



BERRY'S SAWMILL
23640 Highway 116 | Cazadero, CA

For Sale: 32 Acres Split Into 3 Separate Parcels
LOT 1: 9.37 ± Acres ■ LOT 2: 10.27 ± Acres ■ LOT 3: 10.39 ± Acres



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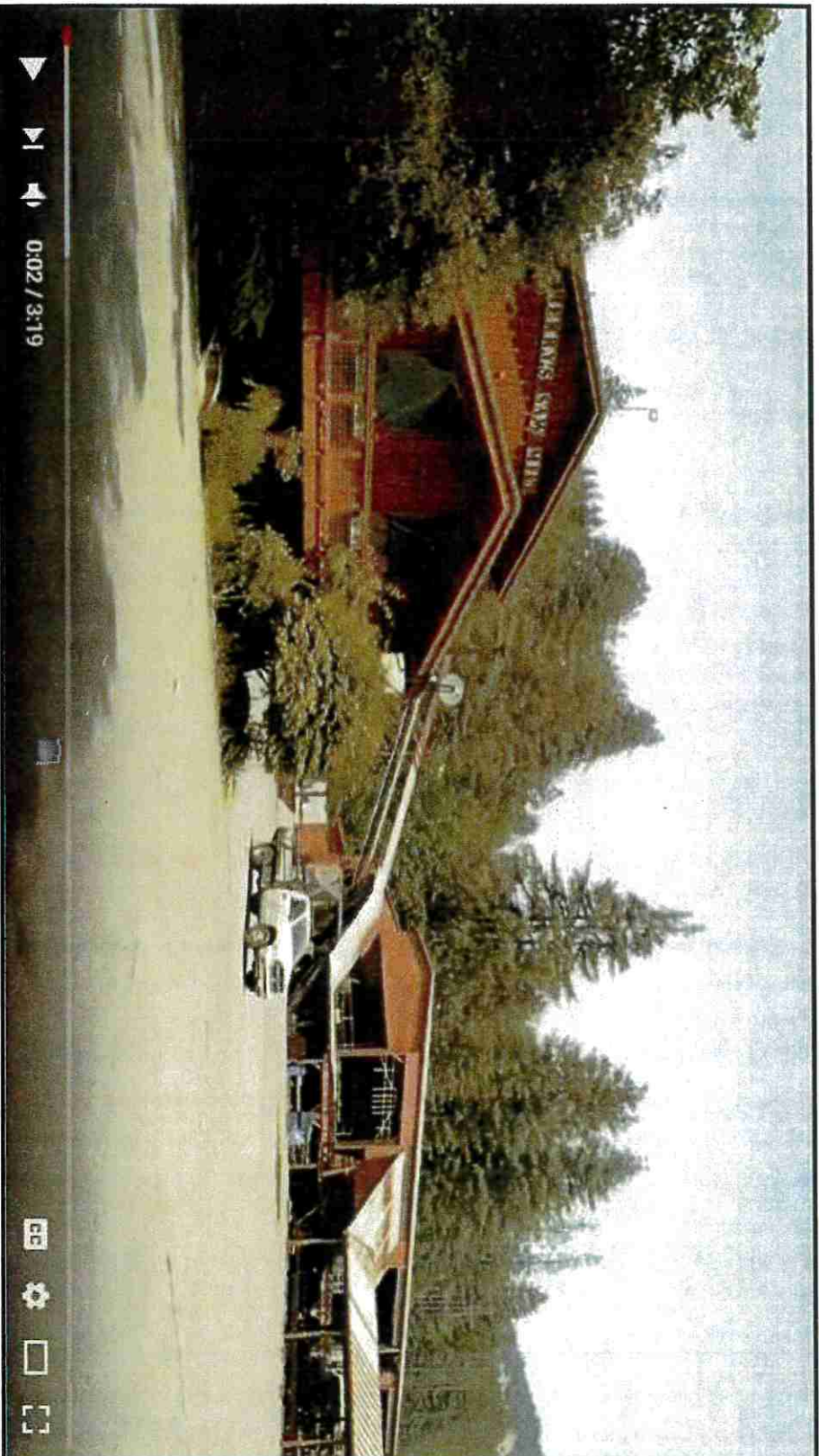
WRIGHT REALTY
8979 Conde Lane
Windsor, CA 95492

