

Kogi State Development Plan 2024 – 2056

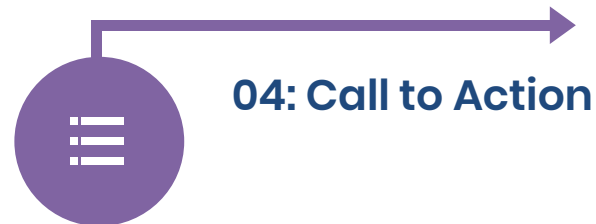
SHARED HOPE AND TRANSFORMATION

An abridged Investment
Prospectus– Kogi to the
World

April 2025



Contents





1

Executive Summary

01: Executive Summary

Kogi State at a Glance

Country	Nigeria
Location	Central Nigeria Coordinates 7°30'N 6°42'E Borders 10 states in Nigeria
Creation	27 August 1991
Capital	Lokoja
Population	
2006 (Census)	3.314 million
2022 (Estimate)	4.466 million
2056 (Estimate)	13.091 million
Rank	24 th of 36
Area	
Total	29,833 km ²
Rank	13 th of 36
GDP	
Total	\$4.2 billion (2024)
Per capita	\$4,593
Key Sectors	Agriculture, Solid Minerals, Infrastructure, Tourism, Commerce, Education & Health
Mineral Deposits	32+, including Gold, Limestone, Lithium, Beryl Clay Coal, Columbite, Iron ore, Cassiterite

Comparative Investment Opportunity Areas

- Agriculture
- Solid Minerals
- Infrastructure
- Tourism
- Ease of Doing Business

‘Invest in Kogi’ – Driving Kogi State Development Plan 2024-2056

- The planned investments align with the Kogi State Development Plan **2024-2056** and the 3 development pillars: ***fostering prosperity, building resilience, providing direction.***
- The 4 sectors are areas that are critical to the economic transformation of the State with their revenue generation to serve as a transformational platform to drive other sectors. While the fifth item is government’s deliberate effort in ensuring a friendly business environment that helps citizens and investors thrive.





2 Invest in Kogi

02: Invest in Kogi



‘Our strategic investment approach is to unlock a cascade of opportunity, modern infrastructure, sustainable energy, and vibrant communities rising from the implementation of the **State Development Plan 2024-2056** through key investment arrangements and partnerships.

This strategy focuses on leveraging the State’s comparative advantages in Agriculture, Solid minerals, Infrastructure, Tourism while creating a business-friendly environment and promoting inclusive, responsible investment eco-system through collaborations and partnerships.

Thrust of Kogi State Development Plan 2024-2056: Development Pillars and Sectors

Fostering Prosperity

- *Agriculture & Food Security*
- *Business, Innovation & Skills*
- *Communication & Digital Economy*
- *Mining & Mineral Resources*
- *Culture & Tourism*

Building Resilience

- *Education & Human Capital Development*
- *Health & Human Services*
- *Infrastructure*
- *Natural & Built Environment*
- *Water & Sanitation*

Providing Direction

- *Finance & Revenue Mobilisation*
- *Governance & Administration*
- *Security, Law & Justice*
- *Social & Youth Development*

02: Invest in Kogi



Investment Priority links to the Kogi State Development Plan 2024-2056

No.	Investment Areas	Description	Pillar	Sector
1.	Agriculture	Food Security: Promote agricultural activities to address hunger, generate employment and attract investments.	Fostering Prosperity	Agriculture
2.	Solid Minerals	Economic Diversification: Harness the State's vast mineral resources to drive industrialization, job creation for a sustainable growth.	Fostering Prosperity	Mining
3.	Infrastructure	Economic Growth, Industrialization and improved Quality of Life: Supports Commerce, connectivity and social services while positioning Kogi as a major economic hub in Nigeria.	Building Resilience	Built Environment
4.	Tourism	Nigeria Eco-tourism hub: Position the State as a premier destination for cultural, historical, and strategic destination for tourism and, also act as a driver of economic growth, job creation and cultural preservation	Fostering Prosperity	Service Industry
5.	Ease of Doing Business	A crucial concept for the state because it directly affects how attractive Kogi State is for investment, entrepreneurship and growth.	Providing Direction	Governance



3

Sector Overview

Sector I: Agriculture



Overview

Agriculture – Kogi's Economic Backbone

Land Resources:

- Cultivated: 500,000 hectares.
- Cultivable: 1.5 million hectares – untapped potential.

