



The Offering Memorandum

HONEYDEW FARMS
800± Acres | 6.4± Acres Cultivation Permit

Golden Gate | Sotheby's
INTERNATIONAL REALTY

Contents

Property Overview	1	Photos	5
Operations	3	Aerial	6
The Ranch	4	Contact & Disclaimer	7



Property Overview

Real Property

- Three parcels totaling 804± Acres
- APN# 107-311-002 | 203 Acres
- APN# 107-101-016 | 1.7 Acres
- APN# 107-311-001 | 599 Acres
- Zoning: TPZ & AG-160

Investment Highlights

This is a rare, income-producing legacy ranch offering:

- A fully integrated, award-winning agricultural enterprise with national brand recognition
- Significant water, infrastructure, and housing in place
- Flexible future use (vineyard development, cattle ranching, equestrian retreat, recreational preserve)
- Proximity to federal cannabis reclassification, positioning the property for substantial upside

Cultivation Permits

- 108,900 Sq. ft. outdoor fields
- 170,260 Sq. ft. light deprivation
- 30% of total canopy allowed for nursery use
- 1 Processor License (additionally allows for processing of off-site farms)

Structures and Improvements

Residences

- 3,500 Sq. ft. main ranch house with 4 bedrooms and 2 bathrooms
- 2,954 Sq. ft. AG worker housing (9 bedrooms, capacity for 28 workers)

Barns and Infrastructure

- 9,600 Sq. ft. F1-rated processing/drying building
 - 4 Employee shows stalls
 - Break room
 - Laundry room
 - Office

- 7,680 Sq. ft. multipurpose building
- 2,400 Sq. ft. nursery/dry barn
- 1,200 Sq. ft. dry barn
- 900 Sq. ft. dry barn
- 400 Sq. ft. storage barn
- 4 Employee shower stalls
- Break room
- Multi-unit laundry room
- Office
- 22,180 Sq. ft. total barn area

Land Uses

Topography

Valley elevations from 200' to 900' ridge tops

Land Mix

- 100 Tillable acres for crops
- 380 Acres of Douglas Fir timber
- 120 Acres of hardwoods
- 300+ Acres of grazing lands (all fenced and stocked with cattle)
- Livestock/cattle
- Hunting/fishing

Flexible future use (vineyard development, cattle ranching, equestrian retreat, recreational preserve)

Water and Infrastructure

- 6 wells (3 valley, 3 ridgetop)
- Each well has 20+/- GPM output with the current 1.5 HP pumps
- Interconnected with 3.3 miles of buried pipeline
- 60,000 Gallons of storage
- 2 Irrigation buildings with dosatron pumps
- Entire property interconnected with 3.3 miles of buried pipeline

While information in this Memorandum has been obtained from reliable sources, it is not guaranteed to be accurate or complete. Prospective parties are encouraged to investigate all information and details contained within for accuracy.

Property Overview

Infrastructure and Access

PG&E

- 400 Amps for worker housing and barns with 2 meters
- 300 Amps for house and one processing barn
- 700 Amps total

Other

- Wi-Fi throughout buildings
- Backup generators
- Paved commercial encroachments
- Historic hay barn
- 2 Septic systems (1 large commercial)



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Operations

Beyond being a premier recreational and working cattle ranch, the property is also home to Honeydew Farms, Humboldt County's largest cannabis farm and a nationally recognized brand. Established in 2015 as **California's first legally permitted cannabis farm**, Honeydew Farms has become a multiple award-winning operation, featured in High Times, Marijuana Venture, Cannacribs and numerous documentaries including NBC with Marcus Lemonis.

Agricultural & Business Operations

Cultivation

- 279,160 Sq. ft. (6 acres, 17,800 Sq. ft.) permitted canopy
- Eligible expansion: additional 1.8 acres (total 8 acres)
- 38 Greenhouses (76 raised beds, light-deprivation capable)
- 54 Hoop houses over raised beds
- 2.5 Acres fenced outdoor fields (convertible to greenhouses)
- 3 Acres light-deprivation canopy enabling 2 harvests annually

Licensing

- 7 Medium State Cultivation Licenses
- 1 Processor License (additionally allows for processing of off-site farms)

Processing

- Commercial-grade barns with drying
- Processing rooms
- Storage
- Break room
- Offices
- Bathrooms
- Showers
- Laundry

Barns and Infrastructure

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The Ranch

The Ranch lies in the highly coveted Mattole Valley, nestled in the foothills of the Lost Coast Kings Range National Conservation Area. Perfectly positioned between the 55,000-acre Humboldt Redwoods Bull Creek State Park and the 60,000-acre Kings Range, it sits within a pristine wildlife corridor of extraordinary natural beauty.

This historic 803-acre property offers one mile of Mattole River frontage along its northern border, while Honeydew Creek runs for another mile through the ranch before meeting the Mattole on-site. A custom-engineered 80-foot widened railcar bridge—complete with private electric gate, handrails, and reinforced concrete abutments—provides secure and year-round access across the creek to the entirety of the ranch.

