



Golden Roots
Properties · Ghana

LAND PORTFOLIO
BEACH & FARM · 2026 EDITION

VERIFIED COASTAL & AGRICULTURAL LAND · MANKESSIM

THE LAND

Portfolio

Beach Estate & Farmlands — Mankessim, Ekumfi Asokwa & Central Region Coastline



Atlantic coastline · Central Region · 2026

PRESENTED TO

Prospective Buyers & Investors

Diaspora Land Programme · 2026

ISSUED BY

Golden Roots
Properties

Mankessim, Central Region · 2026



A PERSONAL NOTE

An invitation to put down roots in Ghana.



AN OPEN INVITATION

For Prospective Buyers & Investors

Beach Estate & Farmlands Programme

DOCUMENT REF
GRP-2026-LAND

A note to our future landholders,

Thank you for the interest you have shown in Golden Roots Properties. It is a privilege to walk you through two of our most considered offerings — verified beachfront plots along the Central Region coastline near Mankessim, and prime agricultural land in Ekumfi Asokwa.

This portfolio has been prepared as a single reference document. It answers, in one place, the questions most frequently raised by our diaspora and local clients: what we sell, how we verify it, what each category costs, and how to take the next step — whether you are buying for the long term, building for the season, or leasing to grow.

Each plot has been pre-vetted: Lands Commission searches, family and stool consent verification, physical boundary checks, gazetted site plans, and barcoded indentures. The result is land you can buy from anywhere in the world, with confidence that the title is clean today and stays clean tomorrow.

Should any detail require further clarification, our team will gladly arrange a private viewing, virtual walk-through, or a 30-minute consultation at your convenience.

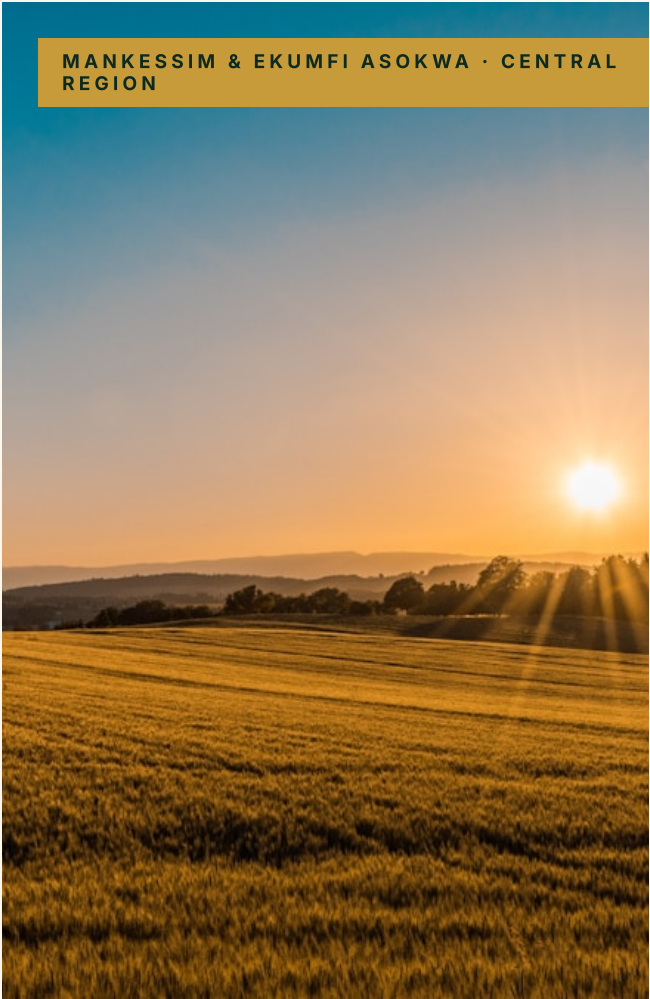
Fareeda Anderson

Chief Executive Officer · Golden Roots Properties



i.

The Portfolio *at a glance.*



MANKESSIM & EKUMFI ASOKWA · CENTRAL REGION

Golden Roots Properties offers verified, litigation-free land in two of Ghana's most enduring asset classes: **coastal beach plots** for premium ownership and resort potential, and **agricultural farmlands** for cultivation, agribusiness or long-term hold.

Each category sits within reach of the Cape Coast–Accra highway, ~2 hours from Accra and ~30 minutes from Cape Coast. Every plot is Lands Commission verified, with full indenture and barcoded site plan delivered worldwide via DHL.

REGION	CATEGORIES
Central	2 Types
Mankessim & Ekumfi · Ghana	Beach Estate & Farmlands
VERIFICATION	TITLE
6 Checks	Litigation-Free
Lands Commission & boundary	Indenture · barcoded site plan

“
Two categories, one standard — verified title, transparent pricing, full documentation.