Human Resources

- 2.2 million Vibrant Youth

Climatic Resources

- Tropical savanna with distinct wet (April–Oct) and dry (Nov–March) seasons.
- Rainfall: 1,100–1,500 mm annually.

- Temperature: 26–32°C.
- Sunshine: 5–7 hours daily, peaking in the dry season.

Soil Types:

- Rich ferruginous tropical, hydromorphic, sandy loamy, and lateritic soils. Ideal for diverse crops.

Key Crops:

- **Keys staples** crops includes Cassava, maize, rice, yam, cashew, oil palm.
- **Non-Staples** includes Sesame, melon, groundnut, vegetables, sorghum, beans, plantain, cocoa, coffee.

Kogi's Wins

- Kogi State is the largest producer of cashew in Nigeria with **55,000 MT** annually representing 40% of national output. Also sees as the best quality in the country.
- The State accounts for 32% of Nigeria's 8.3M tons of rice paddy production. The State is also the second highest grain (Maize, Millet, Guinea-corn Sorghum) producing State.
- Top cassava producer alongside Benue State (FAO).
- Leading oil palm producer, thanks to ideal soils and climate.



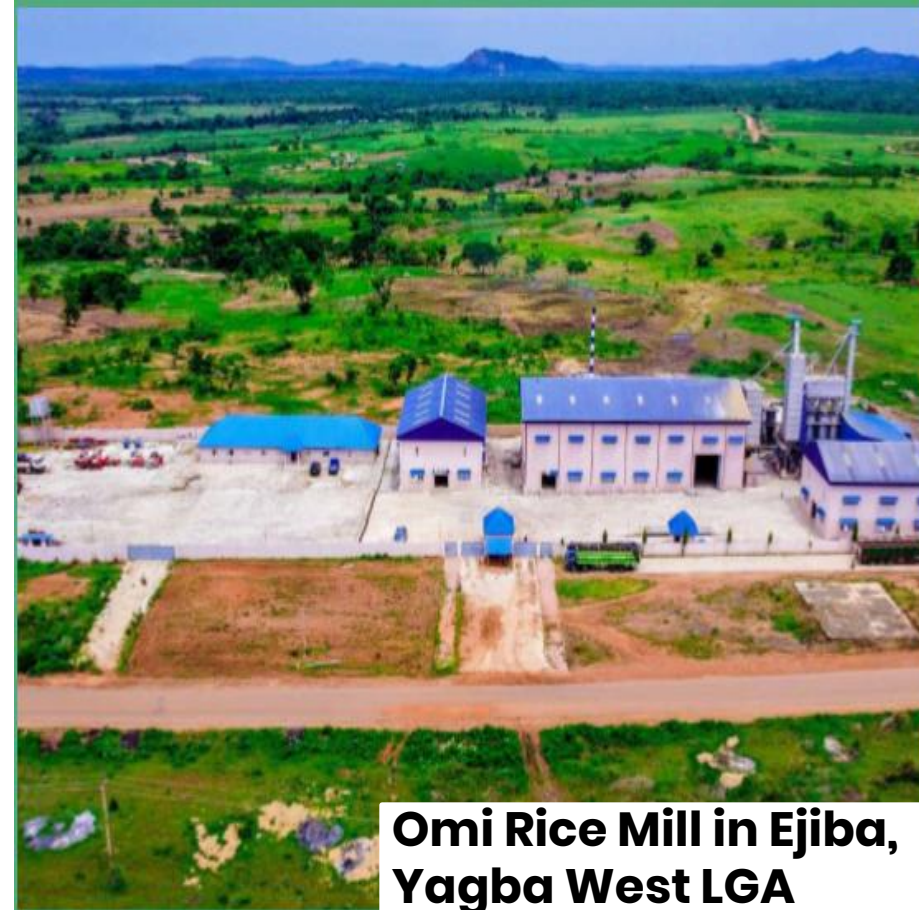
Agro-processing efforts in the State- Turning raw potential into profit

Existing Players:

1. Ejiba Rice Mill is a 100 tons/day capacity plant in Ejiba. Kogi West.
2. Unicane Industries Ltd.: A 420,000 Litres per Day (LPD) at 100% Extra Neutral Alcohol (ENA) ethanol plant in Jamata. Africa's leading ethanol processor using local cassava.
3. KSU Cashew Processing Factory: Anyigba.
4. Value Chain Development Programme Rice Processing Sites, Lokoja.
5. Crest Agro Farm is a 21,000 Metric Tons starch plant in Achabo.
6. United Fertilizers & Agrochemicals: Kungbani, Lokoja.

