



**ASBEL
FARMS**

Wonderwood by the Sea

A regenerative hemp cultivation
venture rooted in Mayport Village, FL

Asbel Farms is dedicated to cultivating premium hemp through sustainable, soil-conscious practices that honor and restore the land we steward. We believe that a thriving farm should not only yield exceptional products, but also enrich the environment around it.

Guided by principles of innovation, education, and responsible farming, we maintain intentionally lean operating costs in order to provide our customers with high-quality offerings at accessible prices.

MISSION STATEMENT

Nicholas Allen - Owner, Asbel Farms

Nestled in Northeast Florida, where the mouth of the St. Johns River meets the Atlantic, lies historic Mayport Village — a vibrant cross-section of American life, where fishermen, industry, small businesses, and everyday people share in the rhythm of the coast.

Asbel Farms sees a future for our small piece of Mayport: revitalization. Through regenerative agricultural practices, we aim to restore and enrich the soil beneath our feet. Over the next five years, Asbel Farms will work diligently to transition from raised beds to in-ground sowing — expanding space for our crops and returning vitality to the land that sustains them.

Nicholas Allen

FOUNDER





OUR VISION

NICHOLAS ALLEN

Owner & Operator



Nicholas Allen is a proud resident of Mayport Village, where he lives with his wife and their two-year-old daughter. After moving into their home in 2023, the family quickly felt a deep connection to the historic coastal community — now they're ready to give back.

A disabled veteran, Nicholas has found relief from the traumas of his military service through the use of hemp-derived THCA flower and oils. His personal experience fuels his passion for high-quality, plant-based wellness and guides the mission behind Asbel Farms.

While currently pursuing a degree in Business Administration, Nicholas plans to open the doors of Asbel Farms by the time he graduates in December 2025 — or sooner. He's excited to combine formal education with firsthand experience to cultivate something meaningful for both his family and his community.

ASBEL FARMS

The name *Asbel* comes from the maiden name of owner and operator, Nicholas Allen's mother. Following her separation from her husband, Nicholas' mother reclaimed her maiden name — a name that now carries deep meaning for the family.

Nicholas was raised with a deep reverence for nature. His mother, the family's true green thumb, instilled in him a love of the outdoors and an appreciation for things that grow.

From humble beginnings, she enlisted in the U.S. Coast Guard at the age of 28. Over a 28-year career, she rose to the highest enlisted rank — Master Chief — while using her growing influence to advocate for women's rights in the military.

With such a powerful connection to our mission, we believe the *Asbel* name will serve as a lucky clover for the farm's future.

Try Pitch

WONDERWOOD BY THE SEA

We admit it — it's not an original name. *Wonderwood by the Sea* is a loving nod to Elizabeth Stark's storied resort, built in 1914 where Naval Station Mayport now stands. In her memoir, Stark wrote, "I was trying to think of an exciting moniker for such a beautiful area."

Elizabeth Stark — known as *The Wonderwood Belle* — created a paradise by the sea, one that hosted barons, diplomats, celebrities, and even U.S. presidents. Eccentric and fiercely driven, she didn't come to Wonderwood to rest. During WWI, she organized Jacksonville's first Girl Scout troop, *Cherokee Rose Troop 1*. Riding horseback and carrying a revolver, she led her rifle-trained scouts along the beaches, watching for German spies.

In WWII, the U.S. government seized Wonderwood by the Sea through eminent domain, paying Stark \$40,000. Negotiations were brief. In the end, Elizabeth was carried off the property by U.S. Marines.

Legally, as hemp cultivators, we grow only female plants. It feels only fitting that *Asbel Farms: Wonderwood by the Sea* honors two strong women — each with a profound connection to nature and to Mayport Village.



Not the names you might expect from a business like ours. While we appreciate the charm of strains like "Collie BUDZ" or "Purple Power Ranger," our approach is a little more understated. We keep operations intentionally small, allowing us to give each strain a name with character — and meaning.



