

200 ACRE RANCH WITH NEARLY 11 ACRES OF APPROVED CANNABIS GROW



Video Tour



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OVERVIEW

SUMMARY

- Asking Price: \$6,250,000 **Price Reduced**
- Location: 1375 & 1385 Klau Mine Rd, Paso Robles CA
- APN: 014-331-064
- Parcel Size: 200 +/- acres
- Building Size: 2,088 Sq Ft Remodeled SFR, 1,620 MFH & 3 outbuildings
- Zoning: Agriculture

OVERVIEW

Location is everything for successful outdoor cannabis cultivation which is dependent on a Mediterranean climate to promote volume and quality. Why choose a cannabis property in a harsh climate where land is cheap and easy to license and then spend millions trying to convince the market that your brands are different? Let the quality of the product tell the story and sell itself. Located in the heart of Adelaida, an historic area revered by cannabis and wine aficionados, this two-parcel property affectionately known as The Rocking Chair

Ranch is a prized jewel situated in the rolling oak covered hills and Mediterranean climate of San Luis Obispo County.

The level of pride in ownership of property in Adelaida can be witnessed at any winery within a few miles of the ranch. Adelaida is where some of the world's wealthiest individuals have spent tens of millions of dollars developing wineries and dreams; and at the same time preserving some of California's most beautiful landscapes.

Like vines, cannabis grows well on flat land, but the gradient, altitude and sun exposure found on the Rocking Chair Ranch promote high quality flowers with higher terpene and cannabinoid content, the chemical compounds responsible for aroma and pharmaceutical effect. The Adelaida District sees an average of 25 inches of rainfall annually that comes late in the year allowing long season cannabis cultivars/chemovars, like OG Kush, time to fully mature and express their genetic potential.

The county approved locations for operations are not visible from the county maintained road, but tucked behind a couple of the property's oak-topped hills. Just past the entrance of the ranch, breathtaking views of the nearby Santa Lucia Mountain range appear at first and then the vast cannabis cultivation fields.

The fields are equipped with irrigation lines and Mazzei fertilizer injectors supported by two wells, eight 5,000 gallon and two 2,500 gallon water storage tanks.

