

ONE OF A KIND FULLY VERTICAL BUSINESS Hayfork Trinity County, CA

\$2,299,000



BOOK OF BUSINESS AND PROPERTY INCLUDED

This is a one of a kind opportunity in Trinity County. A fully vertical license, with cultivation, nursery fully operational and CEQA approval. Multiple avenues to develop the business, with the only delivery in Trinity County and only 1 of 2 distributors plus manufacturing. The property has great infrastructure and all the space necessary to run all the licenses. Trinity County is home to 500 licensed cannabis craft growers.

NDA
REQUIRED

BUSINESS HIGHLIGHTS

- Micro business (Cultivation, Nursery, Distribution, Manufacturing & Delivery)
 - Mixed Light Cultivation: 10,000 sq ft
 - Nursery : 10,000 sq ft (1 of 4 licenses and only one operational in County)
 - Only Licensed Type 6 Mfg in the County
- Distribution: 1 of 2 Distributors in County
- Retail Non-Store Front (Delivery): Have already been contacted by half the operators in the county)
- Distribution Agreements: LA Showroom with experienced Distributor for all Cannabis Product
- Agreements with Leading Emerald Triangle Genetics to produce Commercial Seedlings

PROPERTY HIGHLIGHTS

- 1 of 4 CEQA-compliant properties in Trinity County
- 3 New Greenhouses - Fully Auto Light Deprivation T3
- Greenhouse Supply (10,000 sq ft total)
- 2,100 sq ft home (70% complete, finishing touches)
- 2,500 sq ft processing building
- 10.95 Agricultural Acres
- Two Rain Catch Ponds totaling 800,000 gallons
- Trinity PUD Power service at ~\$.08 per kwh
- Running Water to Home and Processing Building
- Private Septic Tank
- New Irrigation System by DripWorks

