



HUMBOLDT FARM

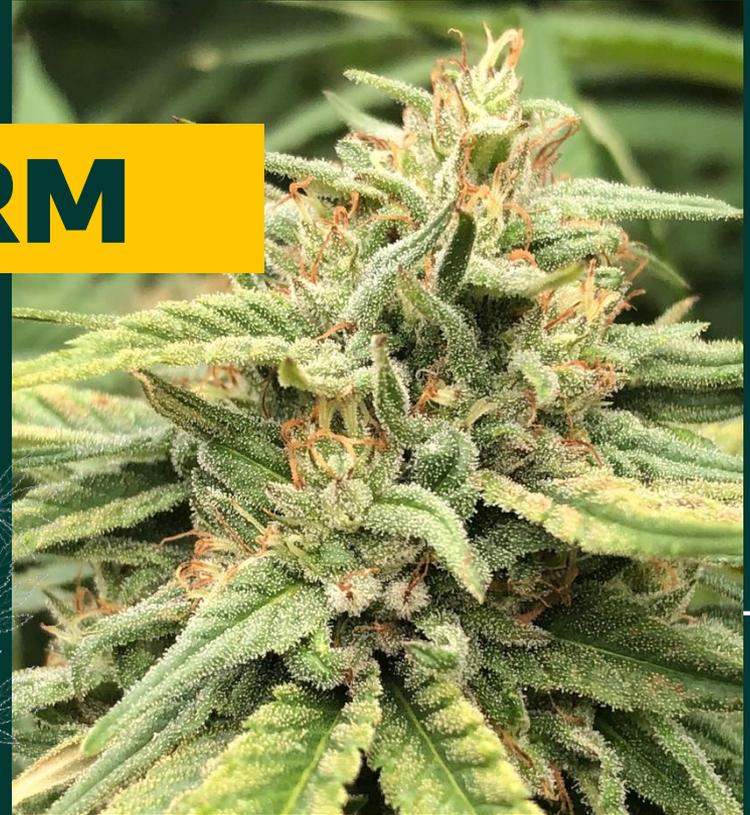
DINSMORE, CA

FOR THAT
GOLDEN STATE OF MIND

Turnkey Outdoor Cannabis Farm

For Sale: \$1,250,000

Spring 2026



It is acknowledged and agreed by the acceptance of these materials for review that the information contained herein includes confidential and proprietary details. The recipient of this information understands that protecting the secrecy of this information is of utmost importance to all parties. The recipient will refrain from using or disclosing any confidential information for its own use or for any purpose other than to carry out discussions concerning investment in Canal I, LLC. The recipient is expected to take all reasonable measures to protect the secrecy of and avoid disclosure or use of confidential information to prevent it from falling into the public domain or to anyone other than the recipient and its agents and advisors.

Canal I, LLC and its affiliates are not currently registered as an investment adviser with the U.S. Securities and Exchange Commission (“SEC”). None of the information contained herein has been filed with the U.S. Securities and Exchange Commission under any securities laws of any U.S. or non-U.S. jurisdiction or any other U.S. or non-U.S. governmental or self-regulatory authority. No such governmental or self-regulatory authority will pass on the merits of the offering of interests in the project or the adequacy of the information contained herein. Any representation to the contrary is unlawful. Unless otherwise stated, all information presented herein is as of March 1, 2026, and is subject to change.

This Presentation does not constitute an offer to sell or the solicitation of an offer to buy the securities by any person in any jurisdiction in which it is unlawful for such person to make such offer solicitation or sale. Offers and sales of securities will be made only pursuant to definitive offering documents prepared by Canal I, LLC which will contain, among other things, a description of the risks associated with an investment.

In making an investment decision, investors must rely on their own examination of Canal I, LLC and the terms of this offering, including the merits and risks involved. Prospective investors should not construe the contents of this Presentation as investment, legal, tax or accounting advice, and each prospective investor is urged to consult with its own advisors with respect to investment, legal, tax and accounting consequences of its investment in Canal I, LLC.

Certain information contained in this Presentation constitutes “forward-looking statements,” which can be identified by the use of forward-looking terminology such as “may”, “will”, “should”, “expect”, “anticipate”, “estimate”, “intend”, “continue”, or “believe” or the negatives thereof or other variations thereon or comparable terminology. Due to various risks and uncertainties, actual events or results or the actual performance of Canal I, LLC may differ materially from those reflected or contemplated in such forward-looking statements.

An investment in Canal I, LLC is speculative and contains certain risks. Prospective investors should carefully consider the risks inherent in any investment. There can be no assurance that Canal I, LLC will meet or otherwise be able to carry out its objectives. Canal I, LLC returns may be unpredictable and, accordingly Canal I, LLC is not suitable as the sole investment vehicle for an investor. The possibility of partial or total loss of capital will exist and investors should not subscribe unless they can bear the consequences of such loss.

No third-party firm or company names, brands or logos used in this Presentation are Canal I, LLC trademarks or Canal I, LLC registered trademarks and they remain the property of their respective holders, and not Canal I, LLC. The inclusion of any third-party firm and/or company names, brands and/or logos does not imply any affiliation with these firms or companies. None of these firms or companies has endorsed Canal I, LLC or its personnel.

