

# Available for Acquisition #210907

## Top Tier Humate & Humate-Based Products Supplier

The Company owns approximately 40,000 tons of a unique and rare source of humate, an organic material that promotes healthy soil environments and delivers demonstrated benefits to agronomic operations. The Company incorporates this exceptional raw humate source into a variety of granular and liquid products, which it sells to golf courses, nurseries, and other agronomy operations located primarily in the United States. The products are eco-friendly and cost-effective as they eliminate or significantly reduce the need for chemical pesticides, high-salt synthetic fertilizers, and pond chemicals.

### Investment Highlights

- **Unique & Rare Raw Material.** The Company's humate supply is derived from a now dormant resource. Raw material of this quality and quantity is unlikely to be readily available in the market in the near term.
- **High-Quality Soil Enhancing Properties.** The Company's humate is the highest quality on the market, with remarkable properties that create an efficient and effective soil environment that cannot be matched by leonardite-based humates.
- **Exceptional ROI Potential.** The Company's raw material supply is sufficient to support a major, long-term expansion of the business. Additional production capacity would require limited investment in plant, equipment and labor.
- **Respected Product Lines.** The Company has a strong market position within the turfgrass industry where its concentrated sales to golf courses has driven development of protocols that provide significant benefits to golf greens, tees, and fairways. Historical gross margins for sales within the turfgrass industry range from 50% to more than 90%.

### The Company's Humate –

- Consists of a young form of humic and fulvic acids from Florida sand deposits
- Has a small molecular structure that can be easily utilized by soil microbes
- Provides oxygen and a high ratio of fulvic to humic acids for added effectiveness
- Contains no leonardite materials
- Boasts a uniquely high Cation Exchange Capacity (400+meq/100g at pH 6 – 7)
- Has a significant biochar component, which is vital for plant nutrition and health

### *Organics & Microorganisms*

To achieve a healthy soil environment, a high energy organic material and a balanced, active microbial population are required. The Company's humate is the best organic material due to its high CEC, fulvic acid content, and its molecular biochar structure that stimulates, protects, and is a prime working material for soil microbes. The Company also produces proprietary microbial inoculants and support materials to provide the active, balanced microbial populations to utilize its humate and create an effective, sustainable soil environment.

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## Opportunities

- **Golf Courses.** The Company currently sells its products to 150 - 200 of the estimated 15,000 golf courses in the U.S. There is a significant opportunity to grow this business by investing in additional marketing resources and personnel.
- **Biochar.** The Company's raw humate contains a significant biochar component that provides additional soil benefits and healthy microbial population support, which can be leveraged into new products and applications.
- **Citrus Greening.** There is a large, untapped market for the Company's products in combatting citrus greening, a serious issue affecting approximately 70% of Florida citrus production.
- **Other Agriculture Applications.** To date, the Company's humate products have been used in the relatively narrow category of turfgrass applications. There are significant opportunities to expand beyond turfgrass to additional vertical markets, including consumer lawn and garden products, as well as large-scale agronomic uses.
- **Cannabis Growers.** As cannabis laws are liberalized around the world, there are increasing opportunities to develop nutritional and eco-friendly products to increase the quality and yield of cannabis and related plants.

## Contact Information

Interested parties should execute the attached Non-Disclosure Agreement (NDA) and return to ACT Capital Advisors with a written request to receive the Confidential Information Memorandum (CIM).

Questions, NDAs, and CIM requests should be submitted to:



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