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01.

The Golden Roots *standard.*

Land fraud and title disputes have made diaspora property purchases in Ghana unnecessarily difficult. We built our process to fix that — across every category we sell, beach or farm.

100% litigation-free guarantee
Every plot undergoes a full Lands Commission search before it reaches our books. Zero disputes, zero stress.

Full documentation package
Signed indenture, barcoded site plan, official receipts — delivered worldwide via DHL after purchase.

Buy from anywhere in the world
Remote-friendly process. Virtual site tours, online payments, digital updates from enquiry to handover.

Transparent pricing, no hidden fees
You know the full cost before you commit. Quoted prices are inclusive of survey, indenture preparation and registration.

Local expertise, Ghana-based
Ghanaian-owned and headquartered in Mankessim. We negotiate, verify and complete every transaction on the ground.

After-sales support that stays
Fencing, encroachment protection, ground rent guidance — our relationship continues long after the receipt is issued.

6 VERIFICATION CHECKPOINTS	100% LITIGATION-FREE	3 LAND CATEGORIES	DHL DOCUMENT DELIVERY
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What this means for buyers.

You are not buying a parcel of land hoping the paperwork holds. You are buying a fully verified asset whose title has been searched, whose boundary has been physically walked, whose site plan is gazetted, and whose indenture is prepared and registered in your name — all before the receipt is signed.

- ✓ **Verified before listed** — six checkpoints completed before any plot reaches our books.
- ✓ **Title in your name** — registered indenture, not a promise letter.
- ✓ **Same standard, every category** — beach, farm or residential, the process does not change.



The land, in *five frames*.

A visual orientation to Mankessim, our central operating base, the Central Region coastline where our beach plots sit, and Ekumfi Asokwa where our farmlands lie.



01 · ATLANTIC COASTLINE · CENTRAL REGION



02 · COASTAL FRONTAGE



03 · AGRICULTURAL PLAINS



04 · FIELD COUNTRY



05 · OPEN LAND & SKY



03.

Golden Roots *Beach Estate.*



Central Region Coastline · 2026

Beachfront and near-beach plots along Ghana's Central Region coastline — minutes from pristine Atlantic shoreline and within the country's growing coastal tourism belt.

These plots are positioned for buyers thinking long-term: a vacation home for the family, a future resort or boutique-stay site, or a strategic hold along a coastline whose appreciation curve has just begun.

- ✓ **Plot size:** 80 × 80 ft per plot
- ✓ **Minimum purchase:** 1 plot
- ✓ **Location:** Central Region Coastline
- ✓ **Status:** Premium tier · limited release
- ✓ **Pricing:** on enquiry — premium positioning above residential tier

Suitable for.

Private vacation homes

Build a coastal retreat for your family — designed to your specification, with the Atlantic on your doorstep.

Long-term hold

Ghana's coastline is a finite asset. These plots are designed for buyers thinking ten, twenty and thirty years out.

Boutique resorts & short-stay

Beachfront positioning supports small-resort, eco-lodge, or short-stay rental development for buyers with hospitality plans.

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Where the land meets the Atlantic — and where appreciation is written into the geography.



04.

Golden Roots *Farmlands.*

Prime agro-industrial land in **Ekumfi Asokwa**, Central Region — two contiguous parcels, released by the acre, suitable for farming, agribusiness, large-scale cultivation, or long-term agricultural investment.

Open to any lawful agricultural use: the buyer or lessee decides what to grow, build or operate. Crops, livestock, agroforestry, processing facilities, agritourism — the land is yours to shape.

- ✓ **Location:** Ekumfi Asokwa · Ekumfi District, Central Region
- ✓ **Holdings:** two parcels — **173 acres & 177 acres** (350 acres total)
- ✓ **Plot size:** 1 acre = 6 standard plots
- ✓ **Minimum purchase:** 5 acres
- ✓ **Use:** open agricultural — buyer or lessee decides
- ✓ **Zoning:** commercially zoned · agro-industrial
- ✓ **Pricing:** on enquiry — by acreage



Agro-Industrial Land · Ekumfi Asokwa

PARCEL 01

173 acres

Ekumfi Asokwa · ~1,038 standard plots (1 acre = 6 plots) · verified title, gazetted site plan.

PARCEL 02

177 acres

Ekumfi Asokwa · ~1,062 standard plots (1 acre = 6 plots) · verified title, gazetted site plan.

NEW · LEASE OPTION

Lease farmland from *30 % of the purchase price.*

For buyers who want working agricultural land without immediate full ownership, Golden Roots Farmlands are also available on a lease basis — at **30 % of the original purchase price**, for a **minimum lease term of 2 years**.

