



AGRICULTURAL REAL ESTATE INVESTMENT GUIDE

2020

If you want to feed the world in 2050,
then in the next 30 years, we need to
produce the same amount of food that
we have over the last 8000 years.

This unfortunate but inevitable situation
creates a solid investment asset with an
unprecedented success that is called
Agricultural Real Estate Investment.

Introduction

Finding investment farmland is not an easy
process and can have many complications.

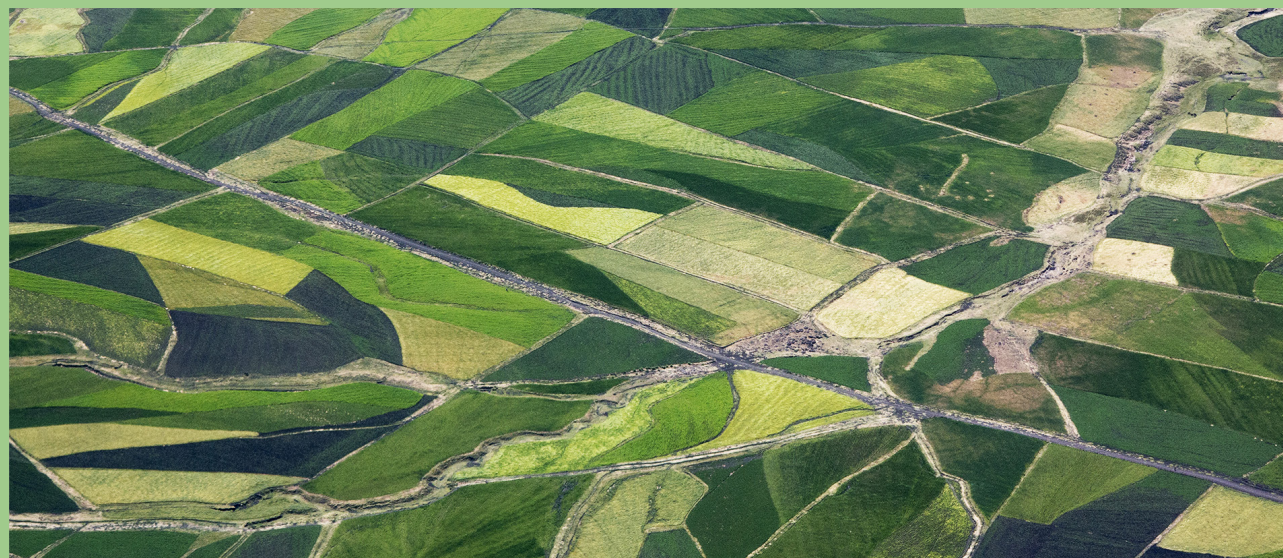
In this guide, you can find the general
information about farmland investment
and the key benefits and risks related to it
before buying farmland. We are hoping
that this guide will be useful for you before
you purchase this high profit potential real
estate asset.

Why You Should Invest in Farmland

The world is changing fast. In our fast-developing world, we are starting to realize two crucial facts day by day.

1 The food is becoming more and more important as the world population is growing dramatically. It is expected that our demand for food will be double by 2050 as the world population will hit 10 Billion People. The percentage of the Middle Class is growing rapidly, which is bringing a higher demand for food. Governments are trying to increase crop production, but the gap between the supply and demand is increasing every day.

2 Farmlands are very important Real Estate Assets as the number of farmlands with productive soil and water sources are decreasing rapidly. We can easily say that farmland is one of the most important assets in the world.



When we put these two important facts, we can see that investing in freehold farmlands is an extremely smart move. Saying that; some people might ask some of the below questions:

1 What about the new generation of farming methods of vertical farming, greenhouse farming with no soil, etc? They don't need much soil or water. Aren't these methods a threat to the profitability of the farmland investments?

2 The world is full of farmlands. How come they will be adding value continually?

The answers are simple:

1 We can't produce trees on walls, and we can only produce specific veggies and fruits without soil and water.

2 The number of productive farmlands with good soil and water is decreasing dramatically due to many factors such as climate change, soil erosion, and misuse of farmlands.

So, the fact is, as humans, we can always build concrete anywhere, but we cannot create productive soil with water wherever we want. In the very near future, nothing will be more valuable than farms with already planted trees!

Because it takes time for trees to grow, and it is becoming harder each day. We are still living in the golden times to grow trees if we have the know-how.

