



Atan Land Investments
EST. AGRICULTURAL PLATFORM



— PLANNING DOCUMENTATION

Project Timeline

Three Proposed Development Sequences for the Atan Estate

3

PROPOSALS

12-36

MONTHS, PHASE 1

5

CONTROL GATES

AUG 2026

PREPARED



Common preliminary activities

These activities should be completed under all proposals:

- Land and boundary verification
- Topographic and contour survey
- Flood and drainage assessment
- Soil and geotechnical investigation
- Environmental screening
- Farm master planning
- Access-road and drainage design
- Water-source assessment
- Community and stakeholder engagement
- Permit and approval processing



PART

Proposal 1: Basic Crop Farm and Livestock Support Project

Suitable for:

- Initial agricultural use
- Crop production
- Small-scale livestock
- Demonstration farming
- Lower initial capital investment

Estimated duration: 12-15 months

Period	Activity	Main outputs
Months 1-2	Project mobilization and site verification	Project team, work plan, confirmed land information
Months 1-3	Boundary, topographic, soil, and drainage surveys	Survey plans, soil report, drainage map
Months 2-4	Farm master plan and environmental screening	Farm layout, environmental risk register

Period	Activity	Main outputs
Months 3-5	Permits, approvals, and community consultations	Relevant approvals and stakeholder records
Months 4-6	Site clearing and controlled vegetation management	Prepared farm areas, retained drainage corridors
Months 4-7	Construction of access roads and drainage controls	Farm access, culverts, channels, erosion protection
Months 5-8	Water supply and irrigation installation	Borehole or approved water source, storage tanks, irrigation
Months 6-9	Farm buildings and support facilities	Store, staff shelter, livestock structures, security post
Months 7-10	Soil improvement and land preparation	Prepared beds, amended soils, planting zones
Months 9-12	First crop planting and livestock introduction	Initial production cycle
Months 12-15	Monitoring and operational improvement	First performance review and corrective measures

Main advantage

This proposal allows the project to begin generating agricultural experience and revenue while larger development decisions remain under review.

Main limitation

It may require later modification if the project expands into intensive farming, processing, or large-scale livestock operations.



Proposal 2: Integrated Commercial Farm Project

Suitable for:

- Commercial crop production
- Poultry, piggery, fishery, or cattle operations
- Greenhouses
- Irrigation farming
- Packhouse and farm-support infrastructure

Estimated duration: 18-24 months

Period	Activity	Main outputs
Months 1-3	Feasibility study and project definition	Business case, production targets, investment estimate
Months 1-4	Survey, soil, drainage, flood, and environmental studies	Technical and environmental baseline reports
Months 3-6	Detailed design and approvals	Approved master plan, engineering drawings, permits
Months 4-7	Community engagement and procurement	Contractor and supplier appointments
Months 5-9	Primary access roads, drainage, and flood-control works	Durable access and controlled stormwater flow
Months 6-10	Water supply, irrigation, power, and backup systems	Operational utilities
Months 7-13	Construction of farm buildings	Processing, storage, staff, livestock, and utility structures
Months 9-14	Land preparation and production-zone development	Crop fields, greenhouses, ponds, livestock areas
Months 12-16	Equipment installation and commissioning	Farm machinery and production systems
Months 14-18	Trial production and staff training	Tested production systems
Months 18-21	First commercial production cycle	Initial harvest or livestock output
Months 21-24	Performance review and expansion planning	Operational audit and improvement plan

Main advantage

This approach creates a more complete and commercially viable farm operation, with better control over production, storage, water, and logistics.

Main limitation

It requires more capital, stronger management, and careful drainage planning to avoid transferring flood risks to neighboring communities.



