



kw SOUTHERN OREGON
KELLERWILLIAMS, REALTY

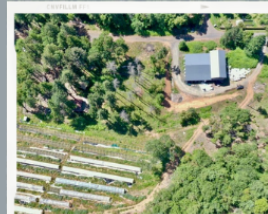
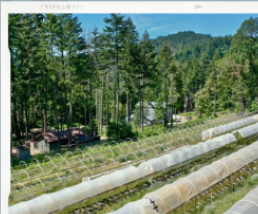
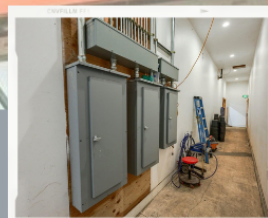
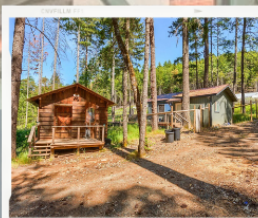
Listing Agent:
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KW Southern Oregon
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NEW LISTING

Grants Pass, Oregon

This property presents a unique opportunity for those looking to invest in a well-equipped recreational farm in a prime location.

Asking Price \$1,085,000
OLCC License Included



- 1. Spacious Land:** The property spans 8.62 acres, providing ample space for cultivation and expansion.
- 2. Large Building/Shop:** Features a 4,100 sq. ft. insulated concrete form building designed for efficiency, suitable for various agricultural operations.
- 3. Advanced Growing Facilities:**
 - Two 40-light flower rooms equipped with automated irrigation and fertigation systems.
 - Rolling benches for optimized space utilization.
 - Ample areas for cloning and vegetative growth.
- 4. Harvest Support Areas:** Dedicated spaces for drying, trimming, and storage, facilitating perpetual harvests throughout the year.
- 5. Manual Dep Hoops:** Remaining canopy is supported by manual dep hoops on a southern aspect, allowing for two harvests annually.
- 6. On-Site Living Accommodations:** A rustic but functional cabin provides comfortable living quarters for the crew, enhancing operational efficiency.
- 7. Seller Financing:** Available for creditworthy buyers with a significant down payment, making it accessible for potential investors.