**ASBEL
FARMS**
Wonderwood by the Sea

FLOWER & OILS



*generated with the help of openAI.



GROWING

1 Greenhouses

Eternal Summer. The Floridian mantra is sometimes true, other times...not so much. We love just about everything nature has to throw at us rain, wind, heat; but sometimes our plants don't. Our greenhouses blend with the environment and give our plants a comfortable place to grow year round.

2 Soil Regeneration & Ground Sowing

Over the coming years, Asbel Farms will utilize a combination of compost and sanitized and amended soil from previous grows to revitalize the soil on our land. Once complete, Asbel Farms can expand to outdoor growing operations in the early spring and autumn months.

3 Ground Sowing in our Greenhouses

In addition to the soil outside, we also have dreams of in-ground growing under our greenhouses using a similar soil regeneration technique. By removing grow tables we can comfortably fit more plants in our greenhouse spaces.

4 A Place for Everything

Instead one giant greenhouse. We have chosen to use 4 separate greenhouses for CBD, hybrids, indica, and sativa respectively. This thoughtful setup supports both plant variety and our goal of preserving the natural beauty of the land.

5 Harvest

We anticipate 1-2 harvests from each greenhouse in our initial year as we refine our systems and operations. Following years should yield 3-4 harvests per year with more to come as our soil regeneration plan comes to fruition.

6 Drying

Our temperature and humidity-controlled greenhouses provide perfect conditions for our plants to dry after harvest; allowing us to move the plants to their curing stage within one week.