Opportunities

1. 1.5M Hectares of Cultivable Land: Perfect for mechanized farming and agribusiness innovation.
2. Cassava Value-Chain: Leverage Kogi's cassava dominance for ethanol, starch, and food processing.
3. Cashew Processing: **55,000** MT/year of premium Cashew nuts. Accounts for 40% of Nigeria's annual output. Untapped potential for value addition.
4. Palm Oil Development: Eastern and Western Kogi offers ideal conditions for large-scale plantations and processing
5. **30,000** Hectares of arable/cultivable land: Designated for agriculture and ready for commercial farming to boost food security and exports.



**Omi Rice Mill in Ejiba,
Yagba West LGA**



Gold



Peridot

Overview

Unlock \$Billions in Returns from Mining Opportunities

Kogi State is Nigeria's untapped solid mineral haven, boasting about **32 solid minerals** in commercial quantities. With 80% of Nigeria's world-class industrial minerals, Kogi offers unmatched potential

- **Iron Ore:** Over 39km² reserves in Ajaokuta, with the 200M MT at 36%-40% Fe Content in Itakpe already feeding Ajaokuta, both have millions of dollars expansion potential.
- **Limestone:** Powers Dangote's \$1B Obajana plant (13.25M MT/year) and Manga's 6,000 MT/day output.
- **Gold:** 10 sites across Kabba/Bunu, Lokoja, Mopa-Muro offer \$5-\$10M entry for 1,000-2,000 oz/year at \$2,600/oz for small-scale alluvial deposits. (April 2025).



Overview (Cont'd)

- **Lithium:** 50,000 MT/year potential to meet booming Electric Vehicles/tech demand (up to 20% yearly).
- **Coal:** 100M MT in Omala/Ankpa could fuel a \$30M, 50 MW plant for 16M off-grid Nigerians.
- **Marble & Gemstones:** High-quality deposits ripe for processing and export

Why Kogi?

- **Scale:** **13** Mineral titles, **1,623** cadastral units across **16** mineral deposit is currently held by Kogi Solid Mineral Processing Company.
- **Location:** Borders 10 states, with Itakpe rail to Warri port, Niger-Benue water transport, and AKK gas pipeline to also boost infrastructure.
- **Market:** Kogi's output aligns with global demand
- **Local Demand:** Nigeria's cement shortfall (25M MT vs. 45M MT needed), and \$4B steel import gap.
- **Policy:** The State is Investor-friendly, streamlined permits, and a B-rated fiscal outlook (Fitch 2024).



Kogi's Edge

- Revenue Potential: Iron ore alone could hit \$250M/year (5M MT at \$50/MT).
- Jobs: Every dollar invested in Kogi creates jobs. e.g. Ajaokuta's 500,000 job projections.

Opportunities

- Lithium Mining and Processing
- Coal Mining and Power Generation
- Limestone and Cement Production
- Solid Minerals buying centre/commodity exchange

Partnership Models

- PPP: Joint ventures for large-scale projects and infrastructure.
- Investment: Equity in mining/processing or R&D.
- Tech: Supply equipment, transfer expertise.
- CSR: Boost communities, train locals.
- Solid minerals for finance