OVERVIEW

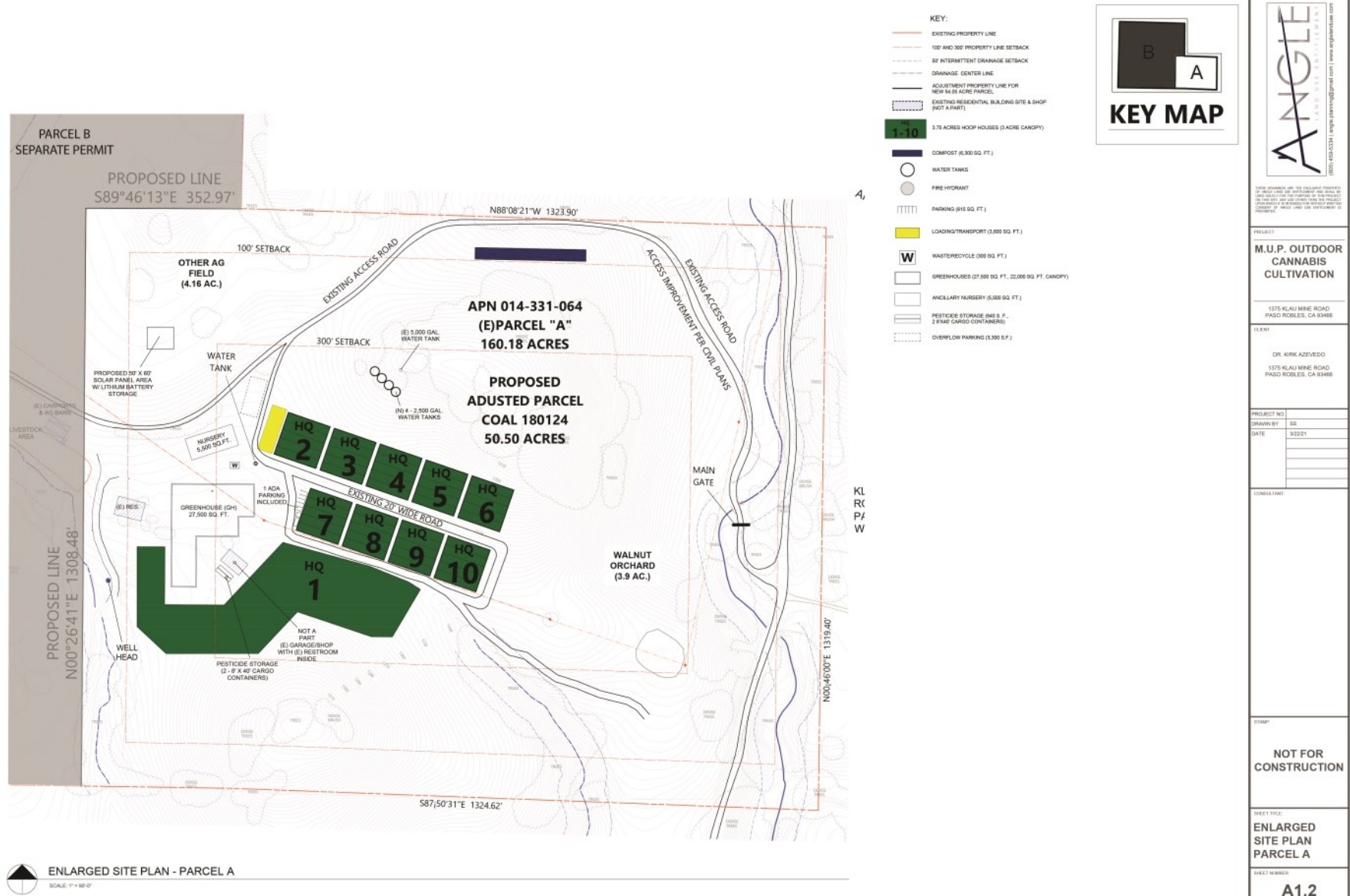
OVERVIEW CONTINUED

Two homes are located on the ranch, one on each parcel, as well as two shops, a pole barn and two wells. One home features 3 bedrooms, 2 baths and is approximately 2,088 sf with a lovely backyard setting. The second home is a manufactured home offering 3 bedrooms plus office, 2 baths and is approximately 1,620 sq ft. Both homes were updated in 2018. Approximately 60 acres of the property can be planted with other crops with the balance of the property being an outdoorsperson's paradise. Horse, mountain bike, and hiking trails lead up oak-lined draws, through lupine blushed meadows in the spring, to commanding views from the property's mountain peaks. Blacktail deer, wild turkey, wild pigs, tule elk, bobcat, golden eagle, bald eagle, badger, mountain lion and the occasional bear have been seen on the property. The ranch has much of the needed infrastructure, i.e. roads, water, tanks and power in place to accommodate the future growing operations.