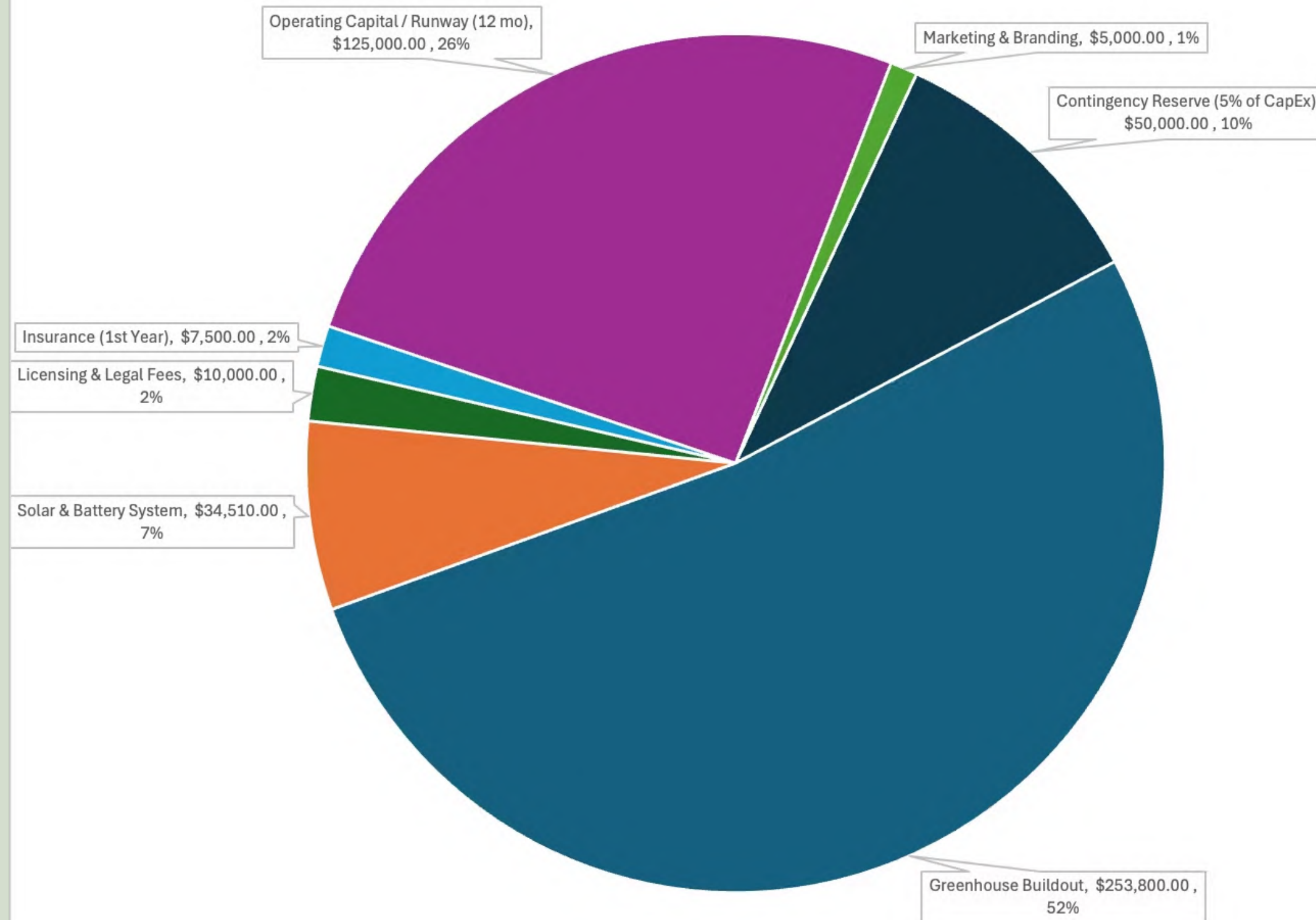
7 Curing

All of our plants are hand-jarred and left their in their respective greenhouses to enjoy optimal temperature and humidity conditions. This allows us to cure our products within sixty days.