Sector II: Solid Minerals



Details of Kogi Mineral Titles

S/N	Mineral	LGA	Community	Type of Title	Cadastre Unit	Application Number	Remark	Level of Exploration	License Validity
1	Gold	Kabba/Bunu	Suku	EL	122	37504	Granted	30%	June/2025
2	Gold	Kabba/Bunu	Daba Mariyam	EL	109	37506	Granted	30%	June/2025
3	Maganese, and Gold	Mopa/Muro	Ayedayo	EL	150	37511	Granted	10%	June/2025
4	Gold, and Beryl	Lokoja	Ibagbo	EL	120	37673	Granted	10%	June/2025
5	Cassiterite, Tourmaline	Kabba/Bunu	Ayetoro	EL	66	37601	Granted	10%	June/2025
6	Gold	Kabba/Bunu/Okehi	Suku	EL	100	37529	Granted	35%	June/2025
7	Lithium	Yagbe East and Mopa		EL	280		Transfer	10%	
8	Feldspar, Beryl, and Aquamarine	Ajaokuta	Unosi	EL	100	37502	Granted	10%	June/2025
9	Tantalite, and Tin	Ajaokuta	Kilometer 18	EL	79	37517	Granted	10%	June/2025
10	River Sand	Adavi	Okuha Obanyi	SSML	10	37545	Granted	10%	June/2027
11	Aplite (Dimensional Stone)	Okene	Achoze	SSML	12	37543	Granted	10%	June/2027
12	Iron Ore, Tourmaline	Ajaokuta	Kilometer 18	EL	195	37593	Granted	10%	June/2025
13	Feldspar	Ajaokuta	Kilometer 18	EL	28	37590	Granted	10%	June/2025
14	Gold	Okehi	Abobo	EL	50		Granted/Transfer	20%	
15	Coal	Omala	Oloku	EL	100	37763	Granted	30%	September/2025
16	Kaolin	Dekina	Ajaka	EL	100	37772	Granted	10%	June/2025
17	Coal	Ankpa	Icheke	SSML	2		Transfer	45%	
					1,623				

Note: EL means Exploration License, SSML means Small-Scale Mining Lease



Confluence Point

Overview

State Natural Assets

- The central location of Kogi State offers strategic connectivity. With about 500,000 vehicles transiting the State daily.
- The presence of Niger (540 km) & Benue (220 km) rivers to enhance Hydropower and logistics potential.
- High solar radiation: With 5-7 hours daily. And more during dry seasons. Ideal for solar energy.
- Abundant Resources: Coal, limestone, granite, oil (estimated at 33,000 barrels/day) can support development in energy, road and other infrastructural projects



Sector III: Infrastructure

1. Energy (Kogi Scenario)

Daily Energy Consumption Demand:

- Kogi State has a monthly energy consumption of 31.2 GWh with an average daily consumption of approximately 1.04 GWh

Daily Energy Supply

- The state is allocated 2.40 GWh of energy daily, but only 1.04 GWh is effectively accounted for. Significant gap stems from a fragile distribution network and substantial system losses

Projected Energy Demand

- With the highest recorded single-month consumption at 30.8 GWh, additional off-grid contributions from major companies such as Obajana Plant and Ceramic are estimated at over 25 GWh. Furthermore, unserved areas are projected to require an additional 5 GWh.

Together, these factors suggest a total energy demand of approximately 61 GWh.



Existing Players

- Geregu Power is presently producing at 414 MW, but scalable.
- Rural electrification in the 21 LGAs.
- 5 mini Liquified Natural Gas plants in Ajaokuta.

Opportunities:

- Renewable Energy (Hydro power, Solar, Biomass, Geothermal and Wind)
- Off-grid/Mini-grid,
- Healthcare Energy Solutions.
- Other Government Institutions
- PPPs



2. Transportation (Kogi Scenario)

- Kogi State has total of 1,263km Federal roads spanning across the State
- It also have 2,350 km internal roads,
- The States boast of a 326km Itakpe-Warri rail line
- Rehabilitation of 106.36 km rural roads (RAAMP),
- Construction of 145 km new road networks across the State
- The new 614 km AKK gas pipeline in Ajaokuta for transporting Natural Gas to other regions.

Opportunities:

- Expand road links to the 10 neighboring States
- Usage of Cement for concrete road construction.

- Expand Itakpe rail into regional network
- Explore and integrate multi-modal transport systems (Road, Air, Water and Rail)

Government Initiatives & PPPs:

- The State has put in place Land, Security, Investor-friendly policies.
- Kogi Infrastructure Plan (2024-2056).
- PPPs: Roads, industrial zones, energy concessions.
- Recent investments include \$500M World Bank funds on Education & Health
- Free Trade Zone talks.

