



## Excellent Plot of land for sale in Hawilian Agusan del Sur



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 526,361.74

#### Location

Pays:	Philippines
Adresse:	Bayugan-Esperanza Road
Indicatif régional:	8513
Soumis:	19/09/2024

#### Description:

Excellent Plot of land for sale in Hawilian Agusan del Sur Philippines

Esales Property ID: es5553689

#### Property Location

Bayugan – Esperanza Rd,

Esperanza 8513

Agusan Del Sur

Philippines

#### Property Details



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Here we present an excellent plot of land in one of the most sought-after areas for development right now in the Philippines. The land is located in Hawilian, Esperanza, Agusan Del Sur, Mindanao (Pass through road to Butuan city and Davao city). Zone no- PPCS -PTM/PRS92. Bearing Grid, scale 1: 4000.

99473m2 in size perfect for someone looking to develop multiple properties to put on the open market.

This piece of 99473m2 premium land would also work great as a new sub division or large real estate opportunity as well as large-scale commercial opportunities given its great access links to the different cities within the area.

Agusan del Sur, officially the Province of Agusan del Sur, is a province in Caraga region, Mindanao, Philippines. Its capital is the municipality of Prosperidad.

Agusan del Sur has a labor force of 287,000 people, mostly in the agriculture and forestry sector. Several colleges, including a university, add to a well-educated, highly trainable, English-speaking workforce. The province also keeps abreast of technological developments elsewhere, with some of this educational establishments offering skills development courses in Information Technology.

## About the Area

Agusan del Sur is a province in the Philippines situated in the Caraga region occupying the northeastern section of Mindanao. Its capital is the Municipality of Prosperidad.

The province has a land area of 9,989.52 square kilometers or 3,856.98 square miles. Its population as determined by the 2020 Census was 739,367. This represented 26.36% of the total population of the Caraga region, 2.82% of the overall population of the Mindanao island group, or 0.68% of the entire population of the Philippines. Based on these figures, the population density is computed at 74 inhabitants per square kilometer or 192 inhabitants per square mile.

Agusan del Sur is an elongated basin formation with mountain ranges in the eastern and western sides forming a valley, which occupies the central longitudinal section of the land. The Agusan River, which flows from Compostela Valley in the south towards Agusan del Norte in the north, runs almost in the middle of the valley and empties at Butuan Bay. The river has twelve tributaries: Wawa, Gibong and Simulao Rivers in the eastern side and Ojot, Pusilao, Kasilayan, Libang, Maasam, Adgawan, Cawayan, Umayam and Ihaon Rivers in the western side. These tributaries are fed by streams and creeks. The southern half of the province from the municipality of Veruela is an area filled with swamps and lakes, the biggest of which is Talacogon Lake.

The Agusan Valley was settled by a variety of cultural communities like the Manobos, Mamanwas and Higaonons. Archeological excavations in the lower Agusan valley plains have uncovered evidence of strong relationships between the region and the Southeast Asian states. A golden image of Javan-Indian design unearthed in the 1920s and molten jars uncovered in Prosperidad are indications that the region had commercial and cultural ties with the coast.

## Main Features



- 99473 m2 of land for development
- Excellent location close to many amenities
- Stunning views.
- Huge Potential in the rental market if developed on.

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## Commun

Dimesions du lot: 99473 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/8ulJZy\\_xRrY](https://www.youtube.com/embed/8ulJZy_xRrY)

## Contact information

IMLIX ID: IX6.084.805