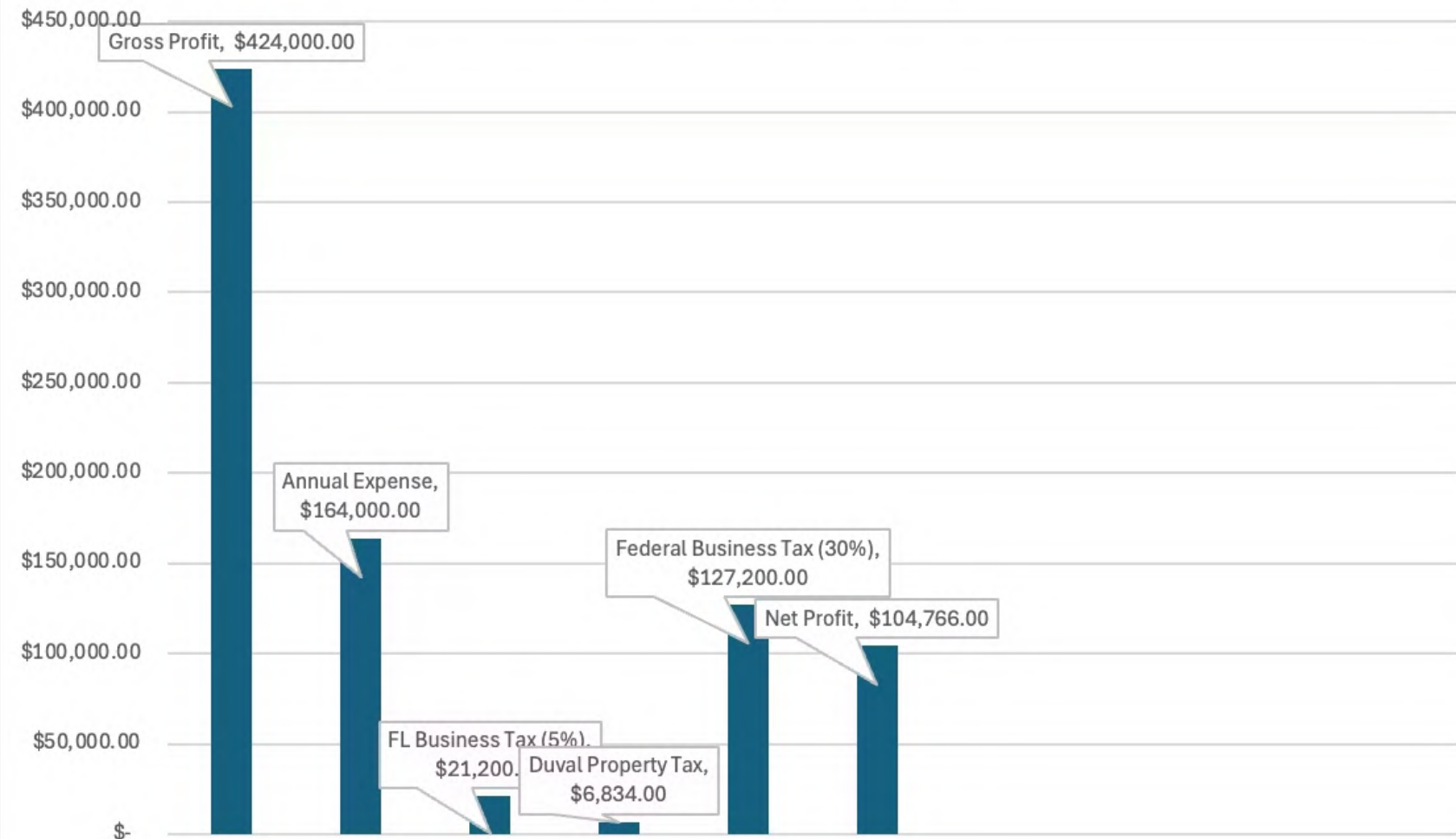
8 Rotation and Conservation

To keep operations sustainable, we plant new seedlings as soon as a crop is harvested. Our regenerative approach means we care for the soil throughout the growing cycle, requiring fewer amendments. Soil from past harvests is sanitized and revitalized to continue nourishing our land.