Proposal 3: Phased Agro-Industrial and Agribusiness Estate

Suitable for:

- Large-scale farming
- Crop production and processing
- Cold storage and warehousing
- Produce aggregation
- Packaging and distribution
- Agro-processing
- Employment and community development

Estimated duration: 30-36 months for Phase 1, with later expansion



Phase 1: Studies, planning, and approvals - Months 1-6

Activity	Timing
Feasibility and market studies	Months 1-3
Detailed land, topographic, and cadastral survey	Months 1-3
Hydrological, flood, and drainage studies	Months 1-4
Soil, geotechnical, and water-quality investigations	Months 2-4
Environmental and social impact assessment	Months 2-5
Master planning and engineering design	Months 4-6
Permits, financing, procurement planning	Months 5-6



Phase 2: Enabling infrastructure - Months 7-15

Activity	Timing
Main access roads and internal circulation	Months 7-12

Activity	Timing
Drainage channels, culverts, retention ponds, and erosion control	Months 7-13
Water supply and irrigation network	Months 8-14
Electricity, solar, generator, or hybrid power systems	Months 9-14
Security, fencing, and site-control systems	Months 10-15



Phase 3: Agricultural production areas - Months 10-20

Activity	Timing
Land preparation and soil improvement	Months 10-15
Greenhouses or protected cultivation	Months 12-18
Crop production areas	Months 12-20
Livestock and poultry facilities	Months 13-19
Fish ponds or aquaculture facilities, if applicable	Months 13-19
Farm machinery and equipment deployment	Months 16-20



Phase 4: Processing and support facilities - Months 15-27

Activity	Timing
Packhouse and produce handling area	Months 15-21
Cold storage and warehouse facilities	Months 17-23
Processing buildings and equipment	Months 18-25
Waste-management and wastewater systems	Months 18-24
Administration, staff, training, and welfare facilities	Months 20-25
Testing and commissioning	Months 24-27



Phase 5: Operations and stabilization - Months 27-36

Activity	Timing
Trial production and processing	Months 27-30
Staff training and operating procedures	Months 27-31
First full production cycle	Months 30-34
Market distribution and customer development	Months 30-35
Environmental and operational audit	Months 33-35
Phase 2 expansion decision	Month 36

Main advantage

This proposal supports long-term commercial growth, processing, job creation, and regional agricultural development.

Main limitation

It has the highest capital requirement and should only proceed after confirming flood risk, land suitability, market demand, financing, and regulatory requirements.



Recommended sequencing for the Atan site

Because the land reportedly receives excess water from Ajegbende, the following sequence is recommended:

1. **Do not begin large-scale land clearing first.**
2. Complete the **topographic and hydrological surveys.**
3. Identify and protect existing drainage channels.
4. Construct primary drainage and water-retention infrastructure.
5. Begin with a controlled pilot farm area.
6. Monitor flooding and soil performance through at least one rainy season.
7. Expand production only after the pilot area performs satisfactorily.



Recommended project-control milestones

The project should have formal approval gates before moving to each major stage:

Gate 1: Site suitability

- Survey completed
- Flood pathways identified
- Soil suitability confirmed
- No major legal or boundary dispute

Gate 2: Design approval

- Farm master plan completed
- Drainage and water-management design approved
- Environmental requirements identified
- Project budget confirmed

Gate 3: Construction readiness

- Permits secured
- Contractors appointed
- Financing available
- Health, safety, and environmental plan approved

Gate 4: Production readiness

- Water, power, roads, and buildings operational
- Staff trained
- Emergency procedures established
- Waste-management system functional

Gate 5: Expansion approval

- Pilot production results reviewed
- Flood and drainage performance confirmed
- Market and financial results acceptable
- Environmental monitoring satisfactory



Recommended option

For the Atan land, **Proposal 1 followed by Proposal 2** is likely the most practical approach:

- Start with a **12-15-month pilot farm project**.
- Use the first rainy season to test drainage and soil behavior.
- Expand into the integrated commercial farm over the following **12-18 months**.
- Consider agro-processing only after production, market, and infrastructure conditions are confirmed.

This phased approach reduces financial risk and helps prevent development from worsening flooding in Atan, Ajegbende, Imokun, Noforija, Ilara, or Odo-Egiri.