



KLMD d.o.o. Jagodina, Serbia

Attractive Investment Opportunity

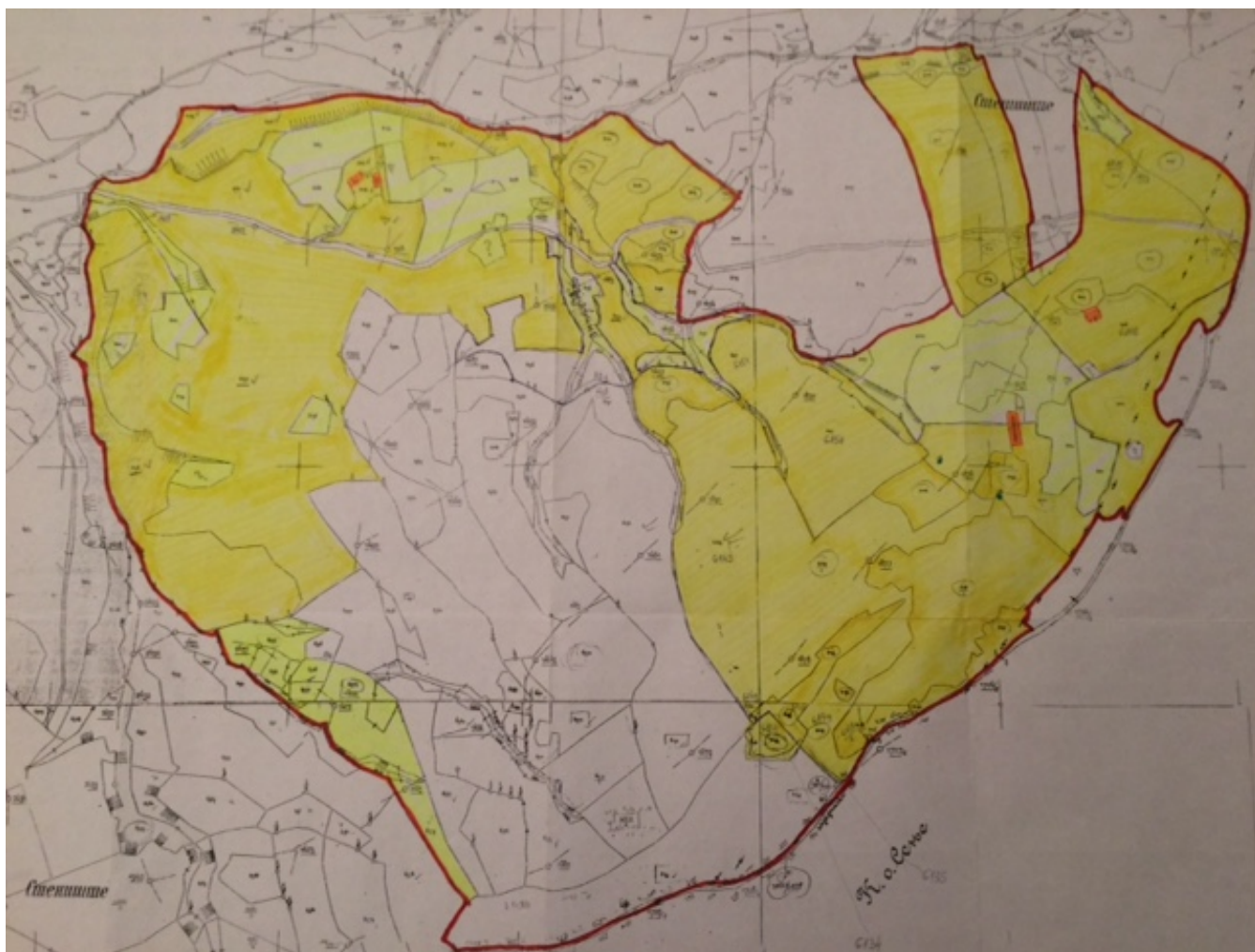
In Land and Agriculture

In Central Serbia



KLMDC d.o.o. Jagodina, Serbia

Description



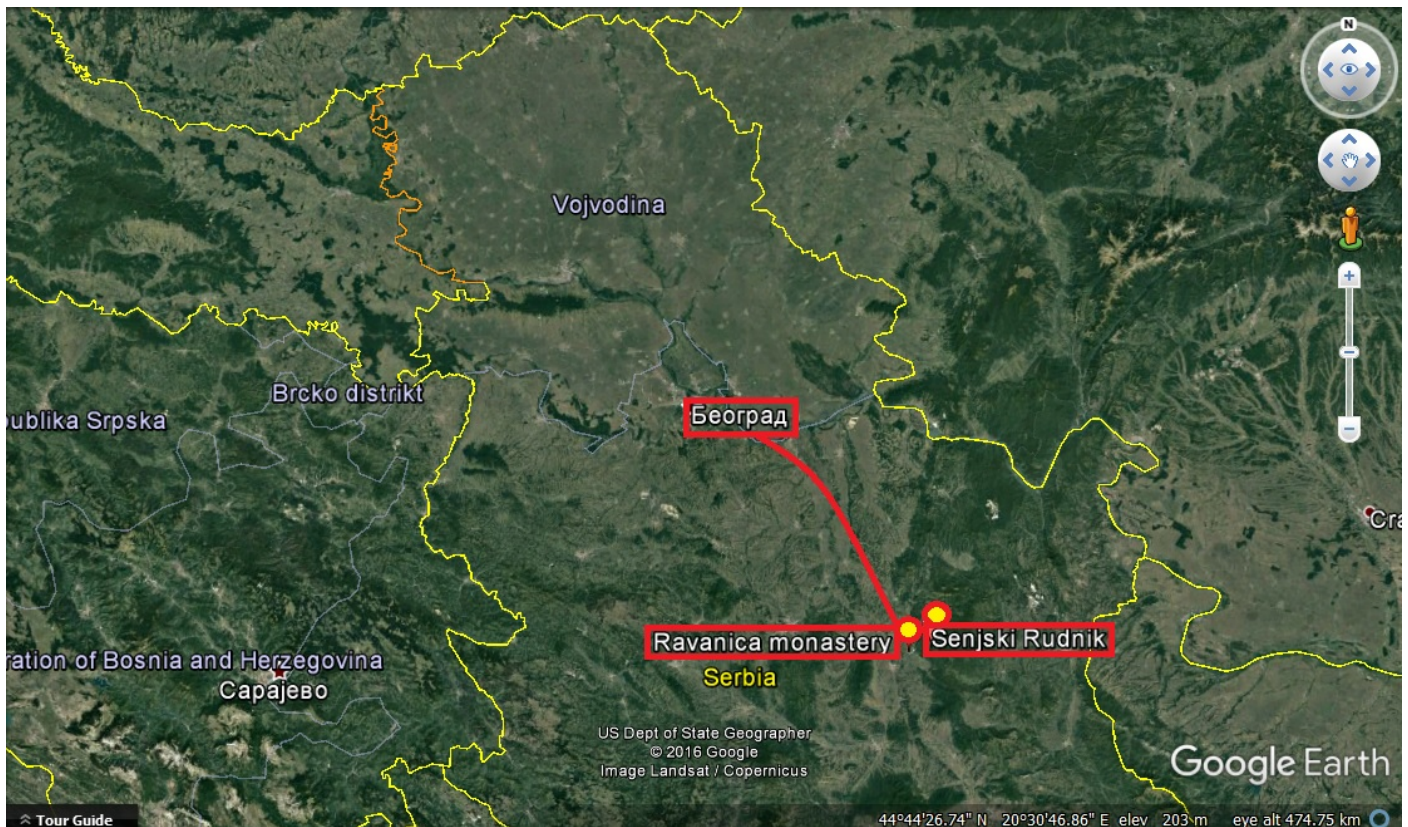
OUR COMPANY, KLMDC D.O.O. FROM JAGODINA, WHOSE OWNERS ARE ITALIAN CITIZENS, OWNS ABT 52 HECTARES OF LAND NEAR SENJSKI RUDNIK WHICH IS SUITABLE FOR FRUITS GROWING. THE PROPRIETY IS ON ABOUT 500 Mts ABOVE SEA LEVEL WITH SEVERAL WATER SOURSES. ON THE PROPERTY THERE ARE FOUR HOUSES, ONE OF THEM, OF ABT 400 sqm, WITH WATER AND ELECTRICITY INSTALLATIONS, WHICH HAVE TO BE TOTALLY REBUILT, IF THEY ARE TO BE ADAPTED FOR LIVING.

WITH OUR PROPRIETY WE ARE SURROUNDING ABT 40 HECTARES OF STATE OWNED LAND ON WHICH WE HAVE EITHER PRIORITY BUYING RIGHT OR 30 YEARS LONG RENTING RIGHT IN CASE WE REGISTER "AGRICULTURAL COMPANY" ON THE LAND OWNED BY KLMDC D.O.O.



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Location – how to reach the land



PROPERTY IS ABOUT 145 KMS FARAWAY FROM BELGRADE AND IT IS REACHABLE BY HIGHWAY, UNTIL CUPRIJA, AND BY REGIONAL WAY UNTIL SENJSKI RUDNIK. PROPERTY IS ABOUT 900 MTS FROM THE DOWN TOWN OF SENJSKI RUDNIK AND IT IS REACHABLE BY THE, VERY BAD, COBBLESTONE ROAD.



