

Strange Ranch - beautiful 117-acre property can be a mixed-use development with three Components – **Cannabis Destination, Resort,** and **Residential.** It is located in the famous Sierra Nevada Gold Country of northern California in Calaveras County.

Locational advantages include:

- Calaveras County strongly supports cannabis cultivation
- wonderful wilderness seclusion and privacy, with forests, open space, and 1/3 mile of private access to the scenic South Fork of the Mokelumne River
- contiguous with 1,100 acres of BLM land in permanent open space
- within 2 ½ hours of over 14 million people
- strong local public support for attaining full entitlements for all project components
- existing improvements include:
 - two cannabis farms with over \$1 million of turn-key infrastructure and significant financial performance
 - 3,400 ft² primary residence and 1,600 ft² secondary residence with third employee housing mobile home

The existing **Cannabis Component:**

- 2 outdoor medical licenses with over 6,500 pounds of annual production of high-quality product
- considered one of nation's best climate for outdoor cultivation
- annual lease payments ranging from \$150,000 to \$250,000
- owner currently working with county to permit cannabis education and tasting facility, farm tours, agritourism, and related educational workshops
- could be integrated into the educational and experiential activities of the Resort Component

The proposed **Resort Component:**

- scenic setting for eco-tourism development and cannabis destination with variety of overnight accommodations, including mountain cabins, cottages, residential home, RVs, glamping, and yurts
- to be developed as a contemporary resort to satisfy today's active high-end vacationers who are seeking varied experiences in a beautiful wilderness setting
- home base for numerous on-site and nearby activities, including cannabis education and tasting, hiking, gold prospecting, wine tasting, spelunking, fishing, downhill and cross-country skiing, whitewater rafting, etc.

The proposed **Residential Component:**

- 55 acres with zoning for high density development near water and wastewater services
- ±60 homesites and 120 dwelling units
- in a private and exclusive gated community, separated from the Resort and Cannabis components
- intended for both year-round and seasonal living

