



Features and updates

- Over 2,500 mature lavender plants, including English and French lavender.
- Unique alkaline soil ideal for high-quality lavender production with potential for future saffron and grape cultivation.
- 21 acre-feet of water rights! 15 acre ft of irrigation rights and 6 acre feet of domestic water.
- Two wells with 3 acre ft each at 30 gallons per minute. One is sourced from a spring with exceptionally clear, sweet water.
- Multiple frost-free hydrants and inground irrigation boxes are placed strategically throughout the property.
- 35,000 feet of inground irrigation hoses are included in the sale. All backup irrigation hoses will be conveyed.

Sustainable Energy

- State-of-the-art solar energy system installed in 2024 by Sol Luna Solar (Dixon, NM, 505-455-8875).
- 36 solar panels on two zones with grid tie-in through a public utility company.
- Brand-new electrical meter installed to accommodate solar.
- Climate-controlled solar battery storage shed with 4 SolarEdge lithium batteries, each with individual converters, a \$190,000.00 upgrade!

Commercial Operations

- Fully permitted commercial kitchen with a current Deli permit.
- Retail shop and production facility, updated in 2024 with:
 1. New roof
 2. New insulation
 3. New mini-split systems for heating and cooling.
- Price includes all proprietary rights to the Purple Adobe Lavender Farm name, including the huge online, local retail distribution and valuable goodwill.
 - Commercial kitchen equipment
 - Lavender production equipment
 - Shop furnishings related to the business will be conveyed with an acceptable offer. Some personal items may be negotiable.

- Seller to provide a complete inventory list prior to closing.
- Sellers will retain profits from the current crop including existing inventory
- Sellers request post-closing occupancy to transition operations.

Greenhouse & Growing Structures

- 3,500 sq ft climate-controlled greenhouse with automated systems.
 - Plumbed for water and electricity.
 - Capacity for 5,000 one-gallon plants.
 - Attached potting shed, shade cloths, and winter coverings included.
- Two additional greenhouses:
 - The shade house used for lavender and Mexican feather grass is fully irrigated.
 - The other is used for storage.
- Fully fenced and irrigated organic herb garden.
- Steam distillation system with 220V and 110V capacity for processing lavender.

Landscaping & Aesthetic Features

- 1,000 Rosa Woodsii native rose bushes used for multiple lavender products.
- Giant Sacaton grass, Mexican feather grass, and wildflowers enhance the grounds.
- Established apples, peach, and pear trees provide seasonal beauty, fragrance, and yield.
- A Trellis Garden surrounds picnic areas and features mature grapevines.
- Nationally registered labyrinth with the Labyrinth Society, attracting visitors for quiet reflection.

Structures & Utility

- Two septic systems serving both the private residence and commercial operations.
- Two wells supporting all property functions—residential, agricultural, greenhouse, and commercial.
- Large barn (~1,860 sq ft) currently used for drying and storage, but easily adaptable for livestock or equestrian use. Includes a designated drying room.
- Additional storage shed on site.