

# **Cross Kaufman Hemp Eco-Farm**

## **Southern Oregon Hemp Eco-Farm Overview**

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**The Worlds's Largest Vertical Integrated Organic Hemp Eco-Farm-- located in southern Oregon** The Cross Kaufman Hemp Eco-Farm is a unique turnkey, full-service, Certified Organic Hemp Eco-Farm in development on 3662 acres producing the world's best Hemp Block green building products-- certified organic hemp farming; harvesting; processing with decortication plant with integrated hemp block assembly production line; warehousing; full service administration with showroom floor, sales & marketing; distribution & fulfillment; human resources; maintenance; farm tours; Oregon Coalition of Industrial Hemp Farms; internships; farm labor housing, solar energy; revitalized structured water integrated distribution system.

**Cross Kaufman Ranch Size**-- 3662 acres with 25 subdivided parcel tax lots includes 3 existing homes. The subdivided tax lots lends itself to future development opportunities under current land use ordinances. The development business plan is structured as the largest Certified Organic Hemp Farm in USA with vertically integrated decortication plant and hemp block manufacturing production.

**Zoning**-- Current zoning applied to the ranch is Exclusive Farm Use, Woodland Resource and Forest Resource. The Ranch is a short 20 minute drive to the heart of Medford or the Rogue Valley International Airport.

**Dwellings**-- The three homes range from 1200 to 2400 square feet; frame construction; located in close proximity to each other.

**Location**-- The ranch is a short 20 minute drive to the heart of Medford, the Rogue Valley International Airport.

**Water Rights**--- The farm sale has an existing 60 acres of water rights but the well master says the water rights can be expanded to a total of 2000 acres. There is abundance of robust water rights from the lake, springs, wells, creeks. The water is native from the mountains and is not part of any water district regulatory. This spectacular property has year round water rights with exclusive full season water rights. This farm can also be a flagship operation for featuring the Gary Greenfield WE (Structured water enhancement) structured water technology that many farms are using worldwide that reduces water, fertilizer, insecticides and pesticides. Discussions are ongoing with Gary Greenfield to integrate his commercial farming structured water technology with organic farming.

**Timber Rights**--The farm sale includes exclusive on site timber rights. There is 4 million board feet of timber rights estimated at \$1.8 M in net profit based on \$600 net per 1000 board feet.

**Mineral Rights**--The farm sale includes exclusive on site mineral rights

**Soil Content**-- The soil content is clay-based but has good black rich top soil as is well suited for industrial hemp farming

**Existing Farm Land Usage**-- 60 acres are currently being used for Hay production.

**Existing Land Usage**-- 200 acres are rented for seasonal cattle usage

## **CROSS KAUFMAN HEMP ECO FARM BUSINESS OVERVIEW**

A Business plan is designed for multiple stages of expansion to brand the Cross Kaufman Hemp Eco-Farm as a large scale, vertically integrated, full-service, certified organic hemp farm creating Hemp Block products on 3662 acres targeting all Building Industry markets in retail, wholesale, distributors, manufacturers, white labeling

The Cross Kaufman Hemp Eco-Farm is structured into a unique turnkey, full-service Industrial Hemp farming operation featuring multiple departments that ensure a complimentary networking process in all operations: organic farming, crop rotation, harvesting, decortication plant, hemp block manufacturing plant, warehousing, showroom floor, farm tours, sales, distribution, fulfillment, administration, human resources, maintenance, Oregon Coalition of Industrial Hemp Farms, internships, farm labor housing, profit sharing and bonuses solar energy, revitalized structured water system.

Cross Kaufman Hemp Eco Farm is a unique agribusiness with a proprietary Hemp Block product with ICC branding, where pre-production, production distribution and fulfillment are all integrated into a vertical system. Starting with proprietary hemp seed strains, the genetics are optimized for unrivaled product performance. From the organic farming practices with organic soil blends and proprietary soil restoration, to the structured water system integration all the way to harvesting and formulation, every process in the farm operation chain is carefully designed to ensure the highest standards of quality control within a forward vertical integration operation.

## **Farm Development Timeline**

1. Buy farm land below market price with escrow instructions enabling land use application with expanded 2000 acre water rights
2. Secure Water rights with Well master
3. Secure Structured Water agreement with Gary Greenfield structured water technology
4. Finalize architectural site planning, construction crews, scheduling, logistical build outs, equipment purchases
5. Set Up Farm Departments with Managers & employees--Human Resources, Farm Operations, Sales & Marketing, Admin; Farm Manager, Plant Manager, Sales Manager
6. Execute Stage 1 operations that are designed for rapid scalability
7. Secure integration working environment in farm operations—farm harvest, decortication; hemp block production; warehousing

### **Phase 1**

Start up 60 acres of Industrial hemp production

### **Phase 2**

Scale up to 1000 acres Industrial hemp production

### **Phase 3**

Scale up to 2000 acres Industrial hemp production

### **Phase 4**

Execute Coalition of Oregon Hemp Farm Contracts

## **Cross Kaufman Hemp Eco-Farm--\$39.6 M investment from Stakeholder Equity Partner**

After we do our due diligence to close escrow, we can secure our water rights, land use application and entitlements to build in less than 6 weeks—fast turnaround. We have the top brick engineer in the world and one of the top Hemp block contractors/design firm on our team. We have the best Hemp Block formula and design plans for the best Hemp block assembly manufacturing plant in the world.

