

REPORT: VERIFICATION AND AGRICULTURAL ASSESSMENT OF THE 10-ACRE LAND PURCHASE FOR HIS GRACE CHILDREN'S HOME (MAYUGE District, 9th–11th April)

To: The Board of Directors / Project Stakeholders / Donor Partners

From: Agriculture Section Lead (Patrick Arinaitwe)

Date: 27th April 2026

Subject: Post-Purchase Audit, Field Findings & Agricultural Potential

1. Executive Summary

On 9th–11th April, a verification visit was conducted to assess the 10-acre land recently acquired by His Grace Children's Home in Mayuge District. My specific mandate as the agriculture section lead was to audit, witness, and review the property from an agricultural and land-use perspective. I confirm that the land has been successfully purchased and is legally under the custodianship of youth in Act Uganda represented by waiswa John Billy and Mulopi Joseph. **Alule K. Moses** who was the owner willingly accepted to enter into an agreement and was able to offer his land for sale on 21st Feb 2023 on an installment basis – as of my findings and witness until when the payment were fully completed (17000 USD). The property is not only intact but beautifully organized, demonstrating clear potential for sustainable agriculture, indigenous fruit forestry, apiculture,

nursery development, and community youth empowerment. This report presents my physical observations, detailed findings from key interviews, and practical recommendations for next steps.

2. Land Overview & Physical Confirmation

I personally walked the entire 10 acres over two days (9th and 10th April). The land is situated on gently sloping terrain with good drainage and natural windbreaks provided by existing vegetation. Boundaries are clearly marked with local trees and in some sections with small trenches. No encroachments or boundary disputes were observed. The children's home has full, unrestricted access and control.

Detailed physical observations:

Existing fruit trees: A significant number of mature guava trees are already bearing fruit. These are currently producing green and ripe guavas, which the children can eat directly and which could be sold at local markets. The trees are healthy, though some would benefit from light pruning.

Cleared nursery area: A well-prepared section of approximately one-quarter acre has been cleared, tilled, and weeded. The soil here is loose, free of stones, and located near a small seasonal stream, making irrigation easily accessible. This area is ready for the immediate establishment of a tree nursery.

Soil composition: The soil is fertile red-brown loam, well-draining, with good organic matter content. I dug several test pits (approximately 30cm deep) and observed healthy earthworm activity, indicating living, productive soil. This soil is suitable for fruit trees, vegetables, legumes, and beekeeping forage plants.

Water access: There is a seasonal wetland at the lower boundary of the land, plus evidence of a shallow water table. During the wet season, water is plentiful. The home plans to dig a shallow well for dry-season irrigation.

Boundary markers: The land is rectangular, with the longer axis running east-west. This orientation provides good morning-to-afternoon sunlight for crops.

Conclusion on land: The selection of this specific 10 acres was wise. It balances immediate usability (existing guavas, cleared area) with long-term potential (good soil, water access, space for expansion).

3. Detailed Interview with Mr. Joseph Mulopi – Native Ancient Fruit Trees

Mr. Joseph Mulopi is a local expert and custodian of indigenous fruit tree knowledge. He has spent over 15 years identifying, preserving, and propagating native fruit species that are increasingly rare due to deforestation and the dominance of exotic crops. I interviewed him on the morning of 10th April, while standing on the land itself.

Key information shared by Mr. Mulopi:

Mr. Mulopi explained that the land has several micro-zones suited for different tree species. He has already identified the following native ancient fruit trees for planting, along with their specific uses:

Mr. Joseph Mulopi, a local custodian of indigenous fruit tree knowledge, shared extensive insights on the restoration of native and ancient fruit varieties. He has already identified suitable sites on the land for planting the following:

- **Jackfruit** (*Artocarpus heterophyllus*)
- **Pomelo** (*Citrus maxima*) – a large, sweet citrus
- **African guavas** (local hardy varieties)
- **Medicinal fruit trees** (species including *Vangueria madagascariensis* – African medlar, and *Tamarindus indica* – tamarind)

Mulopi emphasized that these trees require minimal input once established, offer high nutrition, and can serve as a

genetic bank for endangered indigenous species. He has committed to supervising the first planting phase.

