

# Cannabis Farm (non-psychoactive Cannabis or recreational Cannabis)





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On a per "AS IS" basis, the farm's total size is 72 hectares, authorized by the Uruguayan Ministry of Agriculture (MGAP) to cultivate and process up to a total of 60 hectares for cannabis plus 1,900 square meters for indoor cultivation in existing greenhouses. Currently, a partial exploitation of non-psychoactive Cannabis has been carrying out on an area of 12 hectares successfully under an operational lease. Farm was one of the first licensed cannabis growing operations in Uruguay.

The land is divided into thirteen lots that are individually authorized by MGAP. Licenses can be issued either for the farming for non-psychoactive or for recreational cannabis. The whole property features natural resources and building infrastructure to yield full capacity for Cannabis production of high-quality non-psychoactive flowers and recreational Cannabis.

Water/Infrastructure: Property is autonomous on ground water for production, fenced in and protected by aged tree lines against erosion by wind, full production and logistics infrastructure in place within the premises. Access to government provided power supply with no cap. Good labor market.

Yield: Average yield (dried flowers for exportation): 600 kg/ha, @ as of September 2021: Maximum average yield in 1 production cannabis cycle: approx. USD 8,000,000. Prior to cannabis farming, the Farm produced citrus since the late 1800s.

Licenses: Owner is willing to assist new owner in expediting new licenses for non-psychoactive and recreational production upon MGAP authorities, which is required upon transfer of ownership.

Infrastructure for housing: a farm construction from 1880 fully operational and composed of owner house and several other smaller houses. Main house features 8 bedrooms and 6 bathrooms, patios, galleries, everything fully furnished with an exquisite rural style and a swimming pool. House can be used as a temporary or permanent home.

### TARGET PRICE

\$13,000,000

### GROSS REVENUE

TBA

### EBITDA

TBA

### BUSINESS TYPE

Medical Businesses

### REASON FOR SELLING

Immediate. There is currently an operating lease in place that is due to expire by end of April (Tenant operates on 1/5 of the production area). Purchaser is free to terminate, extend or amend the existing lease.

### COUNTRY

Uruguay

### BUSINESS ID

L#20220235

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