Success Stories:

- Geregu Power (since 2007, expanding).
- 326 km Itakpe Rail operational
- 614km AKK Pipeline of \$2.8Bn, underway



Sector iii: Infrastructure

Overview

- The Kogi International cargo airport, is designed to be in Zariagi in Adavi Local Government..
- 1. The proposed cargo airport adopts the aerotropolis model, integrating logistics parks, business centers, hotels, and residential areas thereby giving room for economic activities around the airport area.
- It's designed for passenger and cargo services, with a focus on cargo-handling to boost trade and exports, especially for agricultural products and solid minerals like limestone and iron ore.
- It has a land size of **4000** Hectares that will include a runway length of **3.2km**, taxiways, aprons, terminals, parking, and access roads.
- Targeted for **2 million** passengers/annum
- The airport will serve Kogi State and up to ten surrounding states, 9 states and the Federal Capital Territory (FCT).



**Airstrip in Adogo Ajaokuta
LGA**

Sector iii: Infrastructure

Airports role in regional integration: Surrounding States and Potential Impacts

State	Location relative to Kogi	Current Status	Functionality	Potential Impact
Kwara	West	Local	Functional	Enhanced trade and tourism links
Ekiti	Southwest	Local	Non-Functional	Improved connectivity for agricultural exports
Ondo	Southwest	Local	Functional	Access to southern markets for cargo
Edo	South	Local	Functional	Reduced road congestion, better regional access
Anambra	Southeast	Local	Functional	Facilitates agro-export and business travel
Enugu	Southeast	Local	Functional	Boosts connectivity for eastern Nigeria
Benue	East	Local	Functional	Supports agricultural and mineral trade
Nasarawa	Northeast	NIL	NIL	Reduces reliance on Abuja airport
Niger	Northwest	International	Functional	Enhances northern connectivity
Federal Capital Territory	North	international	Functional	Decongests Abuja airport, serves government needs



Overview

Kogi State, located in the North-Central region of Nigeria, stands as a rising hub for tourism with immense untapped potential. Known as the “Confluence State” due to the meeting point of Nigeria’s two largest rivers the Niger and the Benue.

Kogi offers a unique blend of natural beauty, historical significance, and cultural richness

One of its prominent historical site is the Mount Patti. This is a 1503 ft tall mountain with a land mass of about 15Km square at the top. In 1900 Sir Fredrick Luggard, a British Colonial Officer built a rest house at te top. It is also from here that Flora Shaw who later became Flora Lugard looked out at Niger River and produced the name Nigeria.

It has a very old Baobab tree, over 100 years old. In the past people carve their name to mark their visit.



**Oshomo Waterfall
Okene**

Existing Tourist Sites in Kogi State across the three Senatorial Districts of the State

West:

- The West Senatorial district of the State has 40 tourist sites with 17 of these sites located in Lokoja, the state capital.
- Prominent among these sites in the state capital are:
 - ❖ Mount Patti
 - ❖ Confluence of Rivers Niger and Benue
 - ❖ The Lord F.J.D Lugard's office and residence
 - ❖ Iron of Liberty (Where Slaves were freed)
 - ❖ Graveyard of the deposed Northern Emirs

- ❖ The Cenotaph (War Armoury)
- ❖ The Royal Niger Spot (
- ❖ The Primary School in Northern Nigeria and Others