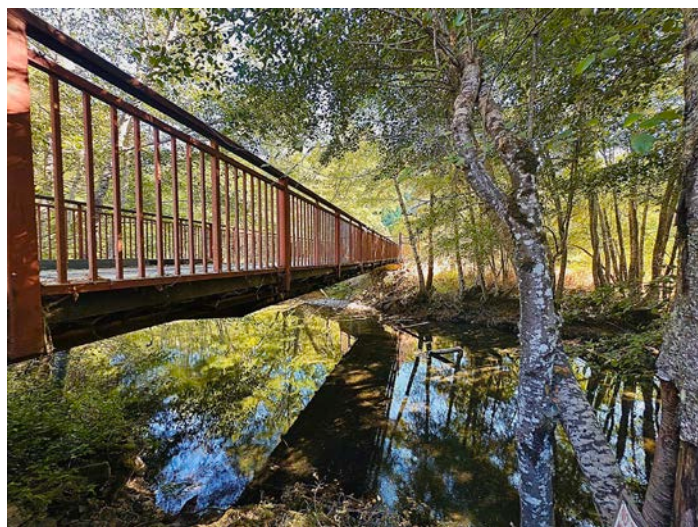
The Honeydew Creek estuary, where the tributary flows into the Mattole, is a vital coho salmon habitat, fed by 1.5 miles of Bear Trap Creek. To the south, the property borders BLM lands, with large ranches to the east and west. Multiple private swimming holes are scattered throughout. The ranch also boasts excellent commercial access from a paved county road and over four miles of private rocked roads, ensuring seamless year-round mobility across the property.

Despite its seclusion and privacy—with the Honeydew General Store just one mile away as its closest neighbor—the ranch has all modern conveniences: grid power, extensive Wi-Fi coverage across all buildings, and no immediate neighbors.



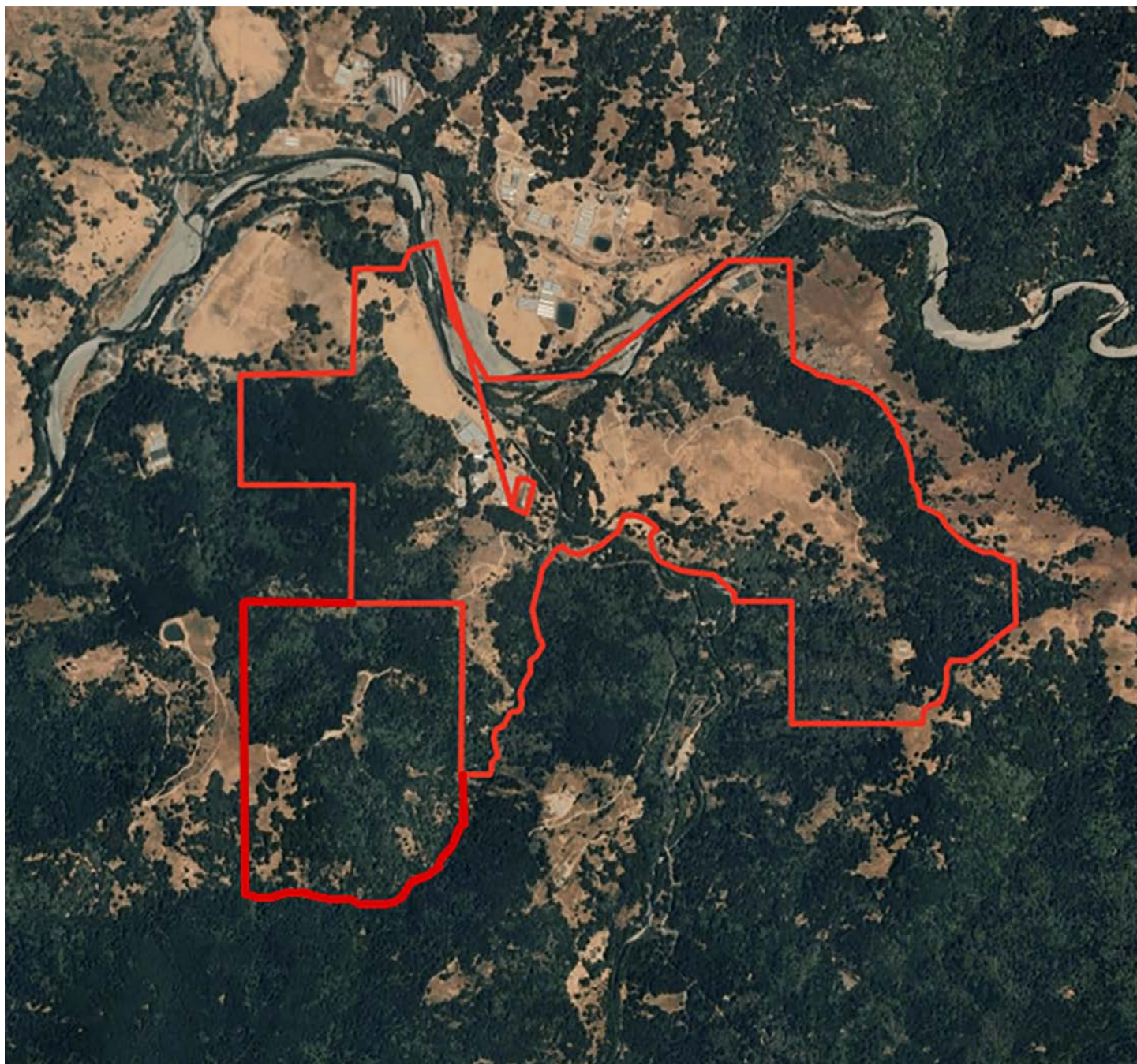
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Photos