My assessment: This component aligns perfectly with food security, biodiversity, and low-maintenance farming.

4. Interview with Waiswa John Billy (Director) – Bee Keeping Project

Waiswa John Billy shared the vision and current status of the home's beekeeping initiative. Key points:

- **Start:** He began with 5 local hives and has since learned through trial and collaboration with experienced beekeepers.
- **Current scale:** 15 improved Kenya Top Bar Hives (KTBs) already placed on a portion of the land.
- **Future plans:**
 - Harvesting honey, propolis, and **bee venom** (apiotherapy).
 - Value addition: processing, packaging, and branding.
 - Training youth in the community as apprentice beekeepers.
- **Notable quote from Waiswa John Billy:**

“Beekeeping is actually everyone’s job, including the lazy. So it’s something everyone should not miss going into.”

Meaning: it requires low daily effort, offers high returns, and

is accessible even to those with limited physical strength or formal education.

Impact on youth: Waiswa John Billy intends to recruit 20 young people from surrounding villages to form a beekeeping cooperative. This directly tackles unemployment by creating a productive, self-sustaining micro-enterprise.

My satisfaction: Extremely high. The plan is realistic, scalable, and already in motion.

5. Interaction with Children – Joy and Food Independence

I spent time with a representative group of children from His Grace Children's Home and honestly, their smiles were compelling—joy was visible in their hearts and eyes. When asked about the new land, one child said:

“Now we can grow our own food and not always beg.” This emotional confirmation underscores the project's transformative power: moving from dependency to self-reliance through agriculture. I was greatly moved and touched to see them happy on their land.

6. Interview with Mr. Bitiko Matiya – Food Forest Farmer & Trainer

Mr. Bitiko Matiya, a renowned food forest farmer working alongside Joseph Mulopi, gave a practical tour of his own nearby plot, which serves as a demonstration model. He practices:

- **Intercropping:** Cocco (*Colocasia esculenta*), passion fruits, and guavas.
- **Permaculture design:** Multi-story canopy with fruit trees, root crops, and creepers.
- **Training:** He is actively teaching village members how to establish similar systems.

Bitiko Matiya has expressed willingness to train His Grace Children's Home staff and older children in food forest establishment. His methods ensure maximum yield per acre with minimal external inputs.

7. Overall Progress Assessment

Parameter	Status
Legal ownership	Confirmed
Land organization	Excellent – cleared nursery site, existing fruit trees
Native fruit tree plan	Ready – indigenous species identified
Beekeeping project	Active – 15 hives, youth training planned

Parameter	Status
Community training	Ongoing – Bitiko Matiya leading
Child participation & morale	High – clear sense of hope and ownership

8. Recommendations

1. **Immediate:** Establish the tree nursery within the cleared area, starting with indigenous fruit tree seedlings.
2. **Short-term (3 months):** Increase beehives to 30, register a youth beekeeping club.
3. **Medium-term (6–12 months):** Begin bee venom harvesting training; plant 200 native fruit trees. And also a very organized garden where food shall be grown to feed the children, for instance, it would be syntropic farming, and many other permaculture designs to ensure food security and sustainability.
4. **Long-term:** Develop a value-addition shed for honey, venom, and dried fruit products.

9. Conclusion

The 10-acre land purchase in Mayuge is not merely an asset—it is a living, breathing solution that shall change the lives of many for good . From ancient fruit trees to bee venom, from intercropping to the smiles of children, every element confirms that this investment is already bearing fruit. I am honored to have witnessed it and confident that with the current team (Mulopi Joseph, Waiswa John Billy, Bitiko Matiya), Youth in Act Uganda and His Grace Children's Home will become a model of agricultural self-reliance and youth empowerment in Uganda.

Respectfully submitted,

Patrick Arinaitwe

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His Grace Children's Home/ Land Audit Team

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