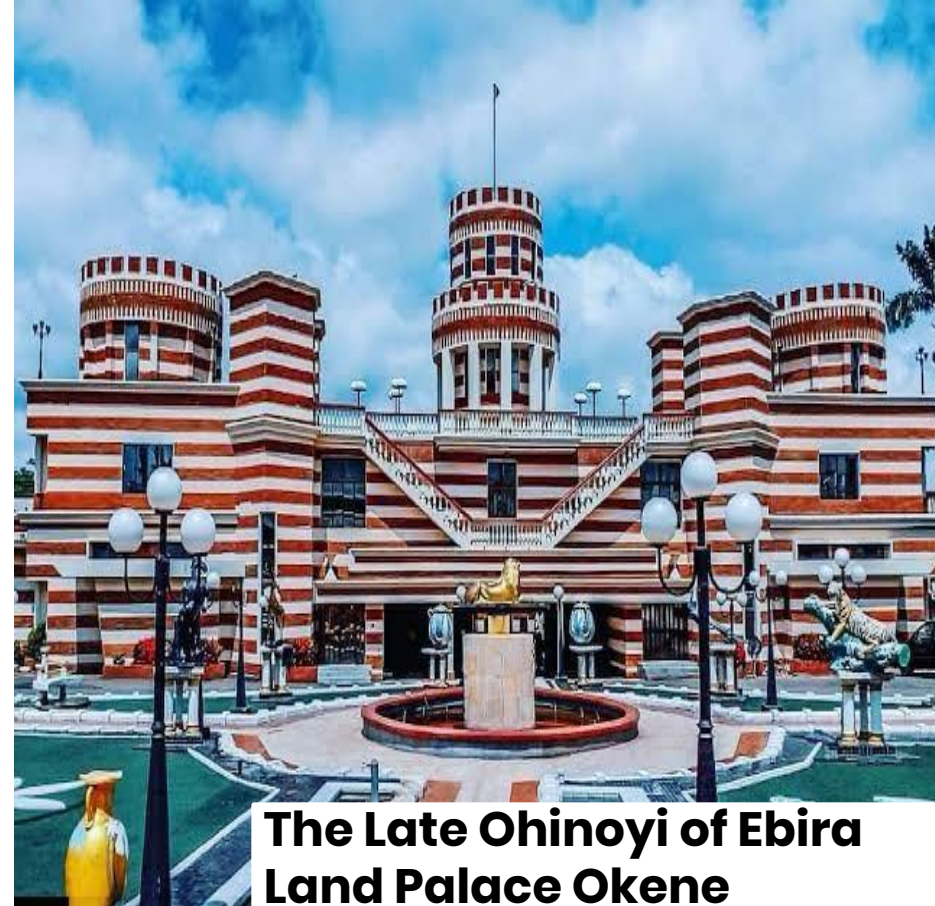


Central:

- The Central Senatorial District of the State has 13 tourist attraction sites.

Prominent among these sites are:

- ❖ Imposing palace of the Late Ohinoyi of Ebira Land in Okene
- ❖ Odozongwe (Echo from the Hill) at Iruvochinomi
- ❖ Ori-usoko (Human size at Ajaokuta)
- ❖ Ireba-obanyi (Uphill Forest)
- ❖ Mini Museum in Asema's Compound in Ogaminana



**The Late Ohinoyi of Ebira
Land Palace Okene**

East:

The Eastern Senatorial District of the State has about 41 tourist attraction sites.

Prominent among these sites are:

- ❖ Inikpi Status at Ega in Idaho
- ❖ Ajobe Waterfall at Ankpa
- ❖ The uncooked fishes at River Inachalo
- ❖ The mysterious river Owe that flows northwards
- ❖ Ayobwa-bizechi (Lions Den) at Wussa

