

3 Hassle-Free Productive Land Opportunities (From Under 50k) To Give You A Bonus Pension Check Every Year

By the Editors of Live And Invest Overseas™



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No matter how big (or small) your real estate investment portfolio is, it has to include agriculture. Agriculture investments, or more specifically agriculturally productive land investments, are excellent options for investors who want

1. Above-average land value appreciation,
2. Regular cash returns, and
3. A legacy that can be handed down to future family generations

Unlike a residential lot in a new development or a plot of raw land that is still pending planning permission, agriculturally productive land always retains its potential to make money. In other words, the land will always be able to produce something of marketable value (fruit or wood to name but a couple). It can be harvested—it can therefore make you money. When your crops reach maturity, you harvest, sell the crops, and then plant new crops. The land is continuously productive.

On top of generating a regular income through harvesting, your land also goes up in value (value appreciation) as years go by. This is beneficial for three reasons:

1. You can use the land as security for a loan,
2. You can sell the land and make a profit on the sale, and
3. You can pass the land down to future generations so they can earn an income from its harvest, use it as loan security, or sell it.

Buying shares of a teak company, for example, is a soft asset. Buying agriculturally productive land, on the

other hand, is a hard asset because you own something tangible. Hard assets give the investor more control than soft assets, as the investor is the actual proprietor (often exclusively so).

Could it get any better? Yes.

Hassle-Free Hard-Asset Investment

Today's agriculturally productive land investments are completely turn-key. You don't need to become an actual farmer. You don't need to buy a plot of land, seeds, and a plow, roll your sleeves up, and get your hands dirty. Instead, you employ experts to manage your land and crops—rendering your hard asset investment turn-key.

A Bit Of Background

There are a few words that end in “culture” and although you don't need to be a pro, knowing just a few basic words can go a long way. Arboriculture pertains to trees. Viticulture is all about wine. Agriculture is about crops and animals/livestock. There are different types of crops—commodity crops and non-commodity crops. Commodity crops are the essentials that the world needs—rice, flour, maize, etc. They are sold on official markets, so it's easy to track market performance. Non-commodities are the non-essentials... such as truffles, for example, a type of mushroom that's considered a delicacy across the world (and priced as such). Both commodity and non-commodity crops have pros and cons for investors.

Harvest time is another variable to consider as you crop shop. Although your investment brings land value appreciation, the main reason for making the investment is to yield cash flow from harvesting. To make your cash flow come thick and fast, you need to cultivate and harvest something that doesn't take ages to mature. The length of time to harvest is one of the most important factors to consider before making your agriculturally or arboriculturally productive land investment.

Here are some typical harvest times:

- Harvest annually: tomatoes, lettuce, beans, and peas;
- Harvest every three to five years: truffles and fruit trees such as avocados, mangos, and limes;
- Harvest every 12 to 50 years: timber such as teak, eucalyptus, paulownia, and acacia.

You also have to think about the robustness of your crops. Tomatoes, for example, produce cash quickly but are more fragile (than limes or teak, for example), so they carry a higher risk. Prudent investments are crops that take three to five years or longer to harvest. In terms of risk, timber is your best option. While trees

take several years to grow to a harvestable size, the risk of being completely wiped out by some type of weather catastrophe is significantly less than, say, a tomato crop.

Timber is a long-term play and should be considered by investors who have not yet retired but want cash flow when they do retire. For investors who have retired, timber makes for a solid legacy investment—a nice inheritance for your heirs and theirs to come. Importantly, timber investments provide asset protection and tax-deferred earnings.

Ultimately, your investment objectives determine what type of investment you make. Here are three agriculturally or arboriculturally productive land investments that you can access as a GPA Member. The investments span different countries and have all been hand-picked and negotiated by GPA, giving you access to exclusive, GPA-Member-only benefits.

Minimum investment is less than US\$50,000, and, on top of that, some of the opportunities even provide a residency option.





Agro Investment #1: Spanish Truffles

For this investment I'm going to share the story of how a humble fungus became known as the "Black Diamond" of the culinary world... But it's not just a story, it's a very real scenario going on behind the scenes of the high-end culinary world... and it's created one of the strongest supply-versus-demand investments in the world right now...

This is an opportunity to enjoy a 1,193% ROI, totaling a US\$752,414 payout over 30 years, with an investment that most people don't even know is out there for the taking... I'm talking about truffles.