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Location – Senjski Rudnik and surroundings



Senjski Rudnik Museum

SENJSKI RUDNIK IS A SMALL TOWN WITH AN EXEPTIONALY INTERESTING PAST, IT HAS BEEN THE FIRST INDUSTRIAL, MINING, CITY IN THE OLD YUGOSLAVIA CONNECTED WITH RAILWAY TO THE REST OF THE COUNTRY. RECENTLY, EU IS FINANCING REBUILDING OF THE OLD CONSTRUCTIONS TRYING TO TRANSFORM ALL AREA INTO A TOURISTIC REGION. SEVERAL TOURISTIC INSTALLATIONS HAVE BEEN RECENTLY BUILT NEAR SENJSKI RUDNIC AND IT IS QUITE OBVIOUS THE ORIENTATION OF THE REGION TO BECOME TOURISTICLY ATTRACTIVE.



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Monastery of Ravanica, about 10 kms far away from the property

Property

WE HAVE ALREADY INFORMED SERBIAN MINISTRY OF AGRICULTURE ABT OUR INTENTION TO EITHER RENT OR PURCHASE THE STATE OWNED PROPERTY, WHICH HAS BEEN SURROUNDED BY OUR LAND, JUSTIFYING OUR REQUEST WITH THE DESIRE TO REGISTER AN AGRICULTURAL COMPANY WHICH WOULD HAVE, AS MAIN ACTIVITY, CHERRIES OR BLUEBERRIES GROWING, OR ANY OTHER FRUIT GROWING, TO BE EXPORTED TO EU AND RUSSIA.

FOR THE ABOVE-MENTIONED WE NEED A PARTNER WHO WOULD BE READY TO INVEST, UP TO THE VALUE OF OUR LAND, WHILE FOR THE INVESTMENTS, NECESSARY FOR THE DEVELOPMENT OF CULTIVATIONS AND HOUSES' RECONSTRUCTION, NEWCO WOULD APPLY EITHER TO THE LOCAL OR INTERNATIONAL FINANCIAL INSTITUTIONS.



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Cobblestone road from Senjski Rudnik till the property



Secular beech tree near the water well



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Internal dirt road



View from the property on the valley and city of Jagodina



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OUR FAMILY LIVES IN ITALY AND HAS A REAL-ESTATE BUSINESS. WE HAVE SEVERAL YEARS LONG INTERNATIONAL BUSINESS EXPERIENCE WHICH WE WOULD, HAPPILY, PUT AT THE NEWCO DISPOSAL.

IN THE REGIONAL CENTRE, JAGODINA, WE HAVE A LUXURIOUS HOUSE OF ABOUT 350 m², WHICH COULD BE PUT AT OUR PARTNERS' DISPOSAL FOR THE ACCOMMODATION OF THEIR EXECUTIVES, WHO COULD BE IN CHARGE FOR THE NEWCO.



Ground floor



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Attic



Entrance



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Joint Venture New Company (Newco)

We suggest that the Newco develops either cherry fields or any other fruit field which could be suggested by the specialist, who are supposed to visit and inspect our property before final decision is taken. We should have the land and water available on our Land, checked by the competent institution able to provide us with bio certificates. An international company, few of them are available in Serbia, should inspect the propriety too, for the evaluation of the of the same. In case the Chinese Partner accepts the evaluation of the international institution, KLMD C d.o.o. will transfer to the Newco the ownership of the land and Chinese Partner will transfer to the Newco the amount which will be equal to the cost of the land.

The Newco will immediately engage a specialist to start building the hedge around the property.

Contemporarily the Newco should start the procedures to acquire the land owned by the State, about 40 hectares, which is surrounded by land of Newco.

We have already got the assurance that acquiring, buying or renting, will be an ordinary matter, as a consequence of the fact that nobody could neither buy nor rent the land surrounded by the land of future Newco because the Newco would have buying or renting priority.

As soon as we have planted the new trees we will ask the finance from the Bank, offering as collateral the cherry plantation. With the money which Newco will receive from the Bank, the infrastructures, factories, necessary for the conservation of the fruits, could be built. Also the houses available on the land could be restructured and made available for the workers to be employed by the Newco.

Moreover, our family is ready to put its own house, which is in Jagodina, about 15/20 km from the land, at the disposal of the Newco, in case some employees need to be accommodated during the preparation and restructuring period, see pictures above.

In case potential partners are interested in further information, KLMD C d.o.o. is ready to proceed with preparation of feasibility study, soil verification and any other activity which could help potential partners to have better information needed for taking convenient decision.

For further information please contact



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