LEASE RATE

30 %
of original price

MINIMUM TERM

2 Years
renewable thereafter

USE RIGHTS

Full
agricultural use

A lease agreement secures the land under documented terms for the agreed period. The lessee enjoys full agricultural use rights for the term. Renewal terms and any option-to-purchase clauses are discussed at the point of agreement.



05.

Location & *infrastructure.*

Mankessim is one of Ghana's fastest-growing towns — strategically positioned with strong infrastructure, coastal access, and a thriving local economy. Our beach plots sit along the coastline that runs from here, and our Ekumfi Asokwa farmlands are a short drive east — both inside the wider Mankessim corridor.

Access & reach.

- ✓ **~2 hours from Accra** via the Cape Coast–Accra highway.
- ✓ **~30 minutes to Cape Coast** — Central Region's regional capital.
- ✓ **Minutes to coastline** — pristine Atlantic beaches within easy reach.
- ✓ **Active road expansion** — networks improving across the area.

Local infrastructure.

- ✓ **Healthcare** — St. Francis Xavier Hospital and local clinics.
- ✓ **Education** — Mankessim Senior High and regional schools.
- ✓ **Markets** — Mankessim Market, one of the largest in Central Region.
- ✓ **Utilities** — electricity, water and telecoms in active expansion.

Why Mankessim matters.

Fast-growing town

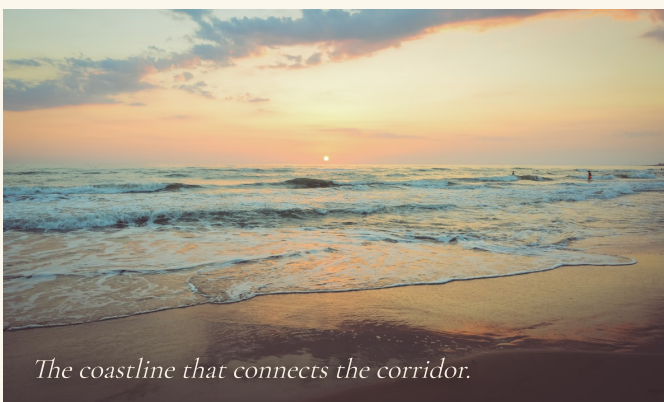
Population and commercial activity are expanding year over year. Land values follow.

Strategic position

Between Accra and Cape Coast, with direct access to both — and to the coastline that connects them.

Diaspora demand

A growing destination for returning families and remote investors building long-term holdings in Ghana.





06.

Verification & *documentation.*

Every plot we sell — beach or farm — passes through six independent verification checkpoints before it reaches a buyer. The result is land you can own from anywhere in the world.

Our six checkpoints.

- ✓ **01 · Lands Commission search** — confirms title is registrable and clean.
- ✓ **02 · Family & stool consent** — verified directly with customary landholders.
- ✓ **03 · Physical boundary check** — walked and pegged on the ground.
- ✓ **04 · Gazetted site plan** — prepared by a licensed surveyor.
- ✓ **05 · Indenture preparation** — drafted and reviewed in the buyer's name.
- ✓ **06 · Barcode registration** — official Lands Commission barcode applied.

What you receive.

- ✓ **Signed indenture** in your name — the registered ownership document.
- ✓ **Barcoded site plan** — the official survey diagram of your land.
- ✓ **Official receipts** for every payment in the transaction.
- ✓ **DHL delivery worldwide** — original documents shipped to your address.
- ✓ **Digital copies** — for your records and any future legal team.

6 VERIFICATION CHECKPOINTS	100% LITIGATION-FREE	DHL WORLDWIDE DELIVERY	Lands Comm. OFFICIALLY VERIFIED
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All transactions are governed by the laws of the Republic of Ghana, including the Land Act 2020 (Act 1036). Independent legal counsel is welcomed at every stage and is encouraged before final signature.



07.

Land categories *side by side.*

A quick comparison of what we currently offer across our three land categories. This portfolio focuses on Beach and Farm — Residential is shown here for context.

	BEACH ESTATE	FARMLANDS	RESIDENTIAL
TIER	Premium	High ROI	Most Popular
PLOT SIZE	80 × 80 ft	1 acre (6 plots)	80 × 80 ft
MIN. PURCHASE	1 plot	5 acres	1 plot
LOCATION	Central Coastline	Ekumfi Asokwa	Mankessim
PRIMARY USE	Vacation · Resort	Agricultural	Family home
LEASE OPTION	—	Yes · 30 % / 2 yr min	—
DOCUMENTATION	Full package	Full package	Full package

Beach Estate · in one line.

Premium 80 × 80 ft beachfront plots along the Central Region coastline — for vacation homes, resort development, or long-term coastal hold.

Farmlands · in one line.

