

Property and Equipment Listing

Turnkey, active grow OMMA/OBNDD licensed operation. Located in Chandler, Oklahoma this property is a prime location that is within 45 minutes from all major cities: Tulsa, Oklahoma City, Shawnee, and Stillwater. 8,640 square feet of greenhouse grow space and multiple level pads that are ready for additional expansion of greenhouses, indoor and outdoor with all utilities available.

PROPERTY

- ▶ 6 acres with new fencing around property
- ▶ All civil ground work completed for indoor or greenhouses expansion through the property
- ▶ 25'X30' storage shed
- ▶ 20'X20' car port
- ▶ 2 bedroom, 2 bath 980 Sq Ft trailer house with full kitchen and living area, central heat/air and with new appliances.
- ▶ House operates on its own city water meter and electric meter.

GROW OPERATION

- ▶ 400 amp service single phase and availability to 1200 amp service
- ▶ Three phase service available
- ▶ Grow facility is on city water with its own meter.
- ▶ 3- 30x96 Light deprivation greenhouse with 16 ft middle peak ceiling. Greenhouses are constructed with all galvanized steel framing and concrete to ground.
- ▶ Each greenhouse uses SolaWrap that provides even dispersion of light and temperature control allowing for year-round production.
- ▶ Each greenhouse has 125 amp breaker service, internet ports and wireless internet for automation, temperature and humidity monitoring.
- ▶ Greenhouses are built with roll up side curtains and HDP insect screen netting on all entry points of greenhouse.
- ▶ There are 2-54" exhaust fans with light traps and 3-48" motorized inlet shutter with light traps and 20-20" hurricane oscillating fans for cooling on each greenhouse.
- ▶ Each greenhouse has 21-grower choice 200w LEDs for supplemental lighting and grower choice master control

Grow Operation Continued

- ▶ Each greenhouse is equipped with light deprivation system that is motorized and automated.
- ▶ One greenhouse has 2- Modine 200,000BTU propane unit header for supplemental heat.
- ▶ 1-1000GL propane tank for greenhouse
- ▶ Each greenhouse has four 4'x85 raised beds for living soil and galvanized piping for trellis
- ▶ 2-8'x48' insulated reefer container use for vegging and drying with built sliding drying racks, AC Infinity ventilation system, remotely temperature and humidity monitoring, Quest 225 dehumidifier, and 2-ton heat/air mini split.
- ▶ 545 sq ft office trailer with 2 offices and one bathroom with internet service. Use for operational of facility, filtration of water, and trimming.
- ▶ The facility is all gravel rock and secure with security fence, flood lights through the facility, 24/7 monitoring and remote access surveillance system.









