

## WHY INVEST IN MANAGED FARMLAND?

It is quite unnerving to engage your hard-earned money in a field where you are promised positive returns given the market inflation. Ownership in a managed acreage is constantly exposed to increased gains. These managed lands also generate tax-free earnings. Finally, you have a network of qualified and experienced experts that manage your property and endeavour to protect your investment: both financial and emotional.



Mogg's Terra Hill is a 40-acre farmland near the Bengaluru-Mangaluru Expressway, 45 minutes from Nelamangala. With 100+ plots, a 4-acre water stream, and advanced drip irrigation, it's perfect for sustainable farming or investment. The property also offers a clubhouse, swimming pool, play area, and temple, blending nature with luxury for peace and growth.

### Investment Highlights

- ✓ Starting from 6000sqft
- ✓ Mogg's Terra Hill Farm will oversee the farm's management, freeing you from all the concerns.
- ✓ Through Planation, you can expect returns on your investment twice a year from different crops\*
- The investment includes boundary fencing, coconut trees fruit & forest bearing plantation ,
- ✓ 24/7 electricity for agriculture, clubhouse, parking, security home, drip irrigation, pipelines, labuor house, and 24/7 CCTV.
- There is a high rate of land acquisition due to its
- ✓ proximity to the Mangalore highway, which is the highway belt with the quickest pace of growth.

## CONTACT US

Mogg's Agritech Pvt. Ltd.,  
Suraj Towers, Ground Floor,  
27th Cross, 3rd Block  
Jayanagar, Bangalore 560011



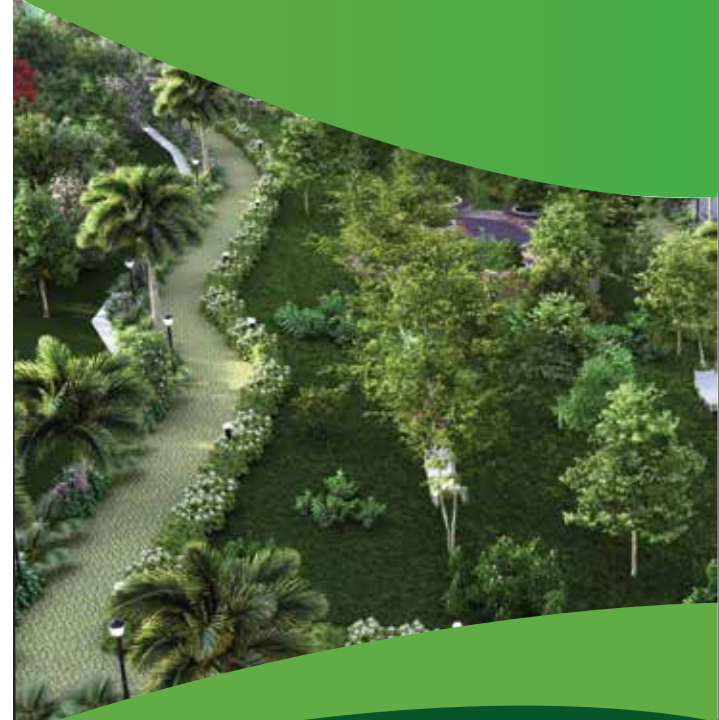
+91 9513655556  
+91 9513017771



[www.moggs.in](http://www.moggs.in)



[info@moggs.in](mailto:info@moggs.in)

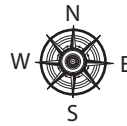


## MANAGED FARMLAND

Your gateway to a successful  
Investment Opportunity

## FACILITIES

- AGRONOMIST
- BOUNDRY FENCING
- PARKING AREA
- 24/7 CCTV
- 24/7 ELECTRICITY
- LABOUR HOUSE



MOGG'S  
Terrahill  
Farm

## MASTER PLAN



## AMENITIES

- CLUB HOUSE
- SWIMMING POOL
- CHILDREN PLAY AREA
- TEMPLE
- CYCLING TRACK
- BADMINTON COURT
- KITCHEN & REFRESH AREA

PLOT NO.	AREA (In SQFT)	FACING
1	8331	W
2	7623	W
3	5990	W
4	10346	W&E
5	8168	E
6	8113	E
7	8266	E
8	11979	E
9	9257	E
10	7351	S&E

PLOT NO.	AREA (In SQFT)	FACING	PLOT NO.	AREA (In SQFT)	FACING	PLOT NO.	AREA (In SQFT)	FACING
11	6534	N&E	36	8168	W	61	8168	E
12	7623	E	37	8168	W	62	8168	E
13	8777	E	38	8168	W	63	8168	E
14	9801	E	39	8168	N&W	64	8168	E
15	10890	W	40	10650	S&W	65	8168	E
16	7623	W	41	10444	W	66	7296	E
17	7623	W	42	13068	W	67	13231	W
18	7623	W	43	14157	W	68	9801	W
19	7623	W	44	16335	W	69	9801	W
20	7623	W	45	17424	N&W	70	9257	W
21	8168	W	46	12524	S&W	71	8440	W
22	8418	W	47	12524	W	72	8440	W
23	9289	S&E	48	13068	W	73	7623	W
24	8168	E	49	9801	W	74	10618	W
25	8168	E	50	8168	W	75	6752	W
26	8168	E	51	8168	W	76	6534	W
27	8168	E	52	8168	W	77	7351	W
28	8168	E	53	8168	W	78	7623	W
29	8168	E	54	8168	W	79	7623	W
30	7895	E	55	8168	W	80	7623	W
31	6948	E	56	8168	W	81	7623	W
32	7405	W	57	9355	W	82	7623	W
33	8440	W	58	12534	S&E	83	7623	W
34	8168	W	59	8168	E	84	7623	W
35	8168	W	60	8168	E	85	9257	W