

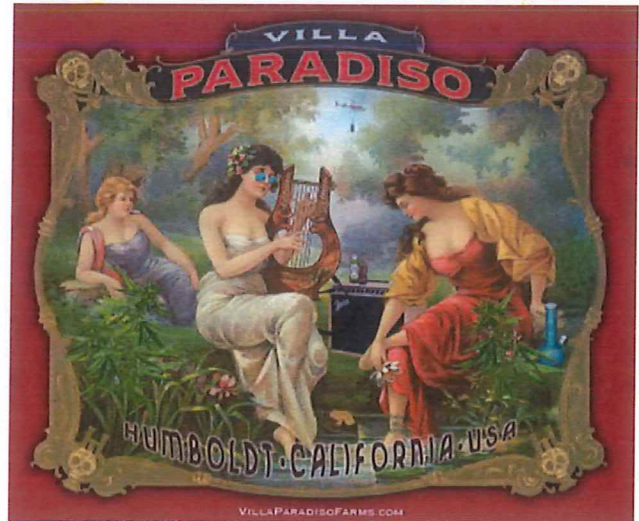
Villa Paradiso Farm, Humboldt County

Farm Overview

- 57-acre heritage farm in Southern Humboldt, Emerald Triangle
- 30 years of full-sun, in soil from seed outdoor cannabis cultivation
- Perfect geographical and climate conditions for rich terpenes and large crystalline flowers

Fully Compliant

- County License: Permit for outdoor, greenhouse and light-dep cultivation
- State License: Medium Outdoor Cultivation. Fully compliant with CA Department of Fish and Wildlife, Erosion Remediation regulations, North Coast Regional Water Quality Board



Organic and Regenerative Practices

- NO chemical pesticides or fertilizers
- Natural Pest Control: beneficial insects, companion planting, compost teas prevent harmful bacteria
- Natural Fertilizers: farm waste compost, natural soil amendments like oyster shells, guano, etc.
- Closed-loop systems: solar and hydro-electric power systems, rainwater catchment, agricultural waste compost



Proprietary Strains

- Farm genetics geared for the luxury market
- Farm is part of the Palo Verde appellation district for heartland Emerald Triangle terroir
- Appellation designation official in 2021 under California Senate Bill 94 (passed 2017) that allows fine cannabis to be labeled and marketed like fine wine



Strains Included in Sale

- **Rattlesnake OG:** Stellar pedigree from the original OG strains; low genetic variation produces a consistent strain year after year. Balanced and deep, a very special strain.
- **Berry Nectar:** A truly Humboldt strain, it has no immediate relatives. Low genetic variation consistently produces an unmistakable sweet flavor with CBD-forward effects.

BUSINESS AND FINANCIALS

- Farmer has expanded two times starting in 2005 and 2010, doubling and tripling

•



Tr

•

•

- Due diligence is expected to complete within thirty (30) days

Contact



Brooklyn Marvin

RE/MAX

Humboldt Realty

Each office is independently owned and operated



Realtor Associate

BRE# 02039145

2222 Myrtle Ave

Eureka, CA 95501

C: 707-502-4086

bmarvin@humboldtrealty.com



@Remaxbrooklynm

