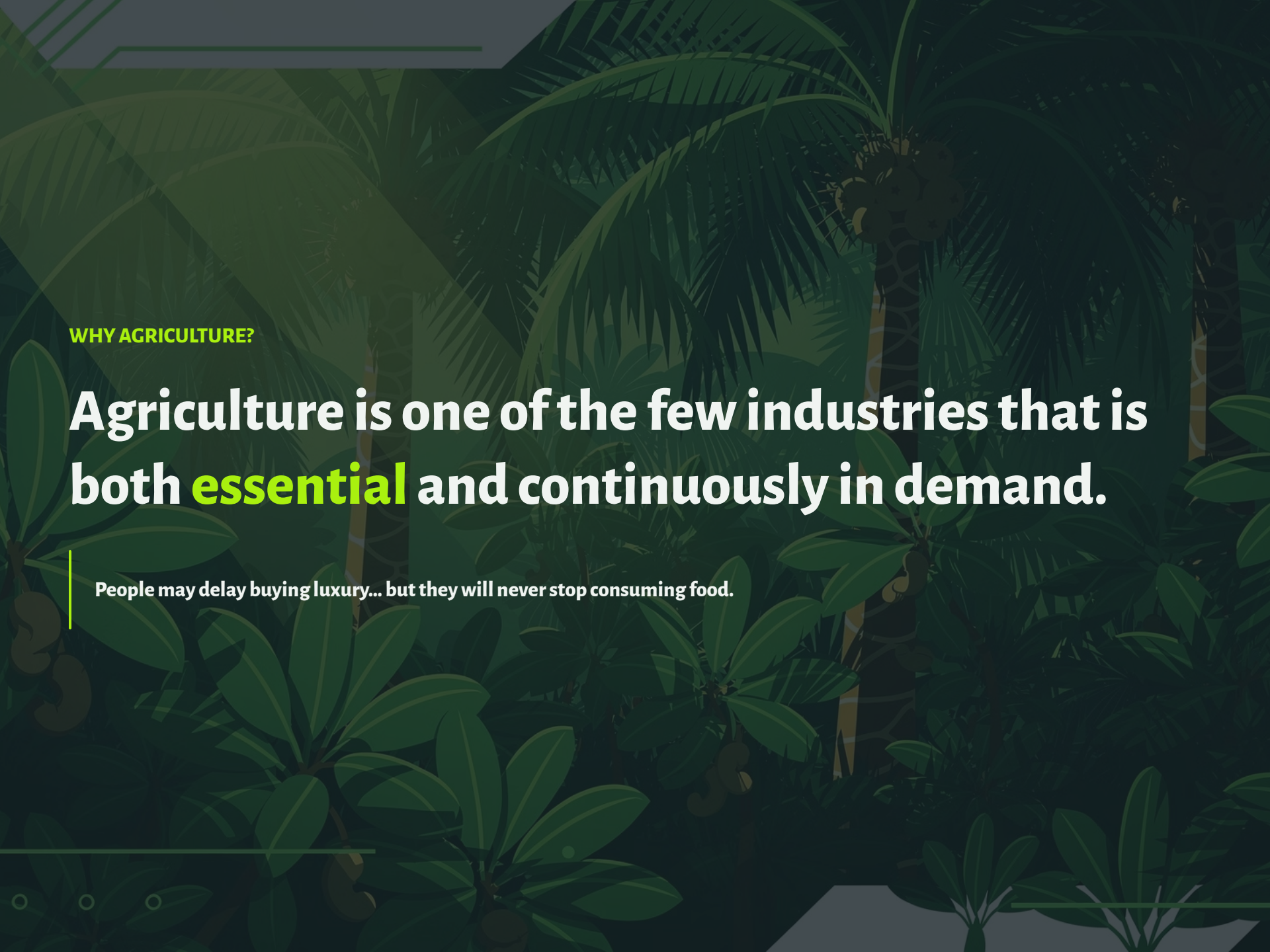
As development expands, land increases in value

→ Utility

Land can be used to generate income — not just held

Beyond Ownership

**Owning land is powerful. But
owning land that produces income
is even more powerful.**

A dark, stylized illustration of a tropical forest with palm trees and dense foliage. The background is a deep green with lighter green highlights on the leaves and fronds. The text is overlaid on this background.

WHY AGRICULTURE?

Agriculture is one of the few industries that is both **essential** and continuously in demand.

People may delay buying luxury... but they will never stop consuming food.