Possible Risks

- 1** Soil Quality and Water Availability, which are essential factors in the farming business. Different kinds of crops can grow in different types of soil. It is vital to choose the correct crop commodity that is produced in a suitable soil type to increase the yield. If farmland doesn't have good soil and good water, the production will be under big risk.
- 2** Some common factors and imminent risks of Climate Change make some of the crop types riskier for the investor. Especially, most of the juicy fruit types have higher risks against diseases and weather conditions.
- 3** Some companies sell shares of companies or similar leases for farmland investments. These can be very risky for investors. It is always the best to buy freehold farmland with full ownership.
- 4** Investors can have difficult times to manage the farmlands as this job requires many qualifications, know-how, and experience. Buying land from a professional company with a management guarantee can eliminate the risk and increase the returns dramatically.



Possible Benefits

- 1** Investors can have Tax Benefits, as many governments provide tax incentives to farmland owners.
- 2** Farmlands appreciate more than any other real estate asset class.
- 3** Agricultural Real Estate Investments can be considered long term investments, and they can be arranged to be held in the investor's family and inherited to future generations.
- 4** Investing in farmlands can produce many benefits to mother nature, to the local economy, local society, and our future generations.
- 5** Investors can get citizenship by investing in Freehold Farmlands in certain countries.

The Most Important Points Before Purchasing Farmland

Here are some guidelines to invest in the agricultural real estate:

1. Buy farmland from a company that has the know-how in farming. Because it is difficult to manage a farm, and it is a costly process. So, it is always better to buy farmland with a management guarantee! These types of farmlands are called MANAGED FARMLANDS!

2. Buy farmland directly from the owner, preferably from a professional company. Make sure that there are no debts or charges on the lands.

3. Buy farmland with fruits that have a high commodity value. Value also comes with the security of the harvest. For example, dry nuts such as walnuts and almonds have very high commodity values because:

a. There are very high production shortages in the world for both walnuts and almonds.

b. These nuts are considered healthy as they consist of a high amount of protein and minerals.

c. Harvest of these nuts is only once a year, so there is always huge demand throughout the year. The production also can be sold more expensive after specific times of the harvest times.

d. Walnut and almond trees can be planted successfully only in specific regions with specific climate criteria. This situation makes them more and more valuable each year.

e. Dry Nuts in Shell have a long shelf life and can be stored in basic conditions.



4. Make sure the management company has modern and effective management techniques for fertilization, water irrigation, and most importantly, for the harvest. Effective harvest is key to quality products!

5. Make sure that you buy the land from a company that has processing and packaging facilities. That way, you will have the peace of mind to sell your harvest immediately at a good value.

6. Always buy a managed farmland and make sure that the management company has qualified water and soil test results.

7. A cheap or expensive farm doesn't mean a good farm. Soil quality and water availability are crucial. If you have these with a good management company and grown trees, you have a gold mine on your hands.

8. Try to buy managed farmlands with agroforestry possibilities. That way, you can get income from second and even third production activities such as livestock farming under the trees, honey farming, and multiple extra veggie farming.

9. Buy in a secure place and secure country where the management company has long years of experience, know-how, experienced team, machinery, and brands.

10. Buy from a company that offers long term payment plans. That will give you the peace of mind to observe the progress.



Conclusion

Our world is changing dramatically. Food is becoming a more and more important commodity, and by increasing the world population, the popularity of farmland investment is growing as well. Farmland Investment is also a great alternative investment product to diversify alongside the traditional residential real estate, stock market or commercial properties.

Our best recommendation is to work with a company that can provide a management guarantee and full security on the farmland assets. Invest4land is one of the largest Agricultural Real Estate Development Companies in Europe with experienced sister management companies in the countries it operates!

All the farmlands belong to our asset holding companies, and we open our projects for sale after all the necessary tests and checks. All the title deeds of the farmlands are clear from any debts or charges. We also provide long term payment plans to our investors. Most importantly, we invest in factories, process lines, and machinery to make the farms as productive as possible, and sell the harvest as profitable as possible for our investors.

Invest4Land is revolutionizing the agricultural industry with innovative and modern methods, creating a reliable income for its investors and making the world a better place with thousands of trees planted each year.

We believe in meticulous planning and organization when it comes to our passionate work. Decades of know-how and hundreds of happy clients put Invest4Land in a unique position in the field.

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