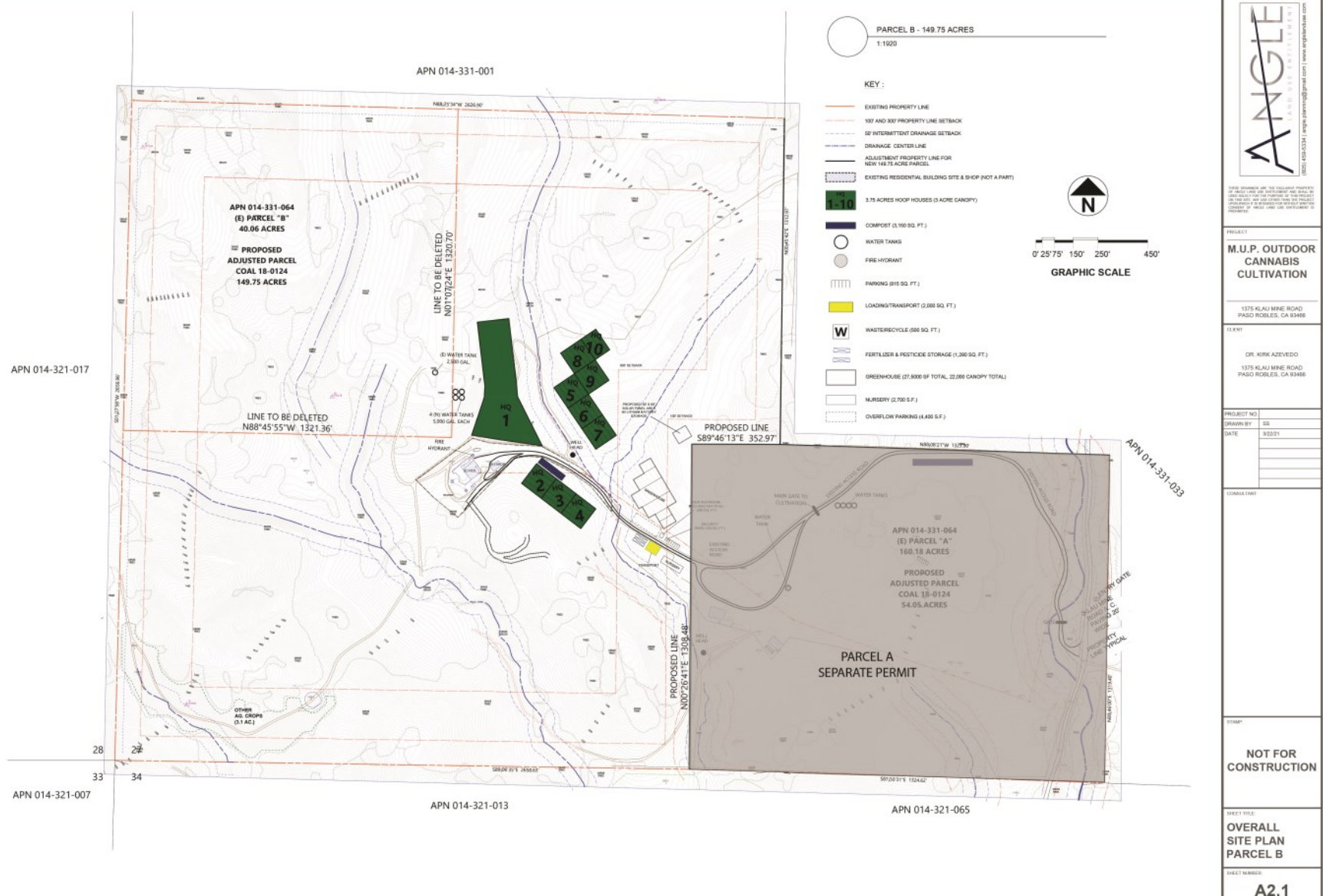
Conditions of Approval for each Minor Use Permit authorize indoor and outdoor cannabis cultivation, indoor ancillary nursery, ancillary transport, and associated supportive development and uses as follows:

	1375 Klau Mine Rd	1385 Klau Mine Rd	Entire Property	Entire Property
Use/Activity	Canopy	Canopy	Total Canopy	Total Gross
Outdoor cultivation within hoops	3 acres	3 acres	6 acres	7.5 acres
Ancillary nursery canopy for utility ways				1.875 acres
Greenhouse (new structure)	22,000 sf	22,000 sf	44,000 sf	55,000 sf
Ancillary nursery (new structure)	2,200 sf	2,200 sf	4,400 sf	5,400 sf

