

TAWAS CITY - FORMER OPERATING/TURKEY CANNABIS OUTDOOR CULTIVATION OPERATION
3171 ALABASTER ROAD, TAWAS CITY, MI 48763

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FOR SALE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com



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PROPERTY HIGHLIGHTS

- Former operational and turnkey Adult-Use Outdoor Cultivation operation available for sale - one (1) Adult-Use and nine (9) Medical Class-C Cultivation licenses and the real estate are included.
- The property includes two (2) Greenhouses that are 30x90 with a built-in fertigation system, a humidity-controlled barn used for vegging and drying, a trailer inside that serves as a nursery, and five (5) commercial freezers on site.
- All 20 acres are fully drained and tiled with a built-in reverse osmosis water system and fully automated fertigation system. 2025's harvest was approximately 90,000 pounds.
- The site is located within close proximity to I-75 freeway and within approximately two (2) hours of Metro Detroit.
- Potential to purchase the adjacent 17-acres Outdoor Cultivation property that is also fully drained and tiled.

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	514	5,827	13,519
Total Population	1,084	12,592	29,260
Average HH Income	\$73,917	\$68,973	\$69,605

BUILDING SIZES

Total Building Sizes: 10,460 SF
 Greenhouse #1: 2,880 SF
 Greenhouse #2: 2,880 SF
 Barn: 3,200 SF
 Modular Office: 1,500 SF

LAND SIZE

20 Acres

ASKING PRICE

\$1,999,999 (Seller Financing Available)

AREA TENANTS



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EQUIPMENT LIST

- FIVE FREEZERS
- GENERAC GENERATOR
- REVERSE OSMOSIS WATER SYSTEM
- PESTISIDE SPRAYER SYSTEM - TRACTOR ACCESSORY
- COMMERCIAL WATER CHILLER
- DRIFLOWER RACK AND CURTAIN DRYING SYSTEM
- FARM WIDE IRRIGATION SYSTEM (ABOVE/BELOW GROUND)
INCLUDING 5 WATER STORAGE TANKS
- CAN AM 4X4 ATV
- POLARIS SIDE-BY-SIDE ATV
- NEW HOLLAND TRACTOR
- USED SKID STEER
- MULCH LAYER- TRACTOR ACCESSORY
- WATER WHEEL TRANSPLANTER- TRACTOR ACCESSORY
- 82" LANDPRIDE TILLER- TRACTOR ACCESSORY
- 20 ACRE SECURITY SYSTEM WITH CAMERAS/ALARMS-
SECURATECH
- TWO 350' DEEP WATER WELLS
- SEPTIC SYSTEM
- 2019 RAM PICKUP TRUCK