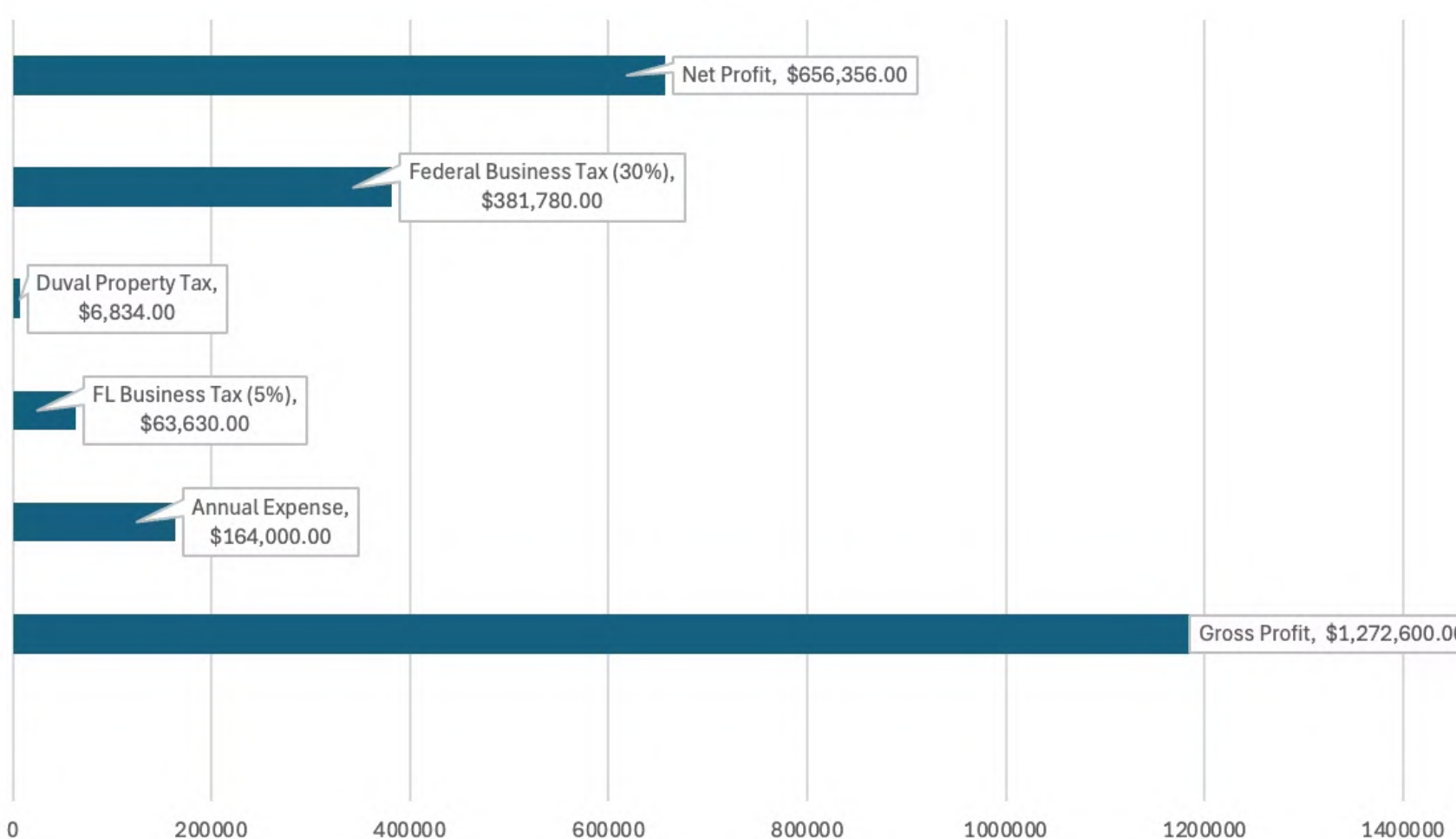
Investor Funds Allocation



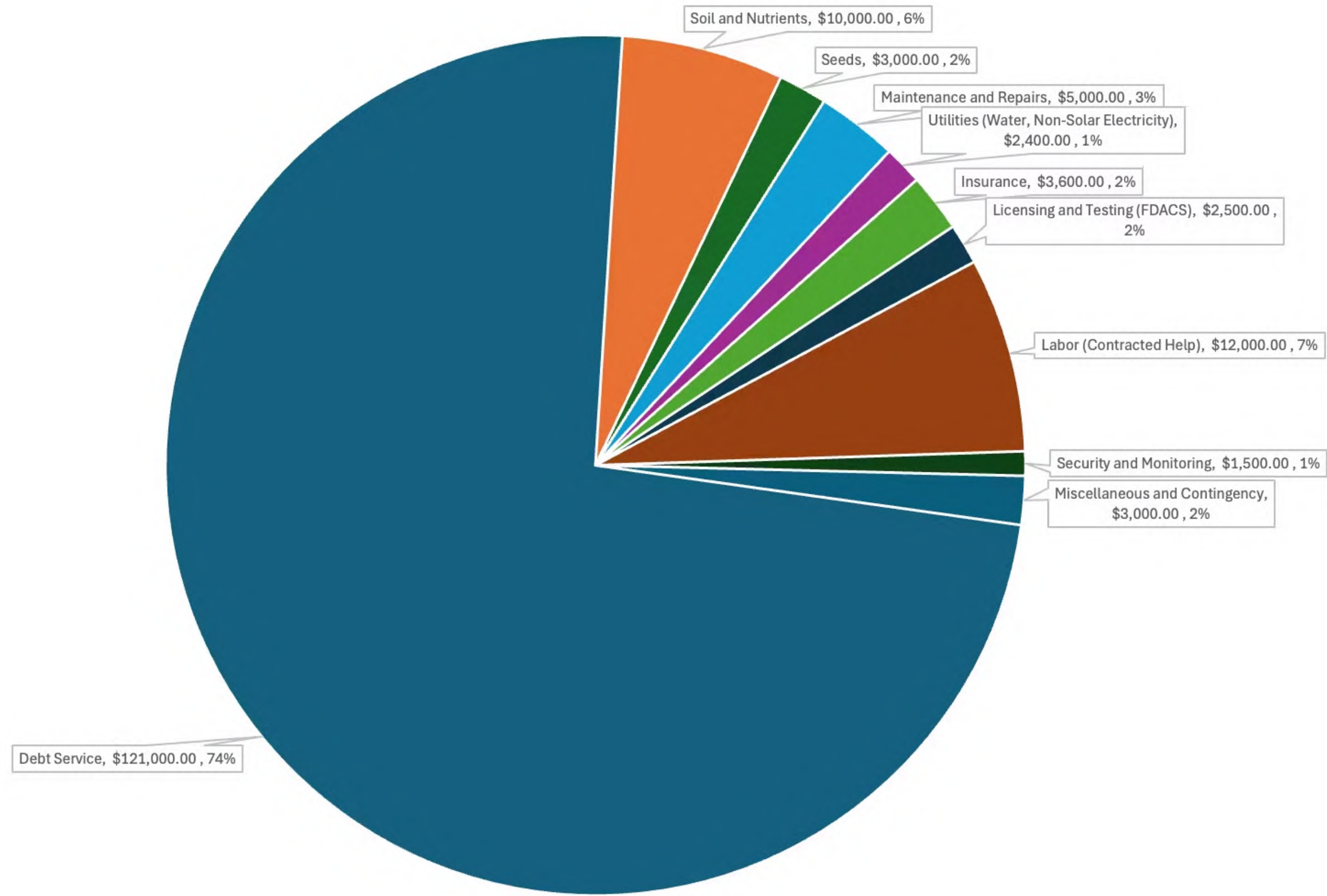
Net Profits - Low Yield Model



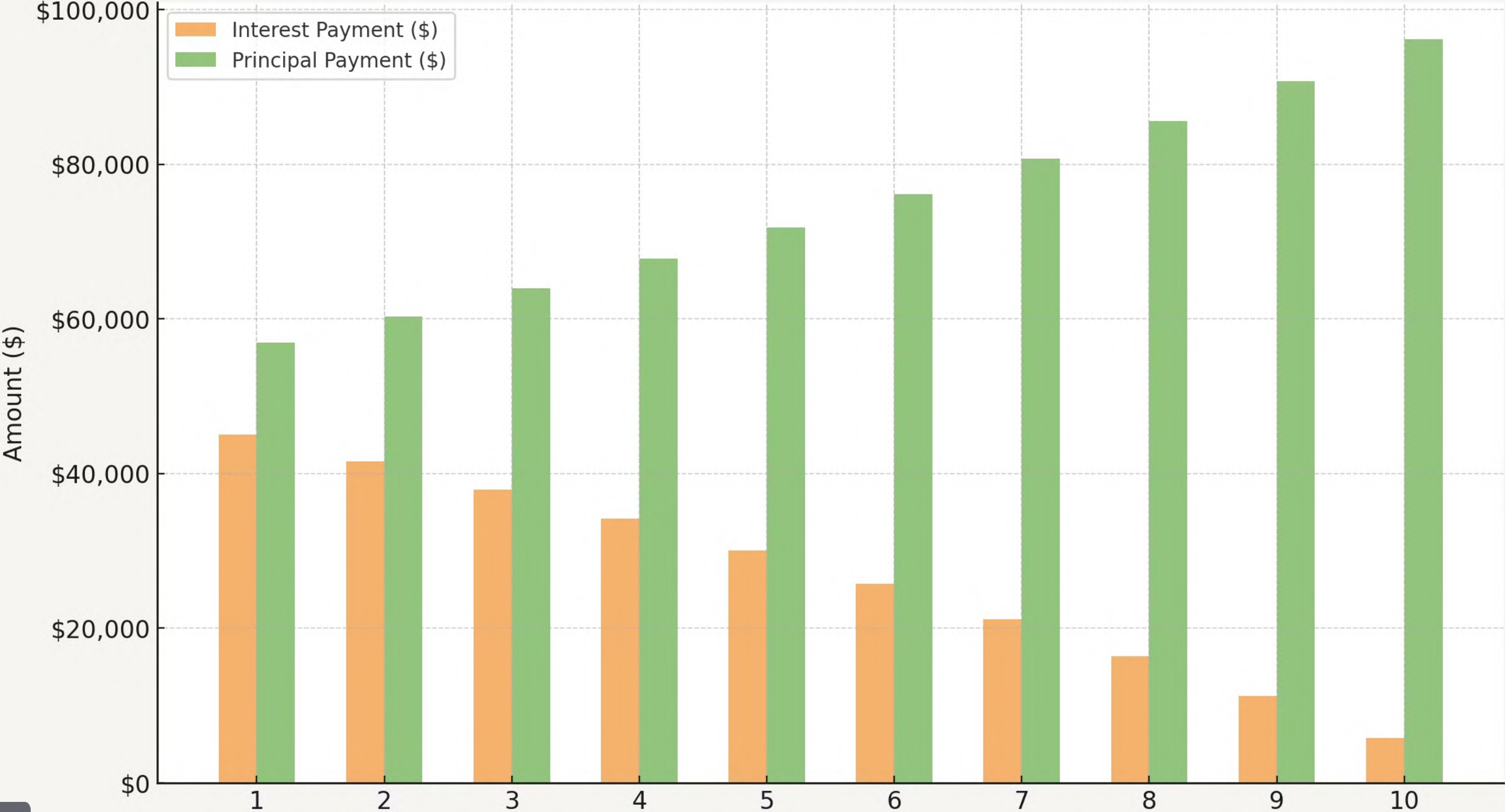
Net Profits - High Yield Model



Annual Cost Breakdown



Asbel Farms – Annual Loan Servicing (Estimated)



Assumes 10-year loan, 6% interest rate, \$750k principal. Actual terms/rates may vary.



Thank you for your consideration.

We look forward to speaking with you and
answering any questions you might have.

Book an investor call today, through our
online scheduling feature.

