Omo-Okalara Homestead

Omo, Ekiti, Nigeria

Lot 1

Description of the property:

The property is a homestead situated in the rural area of Omo-Okalara, Ekiti, Nigeria. It consists of several plots of land totaling approximately 5 acres. The land is suitable for agricultural purposes, with a year-round water supply and fertile soil.

The property is currently under cultivation, with crops such as maize, beans, and yam being grown. Additional land is available for expansion.

Terms of sale:

The property is being sold on an 'as is' basis. The seller guarantees the validity of the land title and access rights. All necessary documents for the transfer of ownership will be provided.

Price:

The asking price for the property is $250,000. Payment plans are available upon request.

Contact information:

Buyer should contact Mr. James Afolayan, the property owner, at 08173567890 for further discussions.

Notary public:

A notary public will be required to witness the signing of the sale agreement. All formalities will be handled by a local attorney.

Access:

The property is accessible via a well-maintained dirt road. A gate key will be provided to the new buyer.

Utilities:

The property has access to electricity and water. A solar power system is currently being installed to ensure uninterrupted power supply.

Zoning:

The property is zoned for agricultural use. No additional permits are required for the current use.

Legal issues:

All legal issues related to the property have been resolved. The property is free from any encumbrances or restrictions.

Inspection:

Buyers are encouraged to conduct a thorough inspection of the property before finalizing the sale.

Financial statement:

A financial statement will be provided upon request, outlining the property's current financial status.

Closing:

The closing date for the sale is negotiable. A deposit of 20% of the agreed price is required upon signing the agreement.

Additional conditions:

The buyer will be responsible for any outstanding utility bills and taxes. A certificate of occupancy will be provided upon completion of the sale.

This is a brief overview of the property. For more detailed information, please contact the seller directly.
Territory of Hawaii.


Honolulu, T. H.,—

OGMA HOMESTEADS,
Goma, N. Kona, Hawaii.
Lot 7.

Beginning at a point on homestead road, which is the North west corner of this lot and the North east corner of Lot 6, the co-ordinates from Government Survey Secondary Δ Station "Umiahu" being S 1825.3 feet, W 4570.3 feet and running by true bearings:

1. N 77° 41' E 877.0 feet along homestead road,
2. S 41° 25' E 565.7 feet along homestead road,
3. S 54° 40' E 425.7 feet along homestead road,
4. Due South 2552.0 feet along Lot 6,
5. S 89° 56' W 1575.0 feet along Goma 2nd.,
6. Due North 3354.5 feet along Lot 6 to initial point.

Area 120.2 acres.

May 5th, 19—