Agro-industrial acreage in Ekumfi Asokwa — two parcels of 173 and 177 acres — from 5 acres up. For cultivation, agribusiness, or leased agricultural use from 30 % of the original price, minimum 2 years.



08.

Questions *frequently asked.*

A short reference of the questions our diaspora and local clients raise most often across both beach and farm categories. Anything not covered here, our team will address directly.

Q1 Is the title to the land clean and registered?

Yes. Every plot sits on land with documented title, and each plot is sold with a registered indenture in the buyer's name. We will guide your legal team through the documentation.

Q2 How does the lease option for farmland work?

Farmland is available on a lease basis at **30 % of the original purchase price**, for a **minimum term of 2 years**, renewable thereafter. The lessee enjoys full agricultural use rights for the duration of the lease. Option-to-purchase clauses can be discussed at the point of agreement.

Q3 What is the payment structure for purchase?

A **30 % down payment** formally reserves your land. The remaining balance follows an agreed schedule. Full payment is also accepted at any point.

Q4 I live abroad. Can I buy or lease without flying in?

Yes. The full process — viewing, paperwork, payment and handover — can be completed remotely with verified video walk-throughs and a power of attorney where required. Final documents are shipped to you via DHL.

Q5 What can I do with the beach land?

Beach plots support vacation homes, boutique resorts, eco-lodges, short-stay rental developments, or simple long-term hold. Use is at the buyer's discretion within Ghana's coastal and environmental regulations.

Q6 What can I do with the farmland?

Use is open. Crops, livestock, agroforestry, processing facilities, agritourism — the lessee or buyer decides. The land is commercially zoned for agro-industrial use.

Q7 Are there any hidden fees?

No. Quoted prices are inclusive of survey, indenture preparation and registration. You know the full cost before you commit. Ground rent (a modest statutory charge) is a separate annual obligation, which our team will explain.

Q8 What after-sales support do you provide?

Fencing, encroachment protection, ground rent guidance, and where applicable contractor introductions for development. Our office in Mankessim remains your point of contact long after the sale.



09.

Reservation *summary.*

Illustrative reservations across both land categories. Final figures and positions are confirmed at the point of reservation. Pricing on enquiry — current rates available from our team or at **goldenrootsproperties.com**.

SAMPLE · BEACH ESTATE

Coastal *Single Plot*

One 80 × 80 ft beachfront plot along the Central Region coastline — illustrative of a single-plot purchase for a vacation home or coastal hold.

Plot Size	80 × 80 ft
Minimum	1 plot
Tier	Premium
Price per Plot	On enquiry
Reservation Deposit	30 % of agreed price
Status	Illustrative
Reference	GRP-2026-BEACH

SAMPLE · FARMLANDS (PURCHASE)

Five-Acre *Reserve*

Five acres of agro-industrial land in Ekumfi Asokwa — the minimum purchase quantum, drawn from either of our two parcels (173 acres & 177 acres). Open to any lawful agricultural use.

Acreage	5 acres (30 standard plots)
Minimum	5 acres
Tier	High ROI
Price per Acre	On enquiry
Reservation Deposit	30 % of agreed price
Status	Illustrative
Reference	GRP-2026-FARM

SAMPLE · FARMLAND LEASE

Five-acre lease, *2-year minimum.*

An illustrative two-year lease on five acres of Golden Roots Farmlands at the standard rate. Lessee enjoys full agricultural use rights for the term, renewable thereafter on agreed terms.

ACREAGE	LEASE RATE	TERM	REFERENCE
5 acres	30 % of purchase price	2 years renewable	GRP-LEASE

Next steps.

STEP 01

Portfolio review

Read this profile carefully. Note any questions for our team.

STEP 02

Site viewing

Book an on-site visit or virtual walk-through of the plots of interest.

STEP 03

Reservation / lease deposit

A 30 % deposit formally reserves the land in your name, or initiates the lease agreement.

STEP 04

Documentation & handover

Indenture or lease agreement, payment schedule, and site handover.



The land, today.

A final word.

This is more than a transaction. It is the start of a long relationship between you and a community of buyers, builders and farmers we are growing — one verified plot at a time. We are honoured that you are considering Golden Roots Properties, and we look forward to walking the land with you.

Fareeda Anderson
Chief Executive Officer · Golden Roots Properties · Mankessim, Ghana

GOLDEN ROOTS PROPERTIES · MANKESSIM

Land for *this generation*, and the ones that come after.

*Built quietly. Verified thoroughly. Held in your name. Wherever in the world you
live now, the land waits.*



PORTFOLIO

Beach Estate & Farmlands

Mankessim & Ekumfi Asokwa,
Central Region · Ghana

SALES & RESERVATIONS

Golden Roots Properties

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REFERENCE

GRP-2026-LAND

Land portfolio · 2026 edition