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HUMBOLDT FARM

DINSMORE, CA

FOR THAT
GOLDEN STATE OF MIND

Turnkey Sale, Lease, or Partnership Opportunity
Summer 2025



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WHY HUMBOLDT FARM?



PLUG & PLAY

Licenses, power, greenhouses, and more - the infrastructure necessary to generate millions in revenue is ready for the right operator.

CRAFT QUALITY

At 3,200+ ft atop the ridgeline, Humboldt Farm is built to produce the highest quality cannabis with coveted terpene profiles that only come from the Humboldt ecosystem.

COMMERCIAL SCALE

Over 10,000 sq ft of production space constructed on 40+ acres. Total output potential of 4,000 lbs/year, making Humboldt Farm a commercially competitive operation.

INVESTMENT

HIGHLIGHTS



2 ACTIVE CULTIVATION LICENSES

(32,440 sf outdoor + 6,720 sf mixed light)



3,000 – 4,000 LBS

Annual production potential



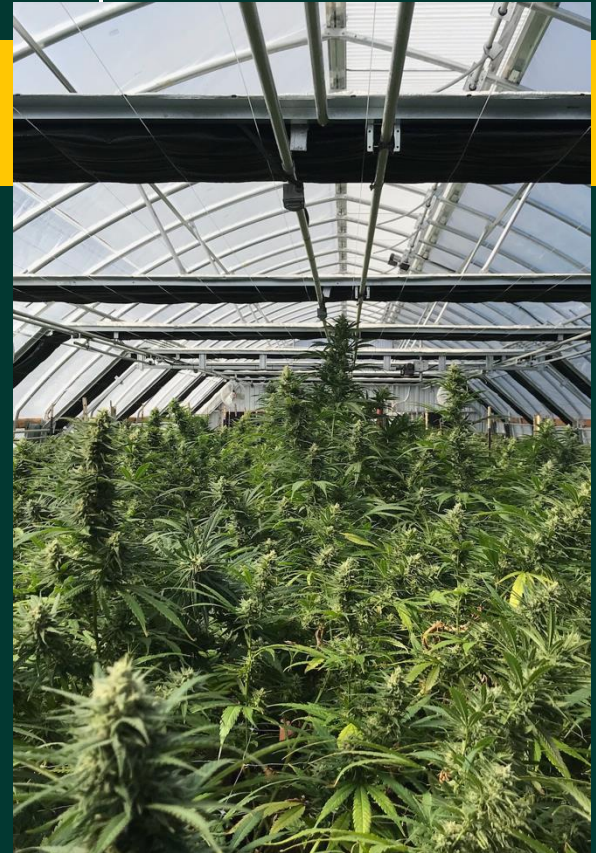
\$4M+ INVESTED

In property, equipment, and infrastructure



FLEXIBLE STRUCTURE

Available for sale or lease at favorable terms



Dinsmore, CA

STRATEGIC LOCATION

Located in the
legendary Humboldt
region

44 miles east of
Highway 101, off State
Highway 36

Ridgeline setting at
2,200 – 4,000 ft
elevation

Extremely secure,
private access road to
property

Near Ruth's Lake – scenic and ideal for brand story



HUMBOLDT HERITAGE

WITH PREMIUM BRANDING POTENTIAL



UNIQUE RIDGELINE

Microclimate supports
high terpene flower



RICH SOIL

Packed with nutrient-
dense organic matter



ECO-CONSCIOUS

Full-sun cultivation
opportunity



LOCAL ORIGIN

Signals purity, quality,
and craft production



PERMITTED CULTIVATION FOOTPRINT

TIER 2 MIXED LIGHT LICENSE

(6,720 sf – CCL25-0000095)



MEDIUM OUTDOOR LICENSE

(32,440 sf – CCL25-0000094)



LICENSED

Fully licensed and compliant
with Humboldt County and
DCC

APPROVED

County and agency
inspections complete: fire,
safety, fish & wildlife

BUILT FOR SCALE & EFFICIENCY



THREE GREENHOUSES

one 2,720 sf automated Forever Flowering + two commercially improved 2,000 sf hoop houses



AG WELL WITH SOLAR BACKUP

over 40,000 gallons of irrigation storage



PG&E 3-PHASE 1,200 AMP POWER

recently upgraded and run to all buildings



72KW BACKUP GENERATOR

on concrete pad



ELECTRICAL & IRRIGATION SYSTEMS

professionally installed





3,500 SF PROCESSING BUILDING

Two-story,
sprinklered, and
fully fixturized

400+ amps of
power plus
plumbing

Heating powered
by 1,500 gallon
LP tank

Wi-Fi connected AgroTek automation

OVER \$2.4M IN EQUIPMENT AND ASSETS

FARM EQUIPMENT

Skidsteer with
attachments, RV, and
ATVs

NUTRIENT SYSTEMS

Dositrons and
irrigation
supplies

SIX METAL CONTAINERS

+ four sheds for
processing & storage

TOOLS + FF&E

Complete set of
farming supplies



READY FOR 2025 SEASON

Power, water, permits and infrastructure in place

Power run to greenhouses; lights customizable by tenant

Opportunity for summer/fall grow cycle if move-in is prompt

Ideal setup for a 4-person cultivation team plus harvest staff



FLEXIBLE STRUCTURE



Purchase Terms

\$4M for property, licenses, and FF&E

Lease Terms

3+ years, \$20k/month, NNN

- Rent accrues and is paid post-harvest
- 3-month security deposit required for move in
- Lease includes \$4M purchase option

Open to Offers

Seller motivated to find the right long-term operator



CALIFORNIA CANNABIS MARKET

40M

RESIDENTS

+ 270M annual visitors
help bolster
California's enormous
legal market.

\$5.1B

2024 SALES

California has remained
the nation's largest
cannabis market since
legalization began.

35%

REDUCTION

In active cultivation
licenses from 2022 –
2024 creates opportunity
for new growers.





LET'S TALK

HUMBOLDT FARM

DATA ROOM AVAILABLE
PROPERTY TOURS UPON REQUEST

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