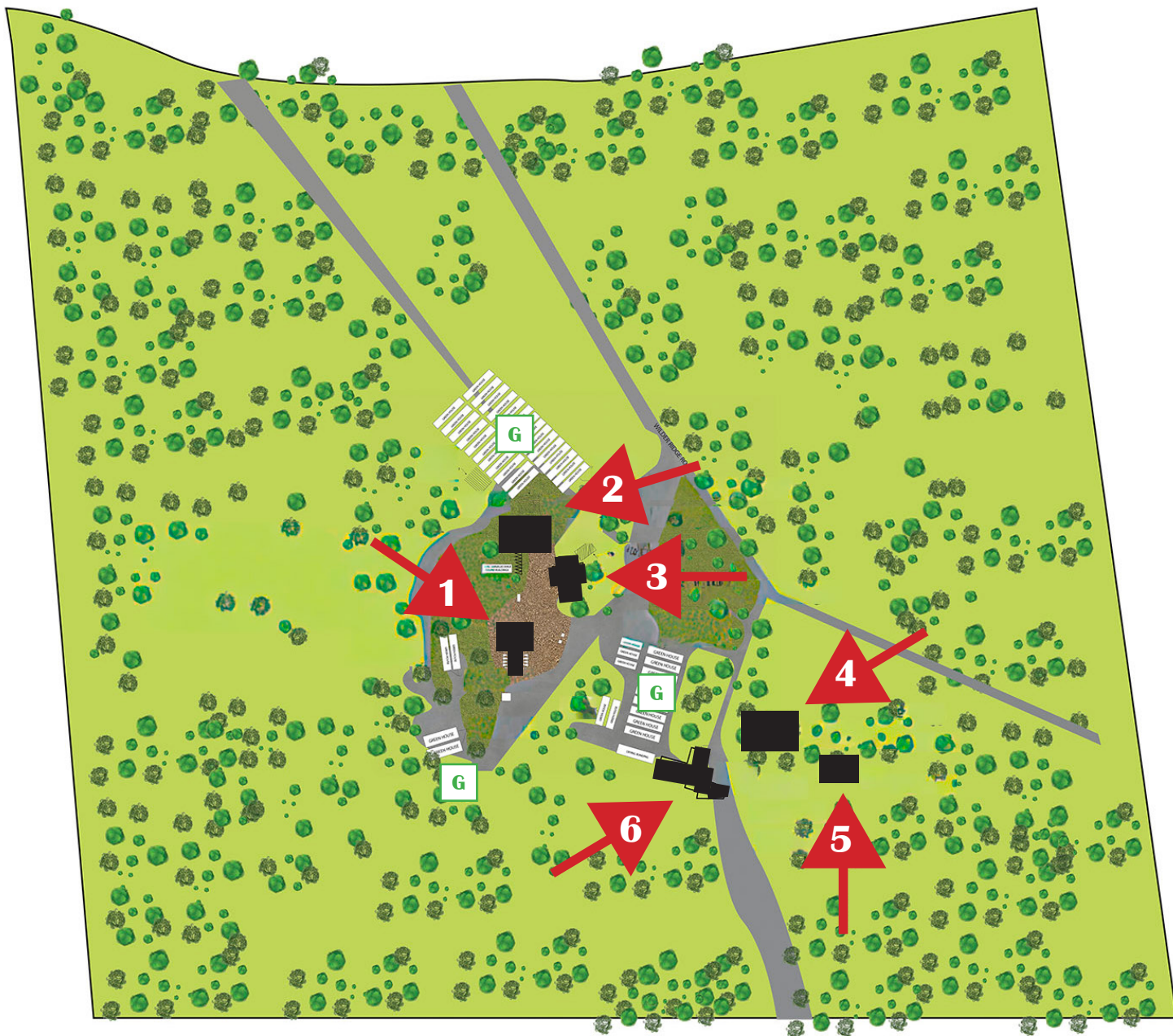
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Aerial



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Site Plan



BUILDINGS:

1. Multi-purpose dry/storage genetics building
 2. F1 processing building
 3. AG workers' house
 4. Hay barn
 5. Barn
 6. Main ranch house
- G. Greenhouses

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1 of 1
Curators of
the unique

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