Certain information contained in this Presentation has been obtained from published and non-published sources prepared by third parties, which in certain cases have not been updated through the date hereof. While information used herein is believed to be reliable for the purposes of this Presentation, Canal I, LLC does not assume any responsibility for the accuracy or completeness of such information and such information has not been independently verified by it. Except where otherwise indicated herein, the information provided in this Presentation is based on matters as they exist as of the date of preparation of this Presentation and not as of any future date and will not be updated or otherwise revised to reflect information that subsequently becomes available, or circumstances existing or changes occurring after the date hereof.

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)



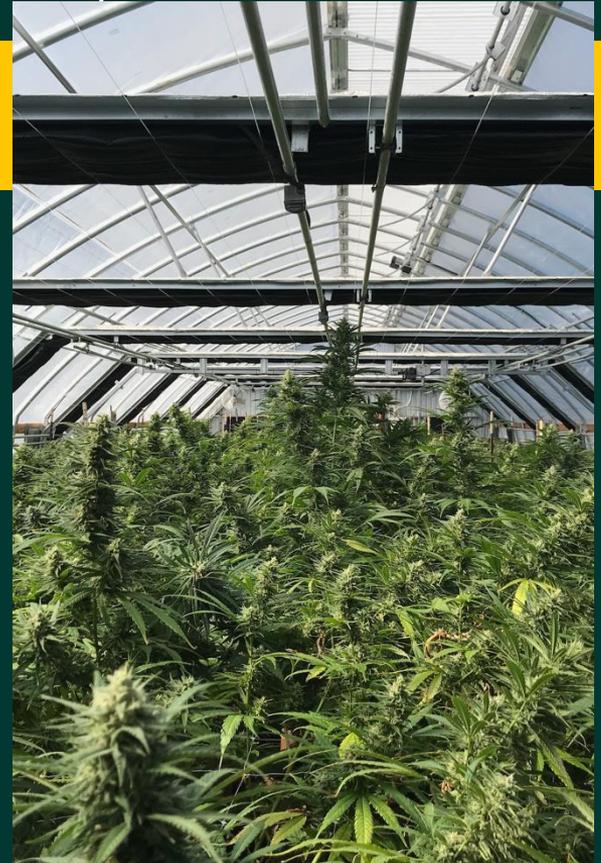
3,000 – 4,000 LBS
Annual production potential



\$4M+ INVESTED
In property, equipment, and infrastructure



PRICED TO SELL
Available for sale at below-market price



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



TIER 2 MIXED LIGHT LICENSE

(6,720 sf – CCL25-0000095)



MEDIUM OUTDOOR LICENSE

(32,440 sf – CCL25-0000094)

PERMITTED CULTIVATION FOOTPRINT

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 \$4M IN EQUIPMENT AND ASSETS

FARM EQUIPMENT

Skidsteer with attachments, RV, and an ATV

NUTRIENT SYSTEMS

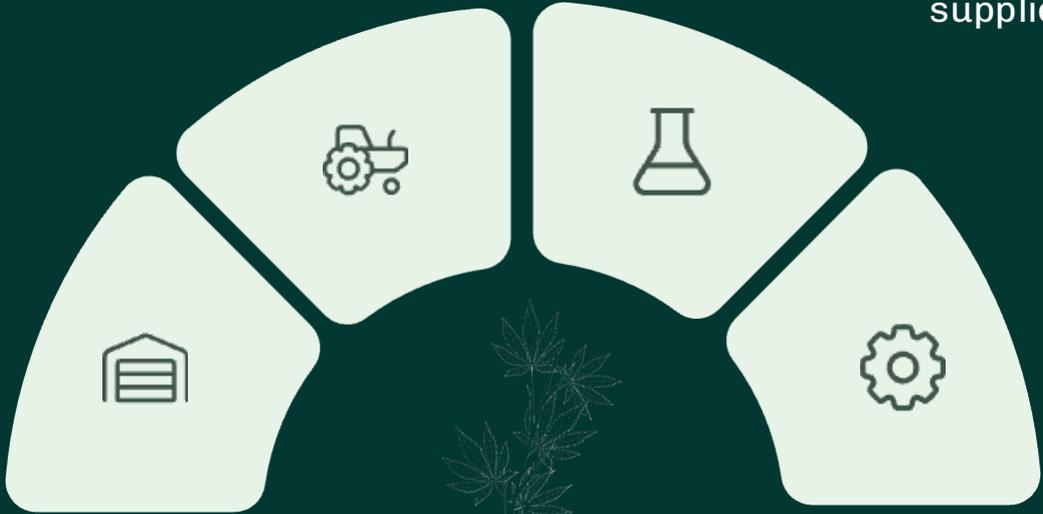
Dositrons and irrigation supplies

SIX METAL CONTAINERS

+ four sheds for processing & storage

TOOLS + FF&E

Complete set of farming supplies



READY FOR 2026 SEASON

Power, water, permits and infrastructure in place

Power run to greenhouses; lights customizable by tenant

Opportunity for full 2026 cultivation cycle if planted by May/June

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



BELOW-MARKET PRICE



Purchase Price

\$1,250,000

Purchase Terms

All cash at closing

- Includes real estate, land, and improvements
- Includes two operational cultivation licenses
- Includes over \$4M in equipment and assets
- Seller motivated to find buyer before planting season begins



CALIFORNIA CANNABIS MARKET

40M

RESIDENTS

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

\$4.0B

2025 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

FOR MORE INFORMATION:

JADE GREEN

(615) 522-2008

Jade@NextTitanCapital.com

DRE# 02193710

TAMRA REIGEL

(702) 767-7145

Tamra@NextTitanCapital.com

DRE #02039309