*Comprehensive financial statements can be found below.

Category	Estimated Cost (USD)	
Land Acquisition	\$	854,405.00
Greenhouse Buildout	\$	253,800.00
Solar & Battery System	\$	34,510.00
Licensing & Legal Fees	\$	10,000.00
Insurance (1st Year)	\$	7,500.00
Operating Capital / Runway (12 mo)	\$	125,000.00
Marketing & Branding	\$	5,000.00
Contingency Reserve (5% of CapEx)	\$	50,000.00
TOTAL	\$	1,290,215.00
Investor Funded	\$	435,810.00
Financed	\$	854,405.00

Start-up Cost Fly-by

Item	Estimated Cost (USD)
Greenhouse Frame & Cover (standard)	\$ 7,500.00
HVAC System (Cooling, Heating, Dehumidifier)	\$ 7,000.00
Environmental Controls (Temp, Humidity, CO ₂)	\$ 4,500.00
LED Grow Lighting System	\$ 9,000.00
Grow Tables or Raised Beds	\$ 3,000.00
Irrigation System with Timers	\$ 2,000.00
Nutrient Delivery System	\$ 2,500.00
Automation Controller & Sensors	\$ 5,000.00
Backup Power Interface (Inverter-ready)	\$ 2,500.00
Drying & Curing Area Buildout	\$ 4,000.00
Electrical Installation & Wiring	\$ 2,500.00
Installation & Labor	\$ 6,000.00
Contingency (~10%)	\$ 5,450.00
Security system (cameras, sensors, monitoring)	\$ 2,500.00
Subtotal (per greenhouse)	\$ 63,450.00
TOTAL (4 greenhouses)	\$ 253,800.00