PARCEL A SITE PLAN



PARCEL B SITE PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



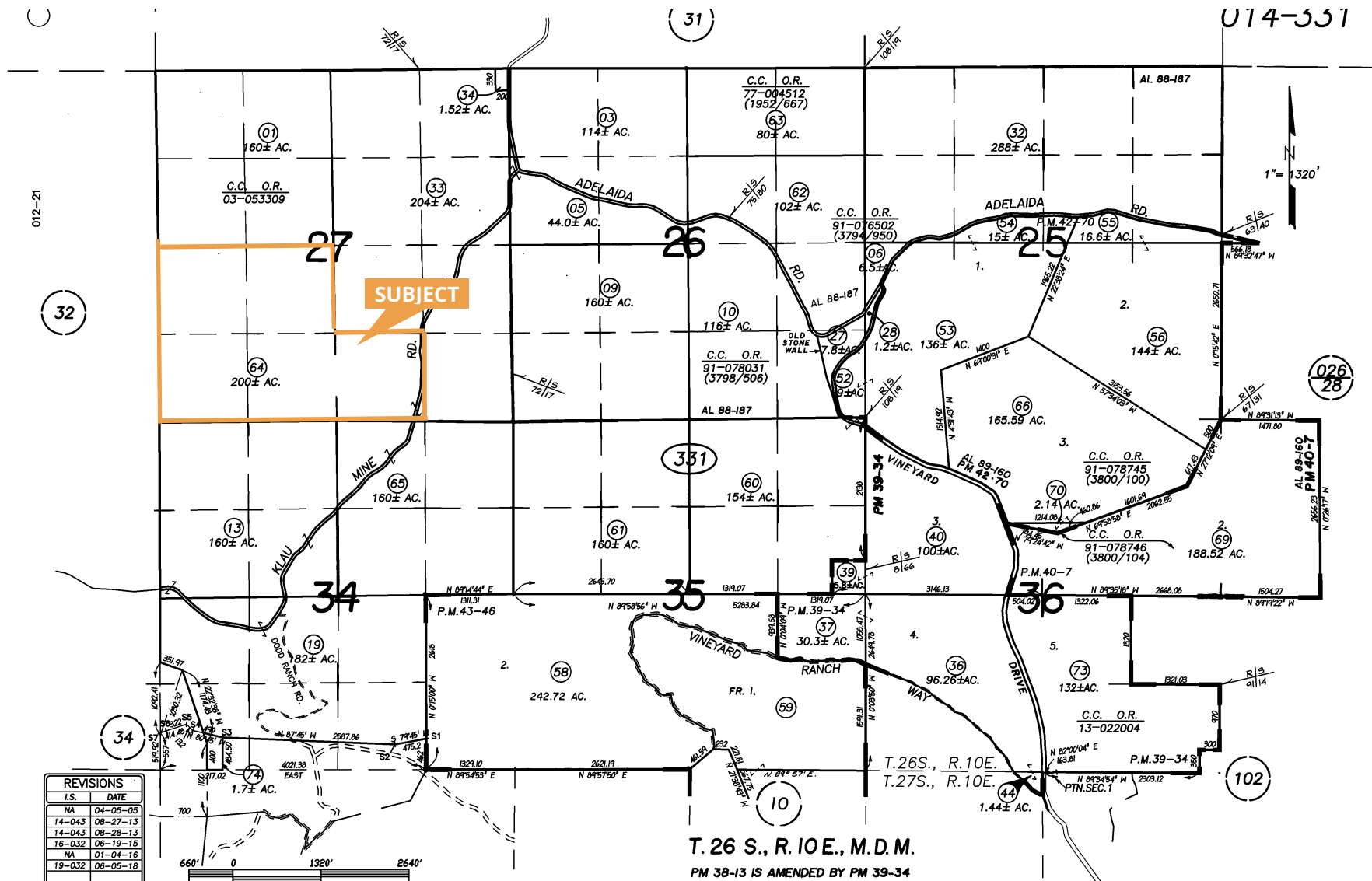
