



DATE: 6/25/2025

Luverne Economic Development Authority  
305 E. Luverne St.  
Luverne, MN 56156

Re: Lot Acquisition

Dear Mrs. Sammons,

Please accept this letter as a formal proposal to purchase a lot from the Luverne Economic Development Authority, known as Lot 1 Mayes Fourth Addition, Luverne, MN, 56156. For \$30,056 dollars, of .50c per square foot. We would like to purchase the aforementioned lot in order to build a cannabis grow facility.

We are proposing to purchase lot known as Lot 1 Mayes Fourth Addition, Luverne, MN and intend to construct 70x170x16' wood frame building with metal siding. The new facility will include interior build out, 4 flower rooms, veg, mother, dry room, vault, manufacturing room, employee area and office. It will also include all necessary equipment to grow cannabis including HVAC and lighting system. Construction costs are estimated to be 1.5 million. Approximate cost of the building being \$800,000 and interior build out necessary for growing cannabis approximately \$700,000. It is our hope that we would be able start construction September and be operational by January.

This project is expected to retain 9 jobs and contribute to the tax base, it would have positive economic impact on the local community, it would create new jobs, providing stable employment opportunities and potentially attracting skilled workers to the area. The business would increase local tax revenue and stimulate growth in related industries such as construction, security and retail contributing to the overall economic vitality of Luverne. We are excited for this opportunity and look forward to many years of business in Luverne. If you have any further questions, please do not hesitate to contact me.

Sincerely,

Peter Dikun  
605-988-7798