Ounce for ounce truffles are the most expensive food in the world. Right now, it's estimated that demand for truffles outstrips supply by a factor of 10... as such, the going price for these fungi has increased by 4% to 5% every year for the past three decades running. Needless to say, if you can position yourself on the inside of this supply chain, you stand to make some serious profits.

Today, these "diamonds" of the culinary world are so in demand that cautious restaurateurs store them in safes. A single truffle was auctioned at Sotheby's in New York in 2014 for US\$61,250... it weighed only 4 pounds.

How Did Truffles Become So Valuable?

In 1903, the global population was 1.2 billion. Annual truffle production was 1,050 tons. Today, the population is about 7.7 billion, and production only ranges from 6 to 60 tons.

What happened?

World War I, to start. It killed off most of the young men who'd been working in the French truffle industry. Industry knowledge was lost, including plantation knowhow that was only a couple of decades old at the time.

Truffles don't just grow anywhere either. Truffles grow in soft, adequately moist, well-draining soils with high limestone content, almost exclusively in regions with a Mediterranean climate—northern Spain, northern Italy, and southern France. More recently, drought in Europe has reduced wild truffle production. The good news is that truffle plantations are making a comeback, but this is not an easy industry to get into successfully. Today, you need science to speed up and improve truffle growth if you want to make a business of it. Truffles are a fungus that grows underground. Leaving them to develop without help in new plantations would add many years to the growth cycle.

This outstanding demand is why I was excited to discover a truffle plantation in Spain that is backed by serious science.

Cash In On These Black Diamonds For A Projected Total Return Of US\$372,112 Over 30 Years

The developer seeds the roots of the trees in his plantation with spores, speeding up truffle growth naturally. The specific science involved isn't available to just anyone wanting to start a truffle plantation. These developers have worked with a dedicated lab for years to refine it, and they keep it private and well protected. Of course, this developer isn't the only one focused on reviving truffle growth to try to address the enormous

lack of global supply... though he is one of only a few with access to the correct science. Science aside, the demand is the real story here.

Again, the world is currently producing up to 60 tons a year of truffles... comparing that to the 1,000 tons in 1903 puts the enormity of the opportunity into perspective. An awful lot of room for growth exists in this market. In fact, more than 100 times the current annual production would be needed to reach the same level per population that we had back in 1903.

Meantime, weather changes and housing developments mean fewer wild truffles are being found every year, while the global population continues to expand.

It's estimated that demand for the best truffle species outstrips supply by a factor of 10... this demand is reflected in their price, which has increased by 4% to 5% each year for the past three decades running. And, according to a recent MarketWatch article, "The truffles market will garner exponential accruals in 2023. Analysts have predicted that the truffles market will register a compound annual growth rate of over 19% by 2023." This supply-versus-demand opportunity is only set to grow.

Right now you can get a slice of this truffle farm starting at **US\$39,301...**

The team I'm working with has put together a 100% turn-key truffle investment deal. For US\$39,301, you get 50 high-quality black Périgord truffle producing trees, and for US\$66,106, you get 100 of these trees in the managed plantation of the developer I've spent the past few years getting to know. I went over to Spain to check things out myself, late 2021, and was very impressed by the operation.

As I said, this is a fully turn-key opportunity, everything is managed for you... the science, the planting, the harvesting, and the distribution and sales. Although you are welcome to come and visit if you'd like to check out the farm for yourself. The land and everything else is wholly owned. In fact, the developer behind the plan, Martin, is keeping ownership of 90% of the trees he plants. You benefit from his years of R&D, the latest technologies, and close management of the trees to ensure quality harvests.

Using a conservative sales price for the truffle harvests of 500 euros per kilogram (2.2 pounds), the projected IRR for this investment over 30 years is 15% for 50 trees and 16% for 100 trees. Cash flow starts in year 3, thanks to the science involved, which helps the truffles produce more quickly than they would otherwise. The annual payouts increase every year thereafter. By year 8, you're already up to a US\$7k+ payout, increasing to US\$29k by year 12, and US\$34k from year 15 on.

After the initial investment, all you need do is sit back and collect your payouts. Your total payout over 30 years adds up to US\$372,112 for 50 trees and US\$752,414 for 100 trees... representing a 1,193% return of investment for the latter. Truffle demand is only growing, so these projections are likely conservative.

Consider this 15% and 16% IRR compared to the stock market... since 1965, the S&P 500 has delivered annualized returns averaging 9.7% (including dividends). Deciding between a big purchase on a bloated Wall Street versus this truffle farm should be an easy choice...

