



Springwater Organics is a Tier 2 OLCC cannabis cultivator in Oregon City with turn-key infrastructure and significant capital already invested

BY THE NUMBERS

92,500 sf total licensed growing area	40,000 sf of which is outdoor canopy	9 yrs operating since 2017
\$100K invested in soil program	\$5,000/mo rent, 2-acre footprint	+\$80K optional 1600A/208V power upgrade
\$350K asking price	\$1,500/mo on-site living quarters (rentable)	2026 license renewed (June)

FOOTPRINT



COMPANY OVERVIEW

- **Tier 2 OLCC licensed cultivator** in Oregon City, operating successfully since 2017 with an excellent compliance record and no violations; license recently renewed (June 21, 2026)
- Conveniently located just outside Portland — roughly **20 minutes from downtown**, giving easy access to the metro's dispensary and processor network
- Facility sits on a **2-acre leased footprint** within a larger 50-acre ranch, at \$5,000/month for land and buildings
- **92,500 sqft of total licensed growing area** — two greenhouses plus ~40,000 sqft of outdoor canopy; currently run as an **outdoor grow** with the option to convert to indoor production
- Grown with **no pesticides and no synthetic fertilizers**, in properly managed, high-quality soil

KEY HIGHLIGHTS

- 1 Established, **fully compliant license** with zero violation history and a recent June 2026 renewal
- 2 **Turn-key sale** — full camera coverage plus all equipment, tools, and packaging supplies included; production barn houses clone/mother rooms, oil & pre-roll production, and a dry/cure & secure office upstairs
- 3 **~\$100,000 invested** in an organic soil program (biochar, coco-fiber, pumice, premium nutrients); **no pesticides or synthetic fertilizers** ever used, with soil properly managed throughout
- 4 Power application in process to **upgrade to 1600 AMP, 3-phase, 208V service** — available to buyer as a completed upgrade for an additional \$80,000
- 5 On-site pond provides **water rights and an unlimited water supply**; on-site **living quarters** available to rent for \$1,500/month
- 6 **Seller available for a transition period** at set hours per week to help educate and onboard the buyer

THE FACILITY



OPPORTUNITY

- If you have interest in learning more, please let us know and we can provide additional financials and diligence materials once an NDA is in place
- **Contact:** sarah@nexttitancapital.com | jade@nexttitancapital.com

Source: Seller-provided operating, licensing, and financial information.

(1) Power service upgrade application to 1600 AMP, 3-phase, 208V is in process; completion available to buyer for an additional \$80,000 above the asking price.



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