THE PROBLEM

Despite the value of land and agriculture, most people struggle to benefit from both.

1. Major Problems with Land Ownership

Many investors face challenges such as:

Verification

Difficulty verifying genuine land

Documentation

Incomplete or unreliable documentation

Disputes

Risk of disputes and ownership conflicts

This creates hesitation and limits confidence in land investment.

2. Agriculture Requires Structure and Expertise

Agriculture is often misunderstood as simply planting crops.

In reality, it requires:

Planning

Proper planning and timing

Knowledge

Technical knowledge

Management

Ongoing supervision and management

Without structure, results are inconsistent.

THE SOLUTION

The Solution — Terravista Park

Terravista Park was created to solve the key challenges in land ownership and agriculture.

Secure Land Ownership

Professional Agricultural Management

Income-Generating Cultivation

How Terravista Park Works

Terravista Park transforms land from a passive asset into an active, income-producing system.

01

Verified & Titled

Land is verified and titled (C of O)

03

Registered Survey

A registered survey is provided for proper documentation

02

Defined Allocation

Each investor receives a clearly defined allocation

04

Professional Farming

Farming operations are executed under professional guidance in collaboration with the Cocoa Research Institute of Nigeria, ensuring proper crop selection, planting standards, and long-term yield optimization

WHAT YOU GET

What You Get as a Terravista Park Investor

When you invest in Terravista Park, you are not just buying land — you are acquiring a **structured, income-generating asset**.

1

Allocated Farmland

A clearly defined portion of land within Terravista Park. Your allocation is properly mapped and identifiable.

2

Legal Documentation

Land covered under a Certificate of Occupancy (C of O). A registered survey issued for your specific allocation.

3

Structured Crop Allocation

Each acre is developed using a mixed farming model: **49 Oil Palm Trees + 27 Cashew Trees**. Carefully planned to balance early and long-term returns and for diversification.

4

Professional Agricultural Management

Land preparation and planting. Ongoing farm maintenance. Harvest coordination. Executed under professional guidance in collaboration with the Cocoa Research Institute of Nigeria.

1

Income from Agricultural Output

- Crops are harvested from your allocated farmland
- Produce is processed into value-added products through Harvestify's processing operations (e.g. palm oil, processed cashew)
- These products are then distributed into the market

2

Investor Transparency & Updates

- Real-time project updates via the Harvestify app
- Visibility into planting, growth and harvest
- Farm reports, photos and videos
- Financial and operational updates

3

Estate Security & Protection

24/7 trained security personnel

- Solar-powered perimeter lighting
- CCTV surveillance of strategic locations
- Routine security monitoring updates throughout the farming cycle

 So you can invest with confidence, not uncertainty.

INVESTMENT & PRICING STRUCTURE

Pricing Structure

The Terravista Park pricing reflects the full setup and development of your farmland, not just land acquisition.

Each allocation covers:

Verified, Titled Land C of O included	Survey & Documentation
Land Clearing & Preparation	Seedlings Oil Palm + Cashew
Planting & Farm Setup	Professional Management

This ensures your land is not just owned — but properly established for agricultural production.

☆ EARLY ACCESS	STANDARD ENTRY	LATE ENTRY	☆ EARLY ACCESS	STANDARD ENTRY	LATE ENTRY
JULY - AUG 2026 ₦7,000,000/Acre	SEPT - DEC 2026 ₦7,500,000/Acre	JAN - FEB 2027 ₦8,000,000/Acre	JULY - AUG 2026 ₦1,400,000/Plot	SEPT - DEC 2026 ₦1,500,000/Plot	JAN - FEB 2027 ₦1,600,000/Plot
Limited slots available. Designed to reward early commitment.			Limited slots available. Designed to reward early commitment.		

FLEXIBLE PAYMENT PLANS

Tiered by Speed

For investors who prefer structured payments, pricing is based on how quickly you complete your investment.



₦7M

Full Payment

₦7M

ONE -TIME PAYMENT



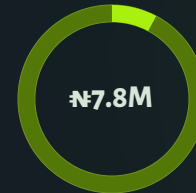
₦7.4M

3 Months Plan

Total: ₦7.4M

upfront: ₦3.5M

Monthly: ₦1.3M X 3



₦7.8M

6 Months Plan

Total cost: ₦7M

Upfront: ₦3M

Monthly: ₦800,000 X 6



₦8.6M

12 Months Plan

Total cost: ₦8.6M

Upfront: ₦2.6M

Monthly: ₦500,000 X 12

How Payment Works

1

Step 1 – Reserve Your Allocation

Pay the required upfront deposit for your chosen payment plan. This reserves your farmland allocation and initiates documentation.