## **Best Hemp Block Product in the World**

Cross Kaufman Hemp Eco-Farm Hemp Block products will be made from the best organic hemp hurd in the world, grown on the largest and best organic hemp farm in the world and produced on the largest and best Hemp Block production plant in the world and with our own proprietary formula blend which will be the best Hemp Block product in the world.

## **Strongest Wall System & Best Green Building Sustainable System in Timber-Based Framing**

Cross Kaufman Hemp Eco-Farm hemp block when used with a CLT (cross laminate timber) in a timber based framing system will be the strongest wall system with the best green footprint in the world.

## **Hemp Block Homes will be cheaper than Conventional Material Built Homes**

Cross Kaufman Hemp Eco-Farm hemp wall systems will be 25% cheaper than conventional building materials by completely eliminating drywall and R12 - R21 insulation and lowering the amount of wood diagonal supports in the timber based frame. This saves contractors & homeowners money in material costs.

## **New Business Model that Creates Hemp Block Workshops and Seminars**

Cross Kaufman Hemp Eco-Farm creates an entirely new business model that creates Hemp Block workshops and seminars with GC's and contractors establishing a certification program. And homeowner builders can also save money by providing their own labor from family and friends who are supervised by the Hemp Block contractors.

## **Creating a New Green Building Model Network**

Cross Kaufman Hemp Eco-Farm is creating a whole new green building model that the entire community is part of-- by the people and for the people. We are creating a regional network of green contractors, green architects and design firms, green hemp farmers, green lumber mills that will grow regionally from state to state into larger regional and national networks. We are transforming the old building paradigm into local based green networks where we are growing local, buying local, hiring local selling through our regional networks that are integrated and supported with workshops, seminars, green fairs, expos, green trade shows.

## **Hemp Block Integrates New Green Technology**

Cross Kaufman Hemp Eco-Farm is integrating new green technology in water distribution systems with mixed farming, residential, water recycling, water storage. Hemp Block is the foundational root for an entire network of supportive green elements in the construction building chain.

### **Lower Costs with Existing Hemp Block Architecture Home Designs**

Cross Kaufman Hemp Eco-Farm also has a Architecture, Design, Construction division that provides a green building system format where homeowners can select from a growing data base from preexisting architectural designs specifically for Hemp Block/timber based framing system that can be configured for 1200 sq. feet, 1500 sq. feet, 1700 sq. feet 2000 sq. feet and upwards. Homeowners can select from different design/construction/financing packages and also have their architectural designs reviewed by our approved green architects specialists in Hemp Block home design.

### **Homeowners have options for tremendous savings & opportunities**

1. Building homes in group projects, home owners organize the schedule, labor crews, contractors, material bulk purchases
2. Cross Kaufman Hemp Co-Farm will organize community building projects with workshops, seminars, tutorial programs
3. Tiny homes, barns, livestock pens, chicken houses cab be built in homeowner hemp block design kits
4. HOA's can create committees in green building projects that Cross Kaufman Hemp Co-Farm can manage & supervise

### **The Cross Kaufman Hemp Eco Farm Community sets the motion for growth and economic development**

1. Creates green jobs and serves as an incubator for green jobs and green economic growth in Jackson County
2. Builds Green academia cross-pollinating agriculture and green technology integration
3. Serve as an iconic geo-tourism destination for green tourists, students, homeowners, farmers, building contractors
4. Function as the producer of green workshops, seminars, green fairs, green expos and farm tours, internships, apprenticeships
5. Promote southern OR green industry growth building technologies, integrative engineering through symposium networking
6. Establish research pilot programs with SOU (Southern OR University) agriculture department
7. Produce strategic partnerships with ODA (OR Agriculture Dept) and USDA

Below are the rough cost category break downs for the **\$39.6 M stakeholder investment.**

**\$9.2 M** Cross Kaufman Hemp Eco Farm land purchase cost-- 3662 acres that includes 26 tax lots (3 homes on site already); full exclusive water, timber and mineral rights; 2000 acre water rights; land use compliancy

**\$ 21.97 M** Construction costs for decortication building plant, with integrated hemp block assembly production line, warehousing/curing bins, materials handling & storage, loading dock; solar roof; Hemp International Code Council (ICC) certification (proprietary hemp block brand certification under Thermal classification)

**\$1.9 M** Farm equipment, 2 farm buildings, farm development & operational costs; water harvesting, water distribution system; seed, compost, soil maintenance/treatments; certified organic certification & compliancy

**\$3.9 M** Administration building with sales, marketing, management offices integrate all operations with production & management offices, human resources, showroom floor, maintenance, conference/board room, commercial kitchen/stage/dining room, conference room, solar energy

**\$1.85 M** Miscellaneous construction, parking lots, perimeter gravel roads, fencing, security, non-farm water distribution from existing wells/springs/lake; adding electrical from existing property power line, 7 tiny green homes; 2 Green Manufactured Homes with plumbing and electrical

**\$795 K** Employee wages, operating costs for first year; outsourcing including consultants, independent contractors, labor, cost of sales

**\$ 39.6 M Total**

**Below are pictures of Cross Kaufman Ranch for in Jackson County Oregon**





















