BUILDING PHOTOS



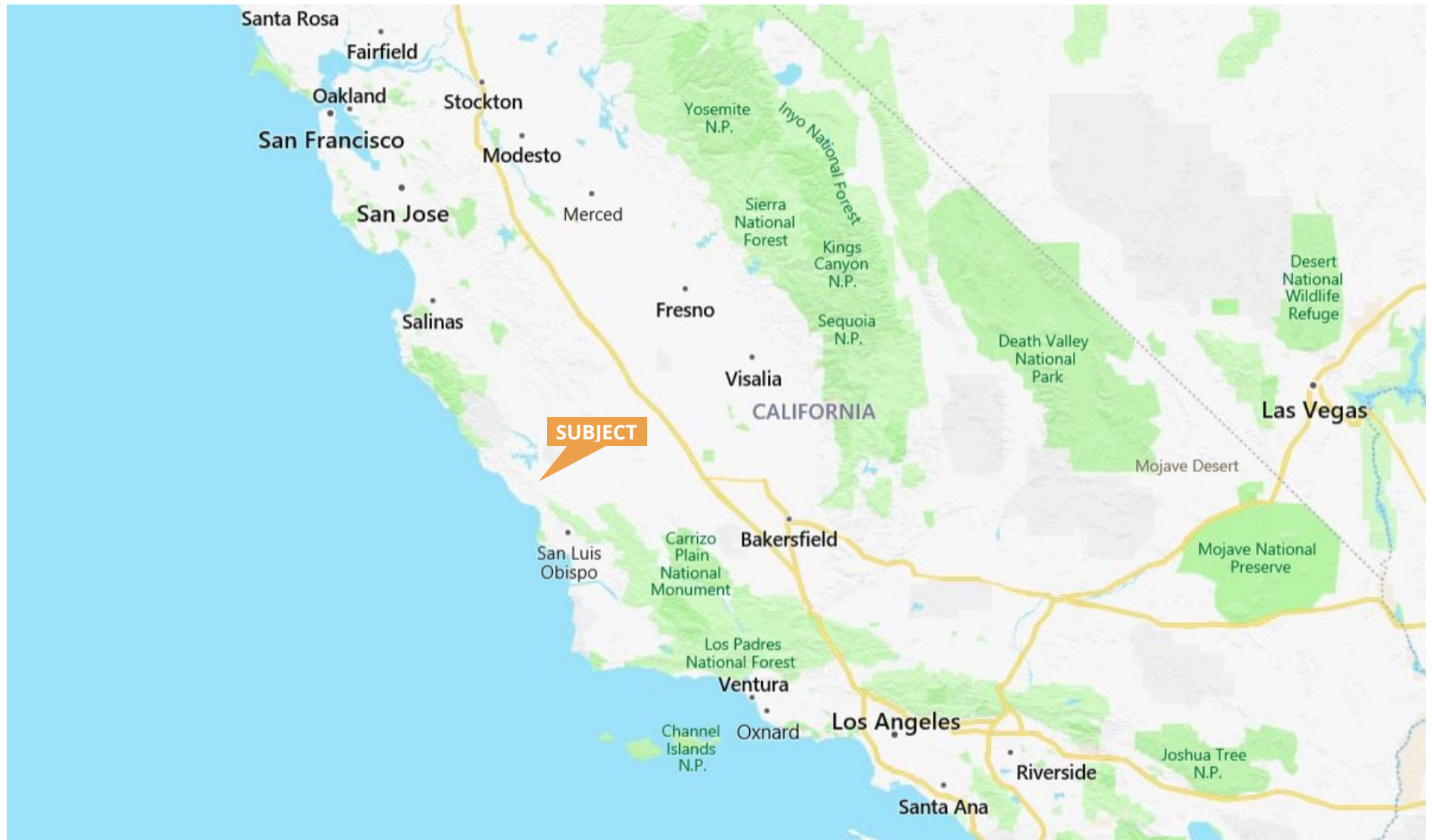
REMODELED HOME PHOTOS