2

Step 2 – Complete Your Investment

Pay the remaining balance according to your selected payment plan. Upon completion, your allocation proceeds to full development and ownership documentation.

FLEXIBLE PAYMENT PLANS

Tiered by Speed

For investors who prefer structured payments, pricing is based on how quickly you complete your investment.



Full Payment /PLOT
N1.4M

ONE -TIME PAYMENT



3 Months Plan

Total: N1.5M
upfront: N750,000
Monthly: N150,000 X 6



12 Months Plan

Total cost: N1.8M
Upfront: N600,000
Monthly: N100,000 X 12

How Payment Works

1

Step 1 – Reserve Your Allocation

Pay the required upfront deposit for your chosen payment plan. This reserves your farmland allocation and initiates documentation.

2

Step 2 – Complete Your Investment

Pay the remaining balance according to your selected payment plan. Upon completion, your allocation proceeds to full development and ownership documentation.

 **Key Principle:** The faster you complete your investment, the lower your total cost.

Allocation Policy



Allocation is secured upon initial commitment (2026)



Investors are expected to complete payment within their selected plan



Full investor benefits apply upon completion of payment

PROJECT TIMELINE & EXPECTATIONS

Project Timeline Overview

Terravista Park is structured as a phased agricultural development, designed to move from land allocation to income generation in a clear and predictable flow.

July – Aug 2026

Early Access

Early investors secure allocation.

Discounted pricing applies.

September – December 2026

General Allocation

Continued allocation of remaining plots.

Standard pricing applies.

January – March 2027

Preparation Phase

Finalization of land allocations. Survey and documentation processing. Farm planning and operational setup. Nursery preparation and sourcing of seedlings.

April – May 2027

Planting Phase

Land clearing and preparation. Planting of Oil Palm and Cashew.

Post-Planting

Growth Phase

Ongoing farm management and maintenance. Continuous monitoring of crop development. Investors receive updates via the Harvestify app.

YIELD EXPECTATIONS

What to Expect from Your Investment

Cashew — Early Yield

- Begins to produce earlier seasonal returns
- Provides initial income cycle

Oil Palm — Long-Term Yield

- Reaches maturity over time
- Provides consistent, long-term production

 **Important Note:** Terravista Park is designed as a structured, long-term agricultural investment. Early returns are supported through the mixed cropping model. Full value is realized over time as crops mature.

THE ADVANTAGE

By combining:

Cashew

Early yield

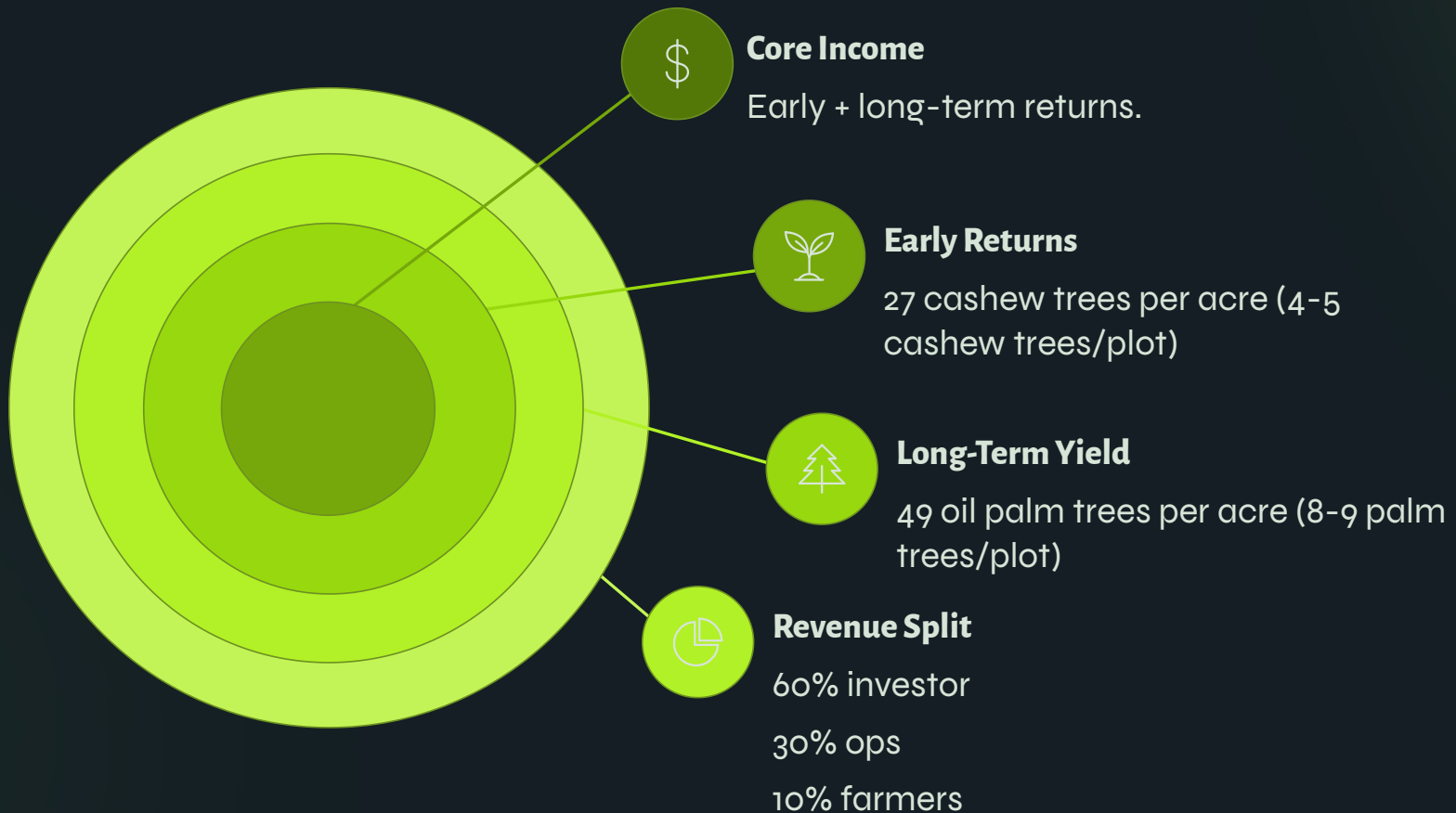
Oil Palm

Long-term yield

Terravista Park creates a **balanced income timeline**

RETURN ON INVESTMENT (ROI)

A Dual-Income Agricultural System



Each acre consists of 27 Cashew Trees (early income) and 49 Oil Palm Trees (long-term income).

Early Income Phase (Year 3–5) — Cashew only

Scenario	Gross Revenue	Investor Share (60%)
Conservative Case	N202,500	N121,500
Expected Case	N324,000	N194,400
High Performance Case	N432,000	N259,200

Growth Phase (Year 5–10) — Cashew + Oil Palm

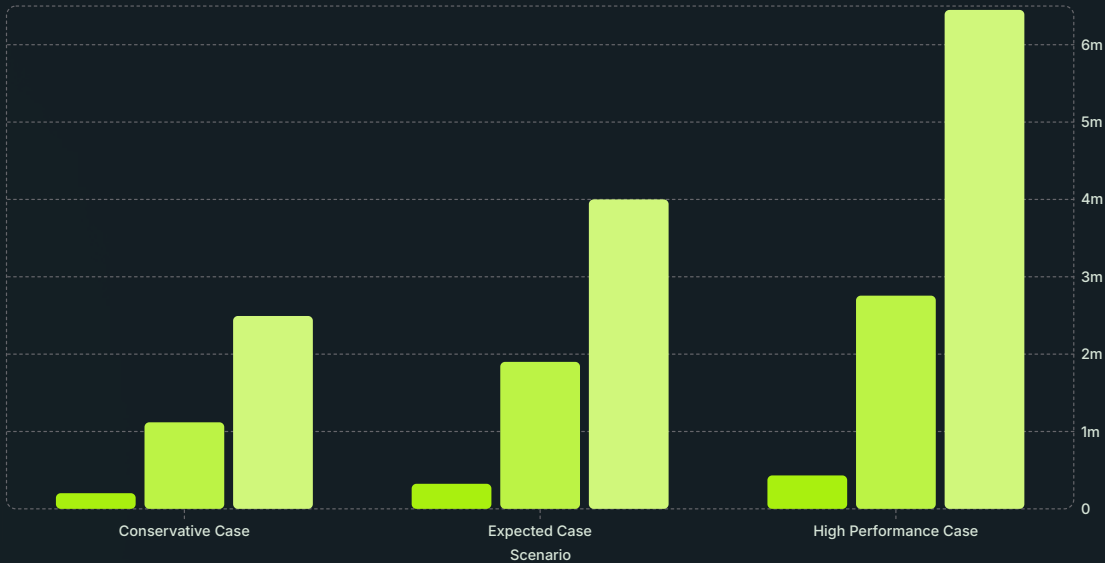
Scenario	Gross Revenue	Investor Share (60%)
Conservative Case	N1,118,804	N671,282
Expected Case	N1,900,000	N1,140,000
High Performance Case	N2,756,087	N1,653,652

