



Algı · Ada 162 / Parsel 26 + Algı · Ada 162 / Parsel 25

Algı 0.0 km

Generated 2026-09-29 07:45 UTC · EMN-20260929-7C22C645

Overview

This parcel is a ~28,025 m². Satellite vegetation data reads as actively worked and increasing year-on-year. Rainfall is relatively generous and seasonal, with a notable drying trend over the last three years. Taken together, it suits mixed cultivation — best confirmed with a site visit.



Parcel boundary (amber) on satellite imagery. Basemap may be 1–2 years old — use it to check shape, location, and obvious ground cover, not day-to-day change.

Geometry

The computed boundary area is 28,025 m² against TKGM's 25,300 m², a 11% difference. Discrepancies of this size are common with older cadastral records and digitisation; the boundary is broadly dependable.

Computed area 28,025 m² · TKGM 25,300 m²



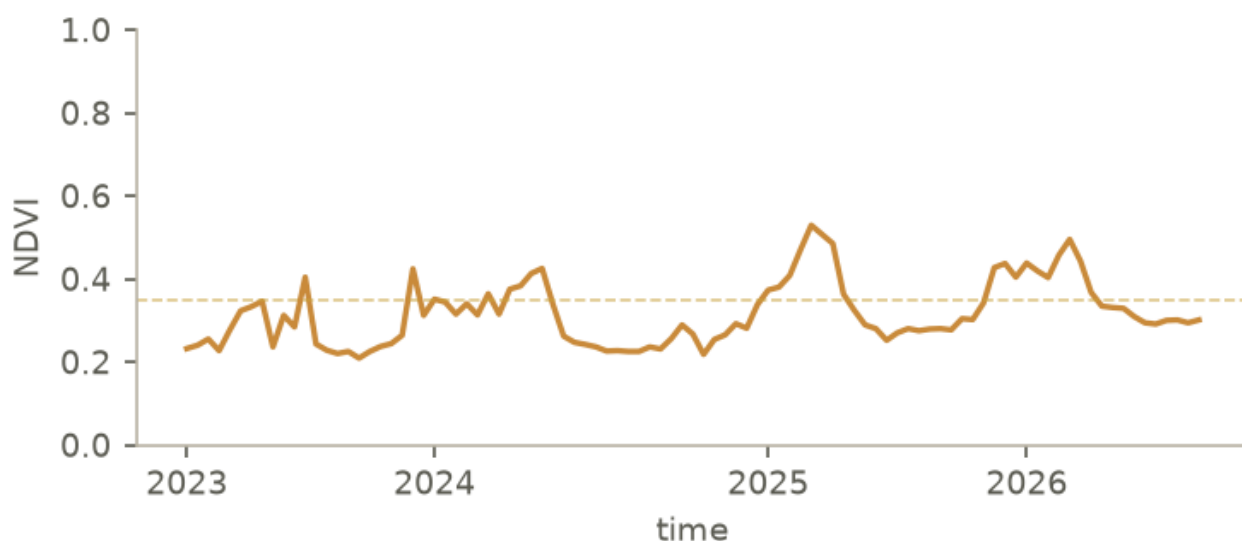
Frontage & boundary

The parcel perimeter is about 650.6 m. Its longest boundaries are 144.9 m facing E; 97 m facing W; 75.4 m facing SE. It is a roughly square parcel. These are geometric frontages — the parcel's longest sides and the compass direction each faces; true road frontage requires road-network data (planned).

Longest sides — 144.9 m facing E · 97 m facing W · 75.4 m facing SE

Vegetation & activity

Peak greenness reaches about 0.53 NDVI, indicating moderate, healthy vegetation. The signal reads as land that is actively worked. Greenness has increased year-on-year, consistent with a maturing crop or intensifying use. This reads from 95 usable clear-sky scenes.