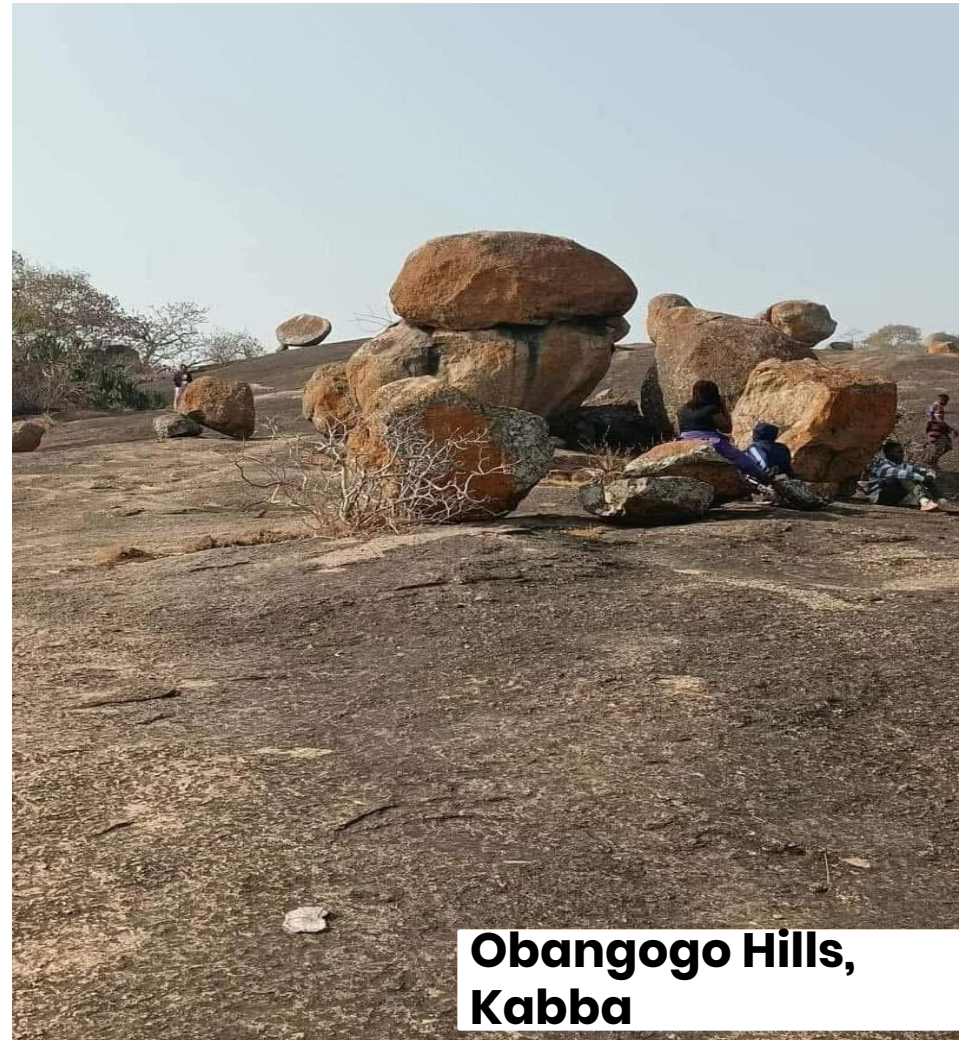


Inikpi Status

Sector IV: Tourism

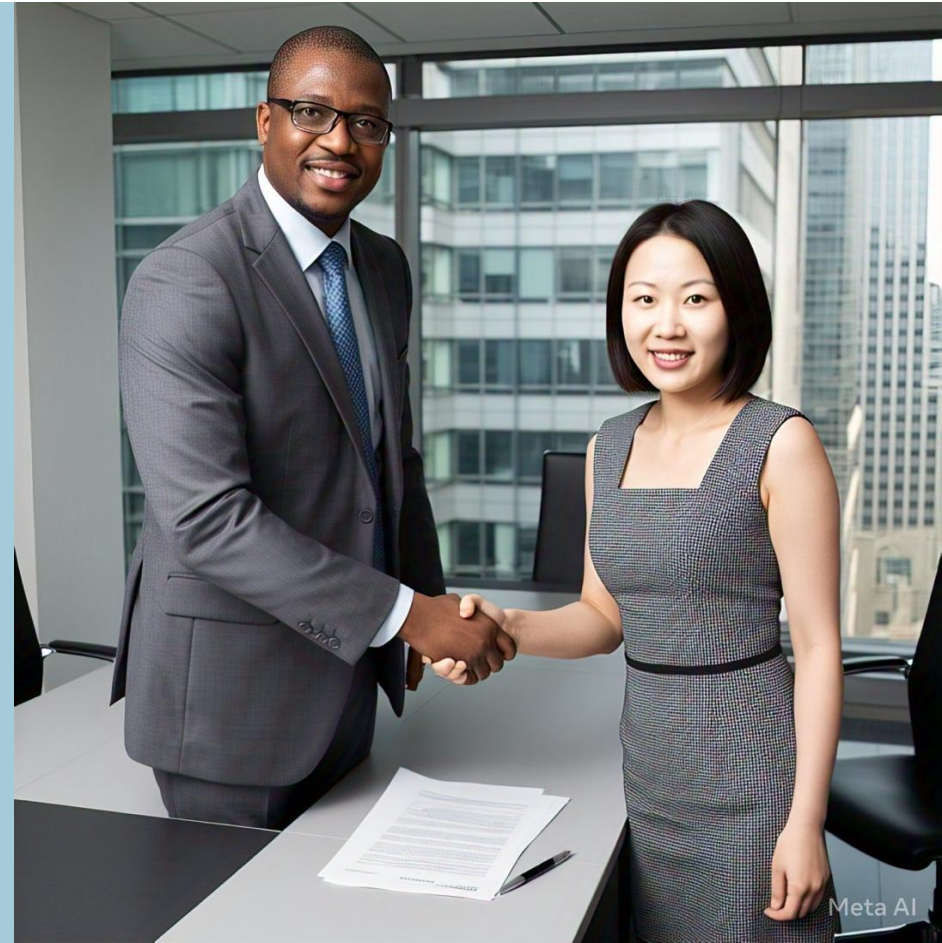
Opportunities

- Hospitality & Accommodation
- Transport Infrastructure
- Eco-tourism & Adventure Parks
- Real Estate Development
- Cultural & Heritage Tourism



