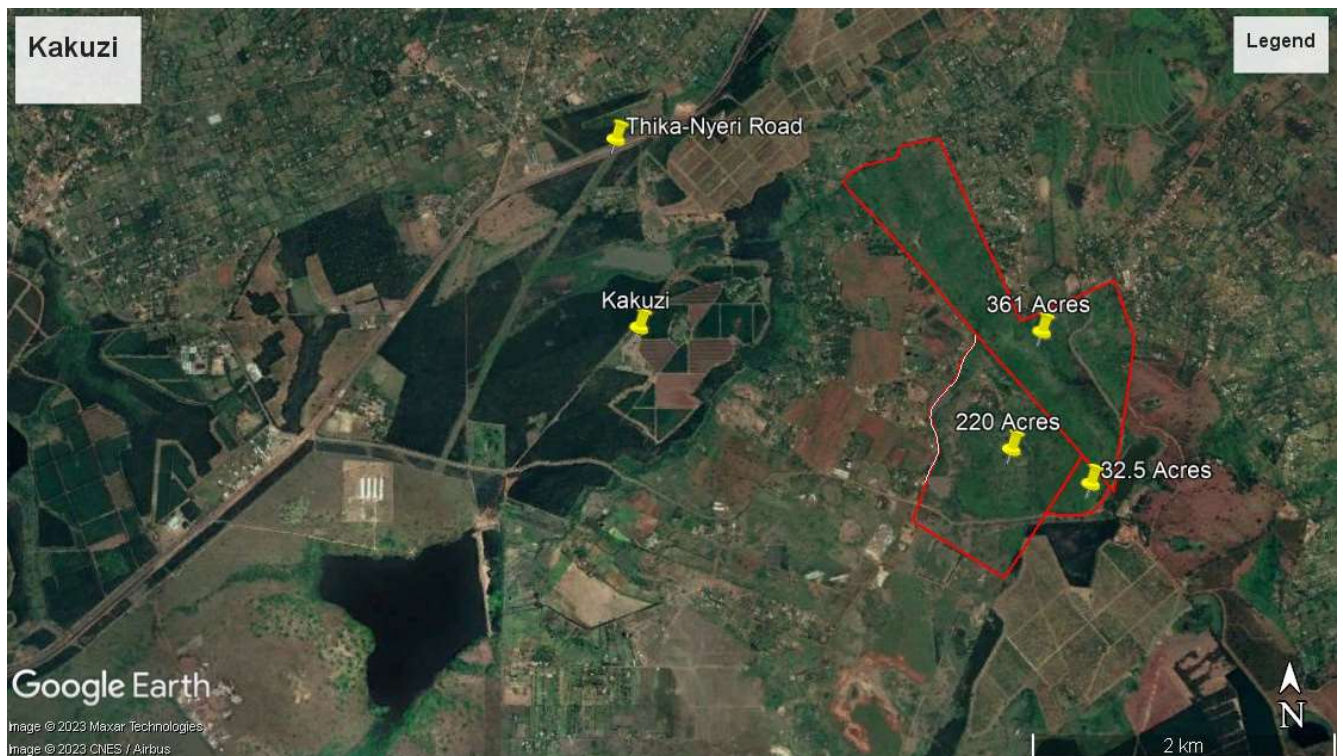


KAKUZI/MAKUYU PARCEL FOR SALE

Location

It is located along Ithanga Road about 5 Kilometers from Makuyu Stage within Kirimiri/Kakuzi area, Murang'a County. The parcels lies at GPS coordinates: -0.919202° 37.246271° . The entire block with 3 parcels measures about 613.5 Acres.

This is the next upcoming frontier, with available affordable agricultural land, that continues to be converted into residential use due to the area's close proximity to Nairobi, Thika and Muranga Towns as well as rapid physical infrastructural growth.



Developments

The block was previously a coffee farm and ranch, developed thereon are old and dilapidated farmhouses, coffee factory, staff houses and other support structures.

The parcels;

The block comprise of three parcels as follows:-

	Size	Description
Parcel 1	Approximately 220 acres.	Irregular terrain with two scenic dams. Indigenous and exotic trees, coffees and dense bushes characterize the parcel. 90% is mainly red loamy soils with the northern part featuring mixed sandy soils. The

		parcel fronts the main Ithanga Road. Its noteworthy that about 3.5 Acres have been donated to a local school and a chief's camp. This has not been officially surveyed and hived from the parcel.
Parcel 2	Approximately 361 acres.	Formerly ranching fields with dense forests with mature trees and shrubs. The terrain is irregular with a stream crossing throughout the parcel.
Parcel 3	Approximately 32.5 acres.	It lies along the main tarmac access road. With uneven gradient and with dense bush, mature exotic and indigenous trees.

Sale Terms;

Ownership/Tenure	The 220 and 32.5 Acres parcels have new 99 years starting 2018. The 361 acre parcel has a running 999 years lease.
Selling Price	Kshs. 3,500,000 per acre (Negotiable).
Ownership Documents	To be provided upon official request.