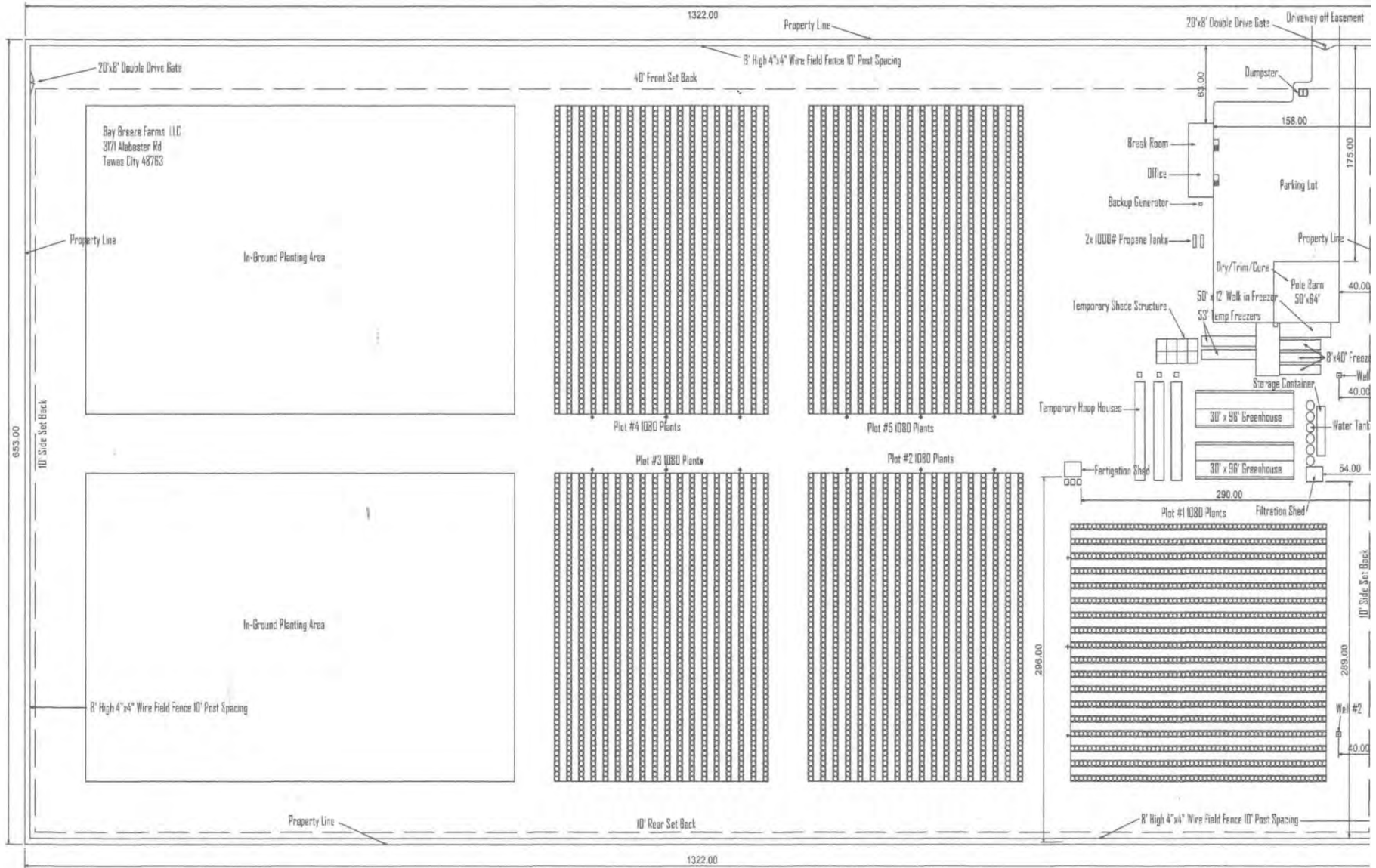
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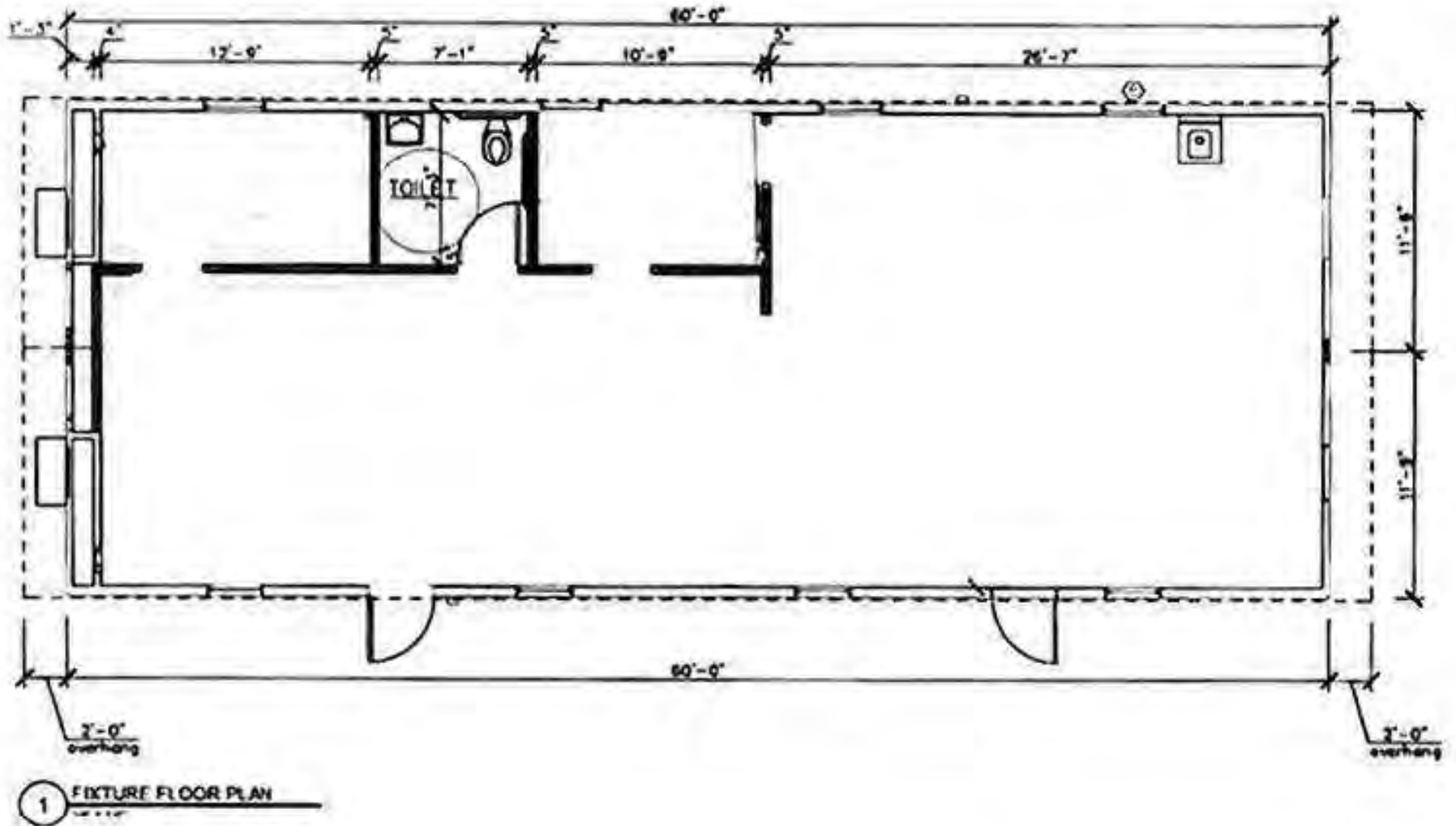
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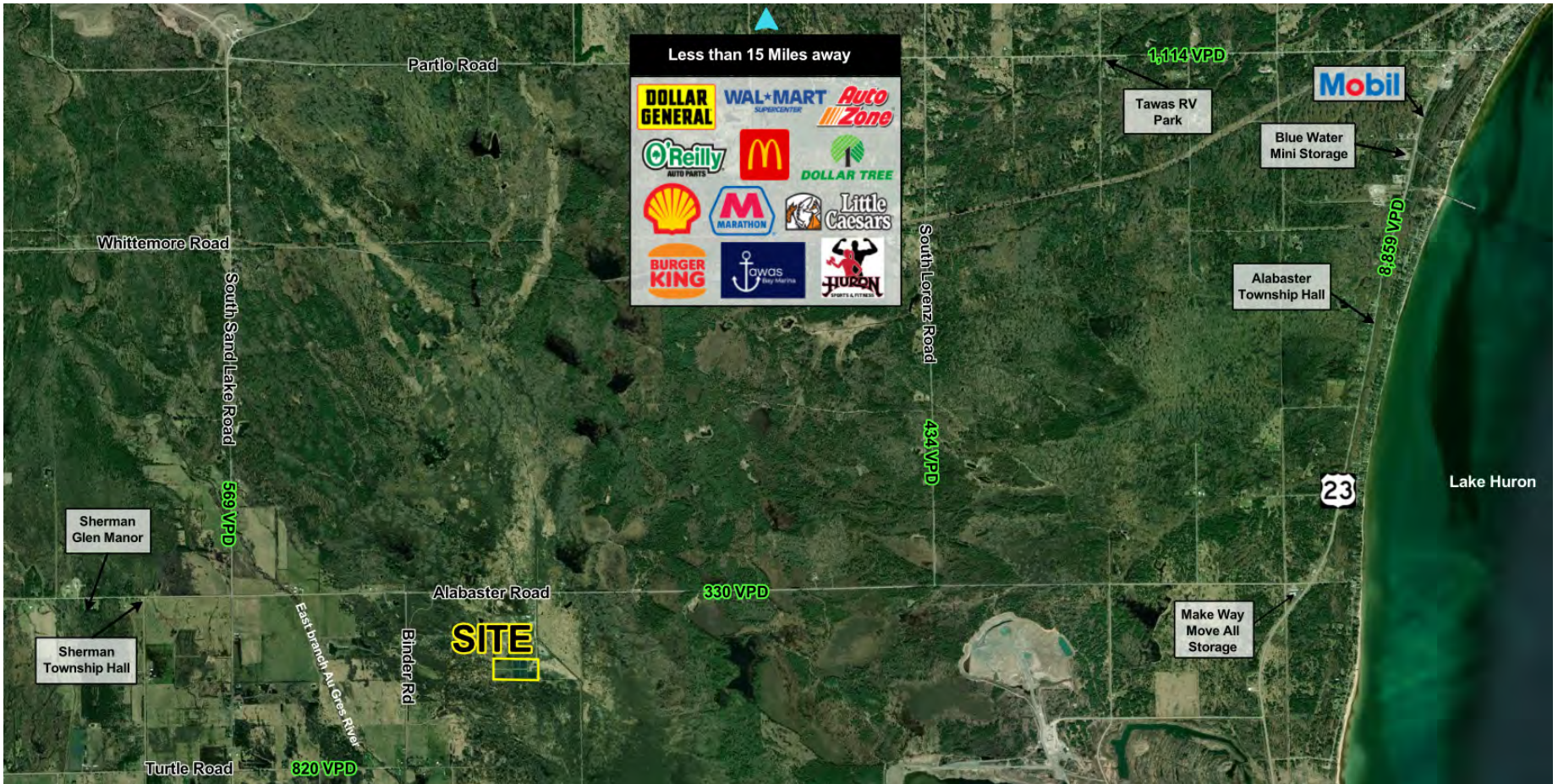
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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy



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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

Real Estate Agency Relationships:

Seller's Agent - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

Buyer's Agent - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