You can get the full details, including a cash flow table, [here](#).





Agro Investment #2: Spanish Almonds

Our next hard-asset investment comes from an established and proven developer I trust... It sits outside the U.S. dollar and outside the stock market... And it boasts a projected 403% ROI as well as a low investment cost.

Take a look at this almond plantation investment, one offering annual payouts—for a total projected €189k payout...

This is how you can grow your wealth safely regardless of soaring inflation, crypto crashes, or market dips.

Positioned right in the heart of an ever-expanding global demand for health foods, the almond market continues to boom.

The global almond ingredients market size is estimated to be valued at US\$10.2 billion in 2020. It is projected to reach US\$16.9 billion by 2025, recording a CAGR of 10.5% in terms of value.

America (with California at the heart of this industry) is the largest almond-producing country in the world.

But Spain, which also boasts an ideal growing climate and soil, checks in as the second largest producer.

And it's here, after months of research, I uncovered a way in for the ordinary investor to get in on the profits—without the big spend.

I'm more excited about this than any other opportunity we've shared in recent years...

By way of full disclosure, I've already gone ahead and invested myself... I then secured 24 parcels of managed almond farmland exclusively for my readers.

Those have all sold out...

I quickly negotiated another deal for those who want to get in at a lower investment amount—at a quarter of the cost of land ownership...

And better yet, financing is available.

It's up to you to make sure you don't miss out.

You can get in on a tree-ownership deal for just €37,500.

I'm focused on a particular section of the farm where the trees are already planted, meaning you'll see your first payout by December 2025.

After that, you'll see annual pay checks straight into your bank account over a full 45 years.

It adds up to a total projected €188,915 payout.

Now, I'm wearing my conservative hat here. These numbers are actually on the lowest side of the projected returns...

My team can talk you through the numbers, and everything you need to know.

Only 20 units at that low entry price are available...

We're buying into a well-established farm, from a developer who also manages similar projects in Turkey and Bosnia and Herzegovina.

As always, everything is 100% turn-key... Planting, crop management, harvesting, and sales will all be handled by an experienced team of experts.

The harvest period of almonds is very limited, so it is essential to have the organization to collect, store, and process the harvest.

To that end, the developer here has built their own processing factory, where the almond crop is processed, and from there sold into domestic and international markets.

All of which adds up to better quality produce and therefore higher returns for us investors.

Plus, and recent events proved this to be a key advantage, we'll have greater independence from outside factors disrupting the supply chain.

Another key factor I was eager to confirm in this almond investment is the water supply. Almonds are big water guzzlers and, as most of us are well aware, water shortages have proven to be a serious issue for growers in California.

This farm is ideally located in a region where the government practically guarantees the water supply. It's all supported by the use of advanced irrigation techniques.

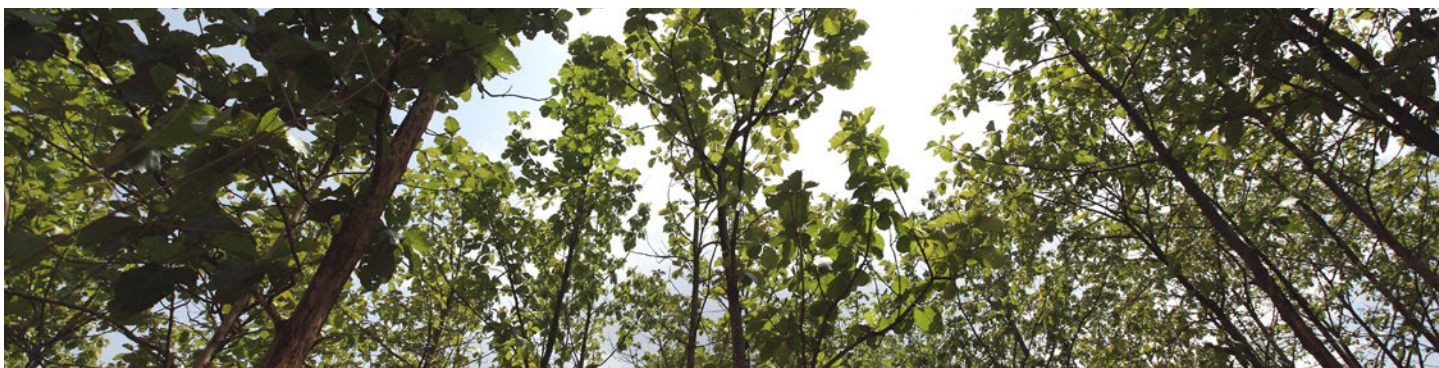
Plus, they have constructed their own reservoir as an added measure of water security.



