



Cannabis | Real Estate | Licensing | Advocacy

## Operational Cannabis Farm Humboldt, CA \$1,250,000

### Description:

Fully operational, Class A cannabis cultivation asset on 40+ acres in the Ruth Lake / Dinsmore area of Humboldt County. The farm is automated, fully improved, and licensed with two active cultivation permits totaling 39,160 SF of canopy (Tier 2 Mixed Light - 6,720 SF and Medium Outdoor - 32,440 SF).

Infrastructure includes 1,200 AMP 480V 3-phase power, three greenhouses, automated ag well and irrigation, storage, processing facility, and substantial equipment and hard assets. Purpose-built for efficiency, compliance, and scale.

### Reason for Sale:

Seller's operating partner passed away, and the family does not wish to continue cannabis operations. They are seeking a clean sale and are motivated by a straightforward, timely close prior to the 2026 summer season.

### Value Add:

Acquisition opportunity with significant basis. Approximately **\$4M invested into entitlements, power, water, structures, and equipment.** For an experienced operator, this is an opportunity to acquire a fully permitted Humboldt cultivation platform at a fraction of replacement cost and capitalize on operational execution.

### Key Highlights:

- ~\$4M invested – priced to sell before 2026 season
- Two active cultivation licenses totaling 39,160 SF canopy
  - 32,440 SF Outdoor
  - 2,720 SF Mixed Light, Forever Flowering, Green House
  - 2x 2,000 SF, Commercially Improved, Hoop Houses
- 1,200 AMP 480V 3-phase power installed and distributed
- 3,500 SF fully fixturized processing building with 400+ amps
- Designed to support 3,000-4,000 lbs annual production potential
- Immediate operational capability for 2026 season

*An NDA is required for further information regarding this exclusive opportunity. If you or your company do not currently have an NDA on file with WeCann, then one will be provided to you upon request.*

Jason Piazza - 01405965  
Director of Real Estate  
WeCann - 01526304  
949-682-5867 | Jason@WeCann.biz

Ryan Dowse - 02074994  
Broker Associate  
WeCann - 01526304  
(760) 987-9202 | Ryan@WeCann.biz

[www.WeCann.biz](http://www.WeCann.biz) | [www.CREC.us](http://www.CREC.us)