Mature Phase (Year 11+) — Full Production

Scenario	Gross Revenue	Investor Share (60%)
Conservative Case	N2,493,261	N1,495,957
Expected Case	N4,000,000	N2,400,000
High Performance Case	N6,449,565	N3,869,739

Investor Annual Returns Per Acre

Early Income Phase Growth Phase Mature Phase



Each plot consists of approximately 4-5 Cashew Trees and 8-9 Oil Palm Trees .

Early Income Phase (Year 3–5) — Cashew only

Scenario	Gross Revenue	Investor Share (60%)
Conservative Case	N33,750	N20,250
Expected Case	N54,000	N32,400
High Performance Case	N72,000	N43,200

Growth Phase (Year 5–10) — Cashew + Oil Palm

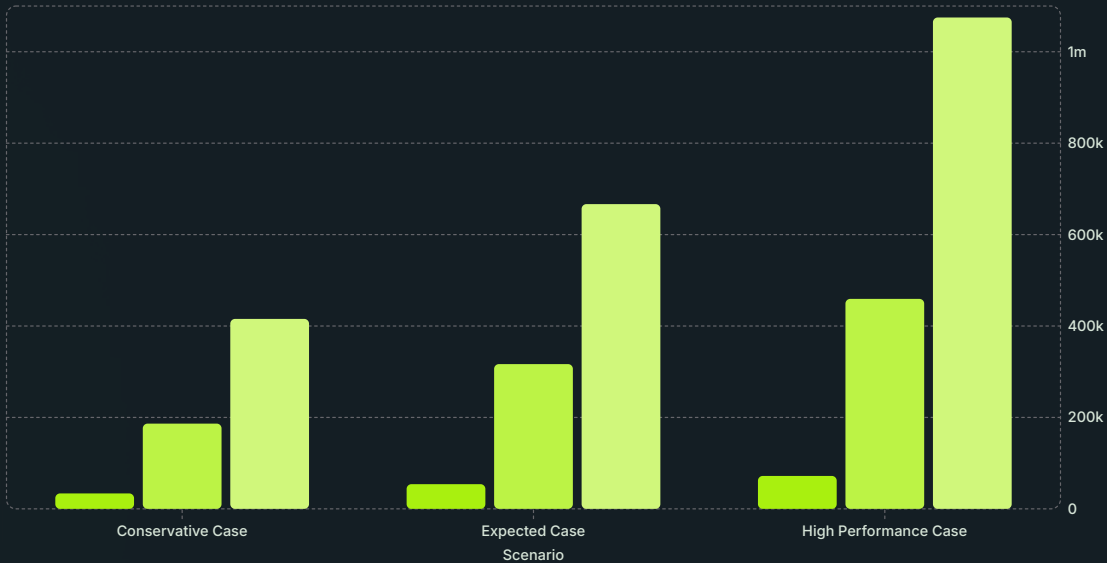
Scenario	Gross Revenue	Investor Share (60%)
Conservative Case	N186,467	N111,880
Expected Case	N316,667	N190,000
High Performance Case	N459,348	N275,609

Mature Phase (Year 11+) — Full Production

Scenario	Gross Revenue	Investor Share (60%)
Conservative Case	N415,544	N249,326
Expected Case	N666,667	N400,000
High Performance Case	N1,074,928	N644,957

Investor Annual Returns Per Acre

■ Early Income Phase ■ Growth Phase ■ Mature Phase



TERRAVISTA PARK IS A system designed for both early value and long-term sustainability.

Secure your Allocation

A limited number of allocations are available. Terravista Park is **not designed for mass entry**. Each allocation represents a position within a **structured system**. Secure yours by making your **initial commitment**. **Positions are confirmed upon entry**. Once this phase is filled, it closes. **Access is limited**. Position yourself accordingly.

CONTACT US

Phone : +234 8032209116

IG : @useharvestify

Website : www.useharvestify.com

Email : info@usharvestify.com

HarVestify