Terrain & slope

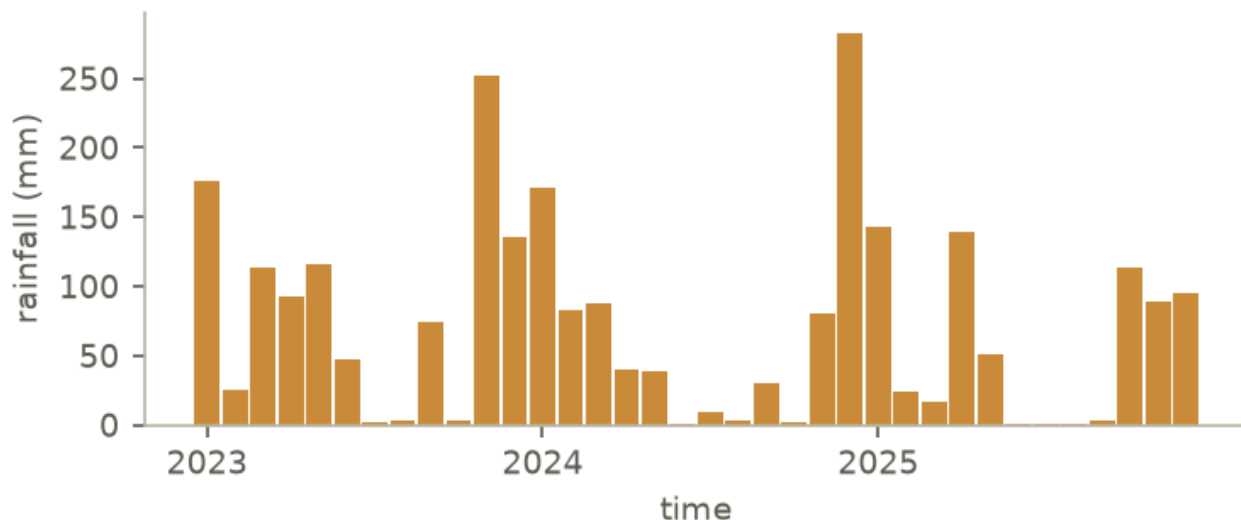
Terrain and slope data were unavailable — common for very small parcels or gaps in the free elevation model.



Rainfall

Average annual rainfall is about 848 mm, relatively wet for the region — favourable for rain-fed cultivation. Rainfall concentrates around December, a strongly seasonal pattern typical of the area. Totals have declined meaningfully over three years — a trend that deserves weight for water-dependent crops; drought-tolerant species are better placed to absorb this shift. These figures come from a gridded climate model (~10–25 km), reliable for regional pattern and trend but not a gauge on the parcel itself.

Annual totals — 2023: 1041 mm · 2024: 829 mm · 2025: 675 mm



Location & access

By straight-line distance, the town of Menteşe is about 0.0 km away. These are as-the-crow-flies, not driving distances.

Village: Algi 0.0 km · Town: Menteşe 0.0 km

Forest & woodland

Near forest land

Distance to boundary: 9 m

Forest type: natural woodland

Legal note: Forest-type vegetation within 2 km (ESA WorldCover 2021, ~63% tree cover).

OSM cadastre absent for this area - verify with OGM before purchase.

Forest classification from OpenStreetMap (OGM-sourced boundaries). Verify with OGM (Orman Genel Müdürlüğü) before any clearing or construction.

Zoning & land use

Indicative class: Undeveloped / uncategorised / Boş / sınıflandırılmamış

Note: Verify zoning status with local belediye or il özel idaresi.

Indicative only — confirm permitted uses and building rights with the relevant belediye or il özel idaresi before any development.

Infrastructure

Electricity grid: No powerline mapped within 15 km

Water source: No mapped water source

Distances to nearest OSM-mapped infrastructure. On-site verification required for actual connection feasibility.



Soil profile

Texture class: Loam
 pH: 6.3 (slightly acidic)
 Clay 26.2% · Sand 30.0% · Silt 43.9%
 SoilGrids v2.0 (ISRIC/FAO) topsoil 0-5 cm at ~250 m resolution. On-site testing recommended for precision agronomy.

Irrigation Potential

Suitability: Limited (3/8)

Irrigation need: Supplemental
 Rainfall deficit: Low
 Constraints: remote water source
 · No nearby water source found
 · irrigation would depend on groundwater wells or long-distance conveyance.
 Irrigation feasibility requires on-site assessment. Water rights must be confirmed with the relevant authority.

Agricultural Business Case

Lavanta · Lavandula x intermedia 'Grosso' — high oil yield, drought-tolerant, cold-hardy to -20°C, well-suited to loam soils at pH 6.3-7.5 and inland Anatolian climate [AI selection]

2.80 ha · TRY
 Lavender is the optimal match for this 2.8 ha parcel given the absence of surface water (drought-tolerant, needs only 300-400 mm annual rainfall vs 848 mm available), tolerance of slightly acidic loam, and the hard cost ceiling that rules out capital-intensive orchards. Grosso variety produces both dried flower and essential oil, offering diversified revenue channels through cooperatives or direct sale to cosmetics/aromatherapy processors in western Turkey.
 Establishment year is Y1 with zero commercial harvest; Y2 partial (30-40% of full yield); Y3+ approaching full yield. Plants productive for 8-12 years before replanting.

Initial Setup Costs

Land purchase [AI]	TL 1.261.125
Land preparation	TL 42.000
Planting material	TL 84.075
Irrigation system	TL 400.000
Fencing & storage	TL 55.000
Equipment & tools	TL 90.000
Other setup	TL 35.000
Government subsidy	(TL 180.000)
Total net investment	TL 1.787.200

5-Year Profit & Loss

	Y1	Y2	Y3	Y4	Y5
Revenue	TL 0	TL 524.628	TL 1.703.920	TL 2.774.376	TL 3.601.084
Cost of Goods Sold	TL 42.000	TL 94.500	TL 178.200	TL 240.570	TL 324.770
Gross Profit	-TL 42.000	TL 430.128	TL 1.525.720	TL 2.533.806	TL 3.276.314
Operating Expenses	TL 55.000	TL 74.250	TL 100.238	TL 135.321	TL 182.683
EBITDA	-TL 97.000	TL 355.878	TL 1.425.482	TL 2.398.485	TL 3.093.631

Parceye reports are satellite-based screening data, not an official property valuation or legal survey. Official transactions and boundaries are established through the Tapu ve Kadastro Müdürlüğü.