Greenhouse Construction & Automation
Cost Estimate

Item	Estimated Cost (USD)	
High-Efficiency Solar Panels (10 kW total)	\$	18,000.00
Inverter System (Hybrid, 10 kW)	\$	4,500.00
Battery Backup System (40 kWh)	\$	15,000.00
Mounting Hardware + Racks	\$	2,500.00
Electrical Wiring & Components	\$	1,500.00
Labor & Installation (Electrician + Permits)	\$	8,000.00
System Monitoring and Controls	\$	1,000.00
Miscellaneous (contingency, taxes, delivery)	\$	2,000.00
Subtotal	\$	52,500.00
Estimated Federal Tax Credit (30%)	\$	15,750.00
Estimated Annual Energy Savings (vs. Grid Power)	\$	2,240.00
TOTAL	\$	34,510.00

Solar and Battery Cost Estimate

Item	Legal Description	Owner	Estimated Cost (USD)
1424 Pearl		Nicholas Allen	\$ 480,000.00
0 Pearl		Pack, Gerald	\$ 165,000.00
0 Minorcan	3-65 30-1S-29E .023 MAYPORT SW 15FT OF SE 70FT LOT 5 BLK 2	Pack, Gerald	\$ 70.00
0 Minorcan	3-65 38-1S-29E MAYPORT LOT 4-B BLK 2	Miss Becky Seafood, Inc. owned by Pack, Gerald	\$ 84,000.00
0 Minorcan	3-65 38-1S-29E .135 MAYPORT E 50FT LOT 6(EX N 31FT OF	Cornwell, Daniel Wesley	\$ 78,785.00
0 Minorcan	3-65 38-1S-29E MAYPORT NE 35FT OF SW 50FT OF SE 70FT LOT 5	Miller, Lillie Mae Estate	\$ 46,550.00
0 Minorcan	30-1S-29E .17 PT RECD O/R 14260-1720 (EX PT RECD O/R 9195-134)	Hicks, Delores Seymore	
TOTAL			\$ 854,405.00

Real Estate Aquisition Estimate
(boxed items purchased with
package contract)

Category	Estimated Annual Cost (USD)	Metric	Value
Debt Service	\$ 121,000.00	Greenhouses	4
Soil and Nutrients	\$ 10,000.00	Plants per Greenhouse	202
Seeds	\$ 3,000.00	Total Plants	808
Maintenance and Repairs	\$ 5,000.00	Harvests per Year	3
Utilities (Water, Non-Solar Electricity)	\$ 2,400.00	Yield per Plant (Low)	0.25
Insurance	\$ 3,600.00	Yield per Plant (High)	0.75
Licensing and Testing (FDACS)	\$ 2,500.00	Annual Yield (Low)	606
Labor (Contracted Help)	\$ 12,000.00	Annual Yield (High)	1818
Security and Monitoring	\$ 1,500.00	Price per Pound	700
Miscellaneous and Contingency	\$ 3,000.00	Revenue (Low)	\$ 424,200.00
		Revenue (High)	\$ 1,272,600.00
TOTAL	\$ 164,000.00	Revenue Range	\$424k - 1.27m
Low Yield Model		High Yield Model	
Gross Profit	\$ 424,000.00	Gross Profit	\$ 1,272,600.00
Annual Expense	\$ 164,000.00	Annual Expense	\$ 164,000.00
FL Business Tax (5%)	\$ 21,200.00	FL Business Tax (5%)	\$ 63,630.00
Duval Property Tax	\$ 6,834.00	Duval Property Tax	\$ 6,834.00
Federal Business Tax (30%)	\$ 127,200.00	Federal Business Tax (30%)	\$ 381,780.00
Net Profit	\$ 104,766.00	Net Profit	\$ 656,356.00

Estimated Annual Profit and Expense



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