**Obangogo Hills,
Kabba**

Ease of Doing Business



Overview

Investors confidence hinges on a smooth, secure business environment free from encumbrances or bureaucratic hurdles. That's why Kogi State is deeply committed to enhancing the Ease of Doing Business, ensuring that investors can operate seamlessly and focus on growth

Kogi's Initiatives on EoDB

- Aligned with national initiatives. E.g. The Presidential Enabling Business Environment Council (PEBEC) & State Action on Business Enabling Reforms (SABER) for a competitive edge
- Strategic reforms under Governor Ahmed Usman Ododo like streamlining taxation process, simplifying land acquisition procedures and enhancing transparency in government interactions.

- Development of a responsive action plan to address issues on infrastructure improvements, simplified regulatory processes, enhance security measures and targeted investments incentives.



Key Efforts

1. Improve the efficiency of Land Administration

- Simplified the process of obtaining Certificates of Occupancy and construction permits through digitization process.
- Kogi State is creating a transparent and investor-friendly environment for land and property acquisition through its Framework for Responsible and Inclusive Land-Intensive Agricultural Investment (FRILIA). This framework ensures secure land tenure, respects community rights, and supports sustainable agricultural ventures.

2. Improved regulatory framework for private investment in fiber optic infrastructure

- Reduced Right of Way fees: Drastic reduction of ROW from N5,000 to N145 to rapidly increase the routes of fiber optics cables for broadband deployment
- Kogi State is expanding broadband access to drive digital connectivity, creating a fertile environment for tech startups and innovation hubs. This infrastructure opens new opportunities for investors to support and scale entrepreneurial ventures in a rapidly growing digital economy

Key Efforts

3. Transparency & Incentives: *Investor-Friendly Support*

- Clear fees & procedures online
- Tax breaks in agriculture, manufacturing, mining, ICT
- Low-interest loans via financial partnerships

4. Infrastructure & Innovation: *Built for Growth*

- Enhanced broadband & fiber optic connectivity
- PPPs driving energy (AKK Gas Pipeline) & digital access
- A fertile ground for startups and industries



Kogi/Huan Special Economic Zone

Overview

- At the heart of the key deliverable of the current administration mandate to the people of Kogi state, is the economic transformation of the state largely by making its resources around agriculture, solid minerals and human resources work for the state . This has been anchored on the establishment of an industrial park designated as FREE TRADE ZONE.
- This industrial park (Free Trade Zone) is located at Ajaokuta Local Government Area of Kogi State because of its historical Industrial Design and existing infrastructure.
- It is seated on a 5,000 hectares of land.

Economic advantage of Kogi Special Economic Zone

- ❖ Power Infrastructure: Over 800 megawatts of captive power from both private and public sources.
- ❖ Gas Pipeline: Available for industries needing gas as an energy source.
- ❖ River Port: Functional and capable of exporting goods via Warri Port.
- ❖ Rail Network: Fully operational, moving goods and passengers.
- ❖ Airstrip: Supports most of the state's air travel, commodity and solid mineral export
- ❖ Road Network: Well-connected roads.
- ❖ Housing: Existing structures can be used to accommodate workers and investors.

Why Invest now?

- Kogi is blessed with both natural and human resources.
- Kogi has lower risks, reduced costs, and faster returns on investments
- Kogi has an agency in KOSIPPPPA to ensure a seamless investment process
- Kogi has a holistic EoDB approach that delivers maximal results



**“I have broken the bottlenecks in Kogi State
Investment drive. Kogi State is ready for the
world”**

Governor Ahmed Usman Ododo, FCA
The Executive Governor of Kogi State





THANK YOU

www.kogistate.gov.ng