Net Profit	-TL 142.000	TL 310.878	TL 1.380.482	TL 2.353.485	TL 3.048.631
------------	-------------	------------	--------------	--------------	--------------

5-Year Cash Flow

	Y1	Y2	Y3	Y4	Y5
Operating Cash Flow	-TL 97.000	TL 355.878	TL 1.425.482	TL 2.398.485	TL 3.093.631
Capital Expenditure	TL 1.787.200	TL 0	TL 0	TL 0	TL 0
Net Cash Flow	-TL 1.884.200	TL 355.878	TL 1.425.482	TL 2.398.485	TL 3.093.631
Cumulative Cash Flow	-TL 1.884.200	-TL 1.528.322	-TL 102.840	TL 2.295.645	TL 5.389.276

Return on Investment

Total Investment	TL 1.787.200	Payback Period	3.05 yrs
IRR (10y)	78.0%	NPV (10y)	TL 1.420.000
ROI (5y)	202.0%	ROI (10y)	2278.0%

Year 10 · Revenue TL 13.370.000 · Net Profit TL 10.800.000 · Cumulative Cash Flow TL 42.500.000
 By Year 10, mature stand yields ~₺13.4M nominal revenue with land appreciation adding ~₺5.1M exit value, though real (inflation-adjusted) purchasing power is materially lower.

Government Support & Subsidies

Tarım Bakanlığı provides annual medicinal & aromatic plant support of ₺500-800/decare (roughly ₺14,000-22,400/year for this parcel) plus mazot & gübre desteği. TKDK IPARD III (Measure 302) can fund up to 65% of eligible CAPEX for small-farm processing infrastructure including distillation equipment. TARSIM crop insurance is strongly recommended and is a prerequisite for most grant programmes; ÇKS registration at the local Tarım ve Orman Müdürlüğü is mandatory.

Key Risks

- Groundwater availability unconfirmed — if borehole yields insufficient flow or depth exceeds 100 m, irrigation CAPEX and pumping OPEX escalate sharply and could render the project unviable.
- OGM forest boundary is only 9 m from parcel edge — a legal challenge or 6 m buffer requirement could reduce plantable area by 5-8%.
- Lavender oil/flower prices are commodity-driven; oversupply from Bulgaria/France or currency shifts could compress the ₺180/kg farm-gate price assumption.
- Labour scarcity during the 3-4 week harvest window (mid-June to mid-July) is a structural risk in Muğla region — mechanical harvester rental should be arranged in advance.

★ = user-defined input · [AI] = AI estimate based on regional data

Financial projections are AI-generated estimates based on typical regional conditions. Consult an agricultural specialist before investing.

AI Analysis

The parcel data does not include a cadastral classification (nitelik), so the official land-use category cannot be confirmed from the data provided. What the measurements do show is a 28,025 m² parcel sitting effectively at the edge of Menteşe town centre — the nearest town reads as ~0.0 km — with an actively worked vegetation signal (peak NDVI ~0.53, increasing over three years of satellite observation). The loam topsoil (26.2% clay, 30.0% sand, 43.9% silt) at a slightly acidic pH 6.3 is a balanced, workable texture that generally suits a wide range of uses. Annual rainfall of ~848 mm/year is relatively generous, though a mild drying trend is noted in the gridded climate data; irrigation need is rated supplemental with a low rainfall deficit, yet the irrigation potential score is only 3/8 because no nearby surface water source was detected — any irrigation would depend on groundwater wells or long-distance conveyance, both of which require independent investigation.



The proximity to natural woodland (nearest woodland boundary 9 m from the parcel with no overlap detected) is a practical flag: the boundary relationship with Orman Genel Müdürlüğü (OGM) designated forest land should be confirmed on the ground and against official OGM records before any land-use decision is made. Grid electricity was not found in the data, so any operational or development use would need to account for power supply independently. The parcel falls outside the belediye boundary, meaning it is governed by il özel idaresi rules rather than a municipal imar scheme; permitted uses depend entirely on the official imar plan, which must be verified directly with the relevant il özel idaresi or the Tapu ve Kadastro Müdürlüğü before any development or cultivation commitment is made.

Interpretation generated by AI from the measured data in this report — general guidance, not professional agronomic or legal advice. Verify anything legal (access, ownership, zoning) with the relevant authority.

Not applicable for this parcel

The following analyses are not applicable for this parcel type or location:

flood · ndvi_trend · contour · land_risk · protected_areas · groundwater · wind