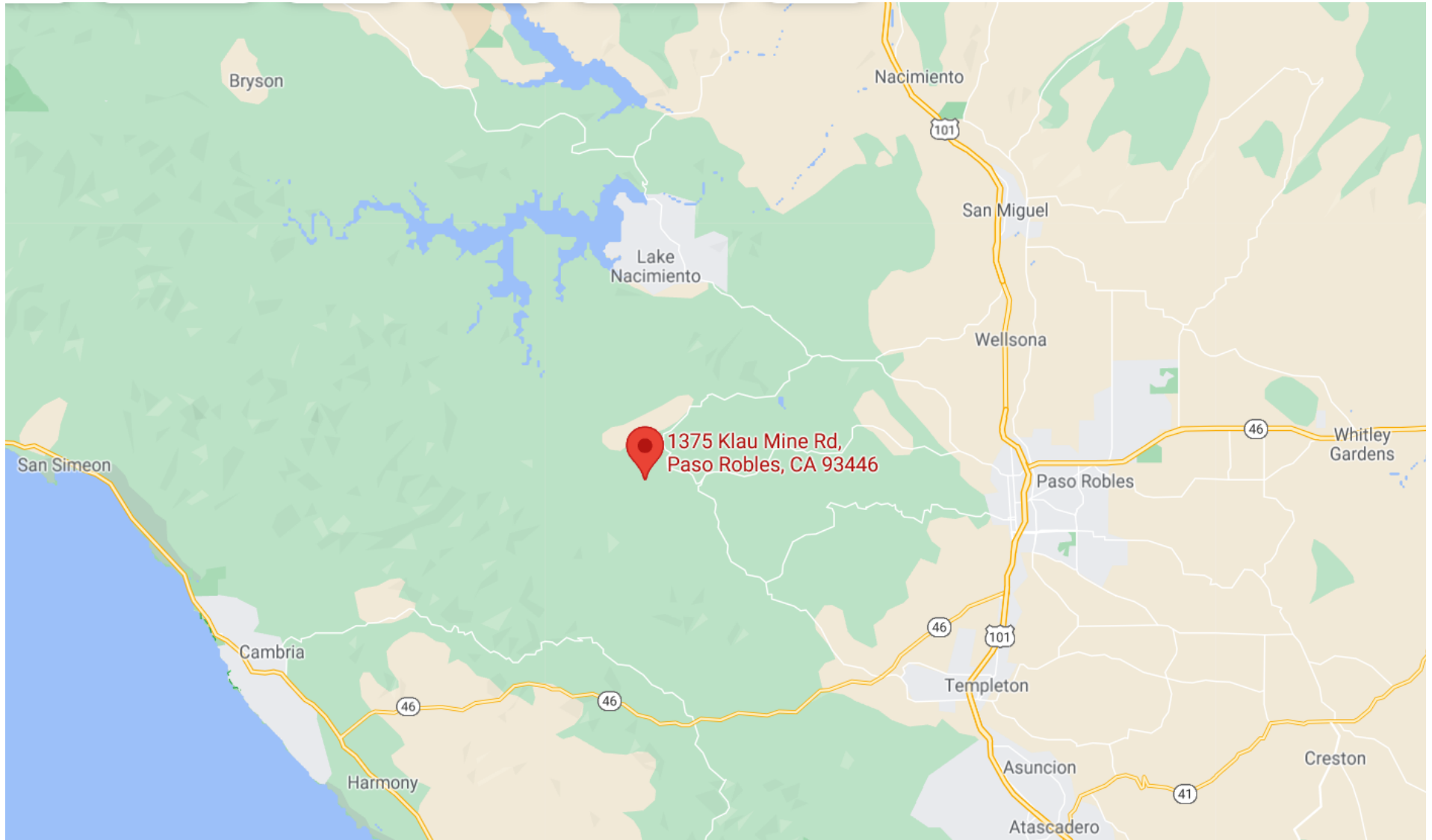
PLAT MAP



REGIONAL MAP



LOCAL AREA MAP



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