LAND SURVEY REPORT

General Climaco Caso, Toledo City, Cebu
146 hectare agricultural lot

- Inspected on: May 2 2018
- Inspectors: Glensie Hombrebueno, Sven Felgner

CORE DATA

LOT ID:	#890
Cadastral lot No:	4949-part.
Coordinates:	10.374189, 123.723240
Barangay:	Gen. Climaco
Province:	Toledo
Owner:	Private
Price per sqm: (not negotiated)	PHP 200
Partial acquisition:	Possible

INFRASTRUCTURE

Road access:	unpaved road, paved road
Nearest highway:	8,2 km
Electricity:	Yes
Water:	Groundwater, Lake, Spring
Dist to Cebu City:	50 km
Dist to Toledo City:	13,5 km
Dist to int. port:	60 km
Dist to int. airport:	65 km

DESCRIPTION

This agricultural lot in the municipal district of Toledo City is located quite remotely in Barangay General Climaco in Central Cebu. With more than 8km on paved and partially unpaved roads, access to this lot is rather challenging. An ongoing construction project would shorten travel times somewhat in the near future. Using existing roads it takes 30 mins to Toledo City and around 2 hours to Cebu city.
Biggest advantages of this hilly lot are high availability of water (lake, spring, groundwater), a very low number of inhabitants and plenty of land without vegetation. Where vegetation is found, it mostly consists of trees and bushes.
Small areas are subject to agriculture, mostly corn and other field fruits.

SOIL

Soil type:
Sandy/loamy soil, few pebbles in some areas.
Soil texture appears to provide good water drainage.

SAMPLE EXTRACTION

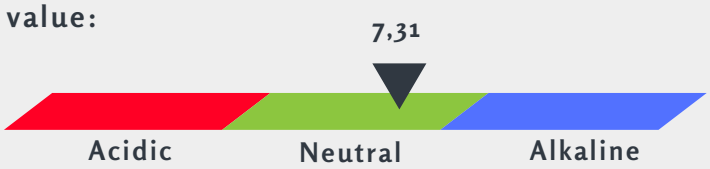
8 soil samples of equal quantity have been taken in a depth of 15-50 cm, within an area of approx. 4 hectares.
1 representative sample mix (500g) has been submitted to an accredited, certified laboratory for analyis.

TEST RESULTS

NPK test:

Nitrogen (N)	Phosphor (P)	Potassium (K)
1336 mg/kg	57,5 mg/kg	872 mg/kg

pH value:

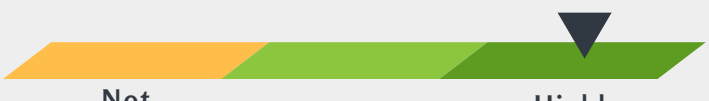


pH scale 1-14, 7 neutral

TEST INTERPRETATION

pH level is a bit above normal level. Addition of sand of limestone can be applied during land preparation.
NPK nutrients are within normal level, no special adjustments are necessary.
Test results indicate healthy soil.

CONCLUSIONS

- Primary tests indicate suitability for bamboo planting.
- Remote location is the largest drawback. Infrastructure is being improved already.
- Large land potion, vegetation-free areas and sufficient water supply are advantages.
- Access to cities and infrastructure is not ideal.
- Price per sqm is attractive and may be further negotiable.
- Visual appearance grants the lot "highly recommended".

Recommended for an in-depth assessment.