Add it all up, and our Spanish farm has an advantage in what's quickly stacking up to be one of the world's most profitable investment stories.

If you're interested in securing a safe and diversified income for the future, while the ordinary investor can still get in on the ground floor, learn more here.





Agro Investment #3: Panama Teak

Farmland and gold are two of the world's oldest and most valuable asset classes...

But there is a crucial difference—with farmland, your money works for you, hence the phrase that is being passed around agri-investors lately... “Gold with yield.” It beats gold. It beats treasury bonds. It comes with tax benefits... And it's how you can build generational wealth without being part of the 1%. Not many options like this exist in the world...

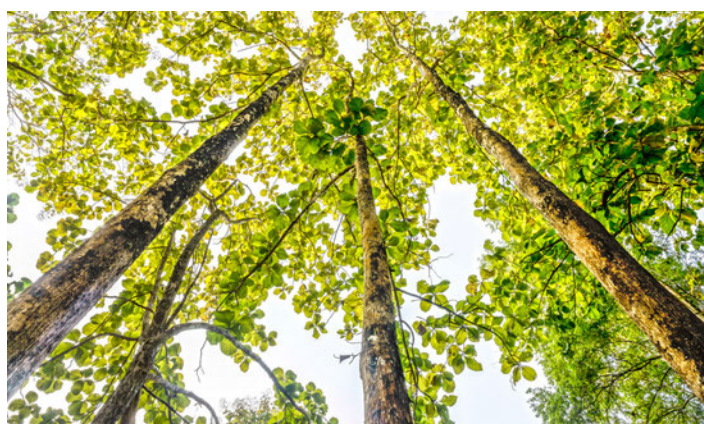
We are talking about investing in timber, an asset class long favored by America's wealthiest families. In 2008, when the world markets were tumbling, timber actually increased in value. Even amid the pandemic, timber has soared in value, emerging at three times its typical value for this time of year.

The farmland investment we're looking at is a way for the ordinary investor to get their slice of “America's hottest commodity”...

And not just any timber but specifically teak, one of the world's most valuable and in-demand hardwoods.

Today we have a unique opportunity to get our own slice of profitable teak farmland and see a projected 406.8% ROI. It's a chance to earn more than US\$110,823 by investing US\$21,866.

Teak boasts remarkable features, being rot, fungus, termite, and fire resistant. This strength and durability ensure demand in a wide range of applications, from building material and yachts, to high-end, all-weather furniture. The landscape of the global teak industry has changed significantly in the past number of years, however...



The sustainable supply of teak from natural forests has diminished due to overlogging and deforestation, and countries such as Myanmar have banned the export of natural forest teak. This is serious business backed by the EU and governments all around the world. Indeed, a German company recently landed a \$4 million fine for their involvement in the trafficking of Myanmar teak.

The fact is: Teak is facing a worldwide, outsized demand amidst limited supply. As such, buyers have turned to plantations in countries such as Panama, where growing conditions are ideal...

The specific teak plantation I have in mind is located in the Darién province of Panama, where the government has been supporting the teak sector, offering tax incentives and residency programs for some time now. This is a well-established plantation growing vast hectares of quality teak, and replanting new trees after any harvest.

The investment for a parcel of land and trees here is US\$21,866, plus titling fees and closing costs. For this price, you'd

get a quarter-acre (1,000 square meters) of planted teak—ready for harvest in 12 years.

You can expect a final pay out of US\$110,823.

That's a solid 406.8% ROI, but it gets better... Teak is a great investment if you're buying for yourself. But you can invest for the next generation, too... After your trees have been sold and you've picked up a nice US\$111k paycheck, there is the option to replant and start your investment over again. Right now, that has a tiny cost of only US\$300. Even if that cost tripled in years to come, it's still nothing... Not when you now stand to collect a second US\$111k paycheck, perfect for your kids, or grandkids later in life when they need it the most.

This is how you can build long-term family wealth.

Plus, given the ecological importance of this investment, you are not liable for taxes in Panama, either. You own the land, and you own the trees. It's a completely hassle-free, 100% turn-key investment. Planting, tree management, harvesting... it's all taken care of for you.

Go here to get all the details you need to join in.