Accepting all serious offers, pricing will adjust as business develops

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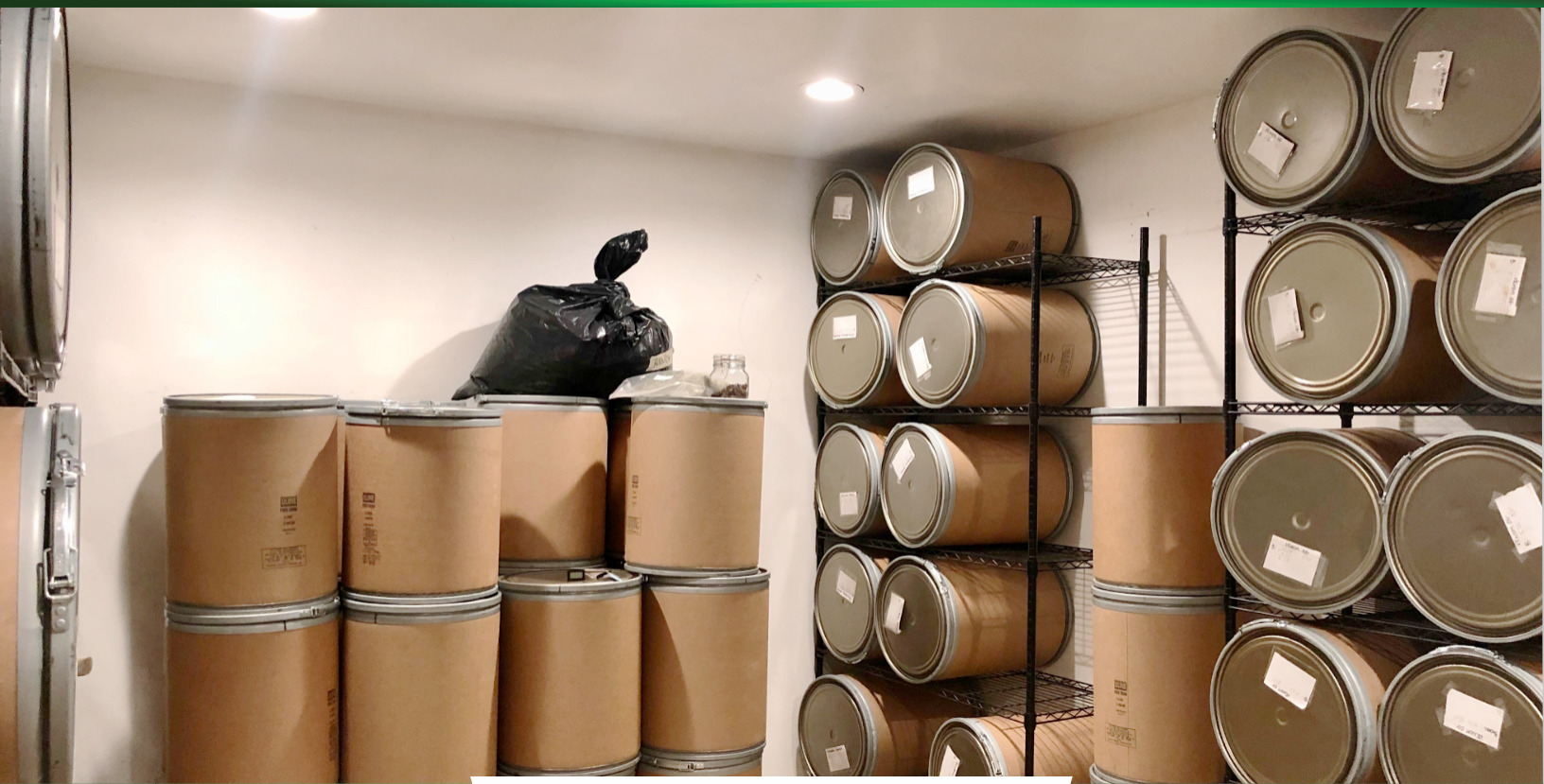
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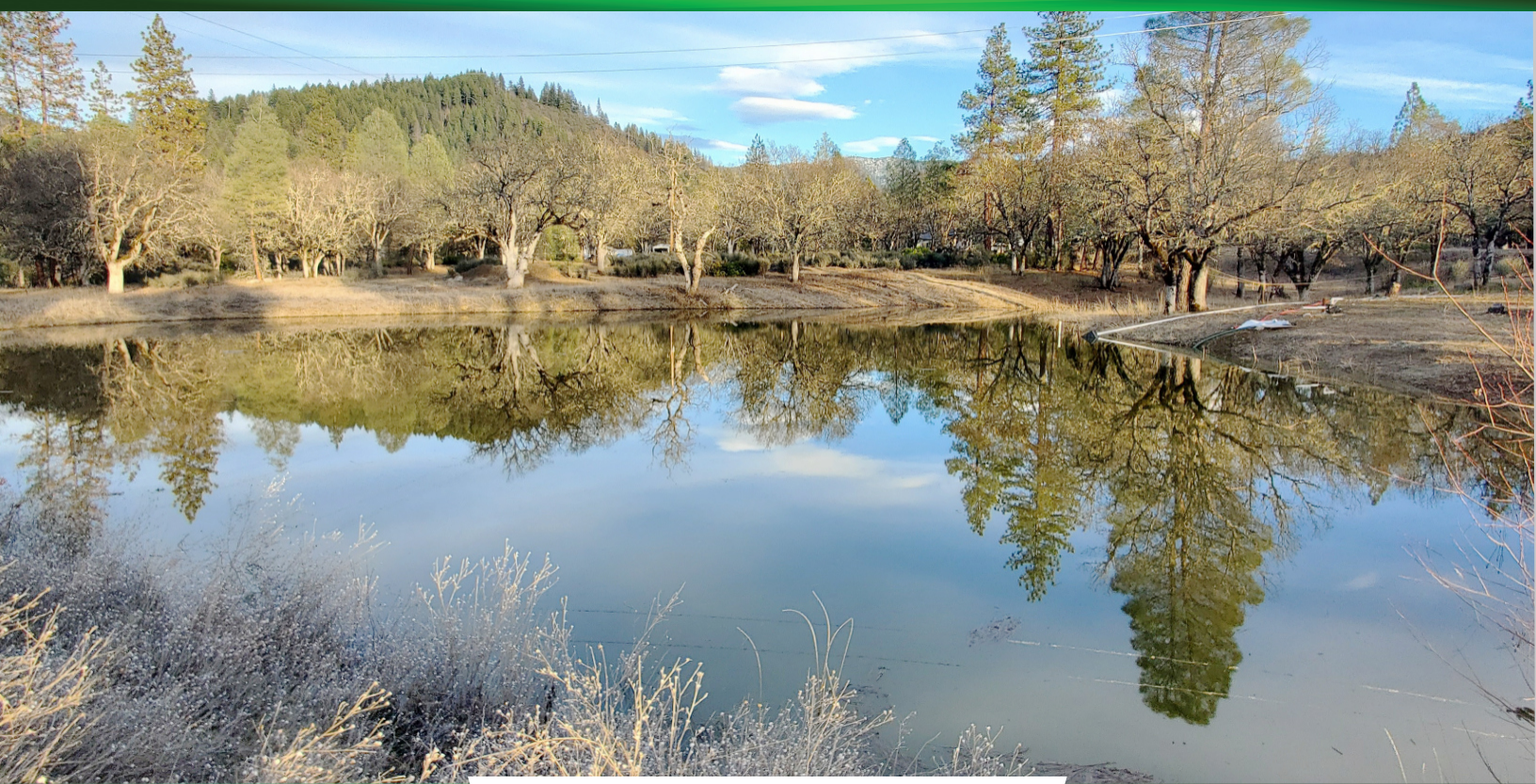


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TRINITY COUNTY

Home to over 500 Potential licensed generational cannabis craft growers, cultivating sun grown and mixed light top shelf cannabis.

1 of the 3 counties in northern California that makes up the “Emerald Triangle” where nearly 60% of the world’s cannabis was grown until recent years.

Has an extremely unique micro-climate similar to Afghanistan where many of the cannabis land-race strains are from and serve the basis of most well-known cannabis strain hybrids, providing the most ideal cannabis cultivation conditions in the world.

Receives more sunlight lumens than anywhere else in the world, thereby contributing to producing some the world’s finest cannabis.

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