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BERRY'S SAWMILL

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Video of Berry's Sawmill

To watch video visit <https://tinyurl.com/berrys-sawmill>

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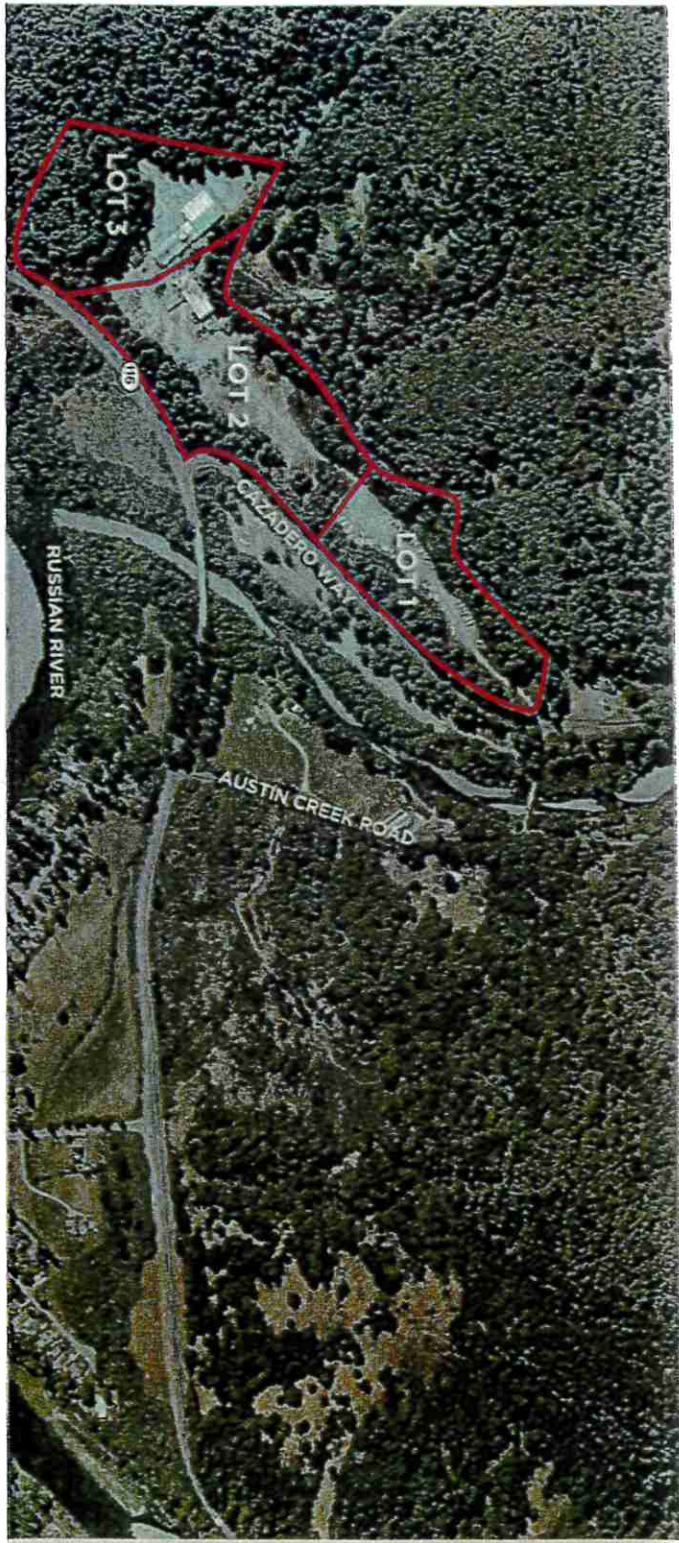
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EXECUTIVE SUMMARY



BERRY'S SAWMILL
23640 HIGHWAY 116
CAZADERO, CA

34+/- ACRES OF INDUSTRIAL LAND WITH BUILDINGS



BULK OFFERING

Sale Price **\$9,500,000**
Total Acres **\$6,900,000*** 34.37+/-
APN 097-030-025

INDIVIDUAL PARCELS

*Offering price includes all 3 parcels sold together.

Lot 1	\$1,500,000
Lot 2	\$1,000,000
Lot 3	\$3,900,000

LOT 1

- 10.41+/- Acres
- Storage Yard

LOT 2

- 11.85+/- acres
- Sawmill Building, including the following equipment:
 - Salem Rosserhead debarker, can debark and pass a 32" log to the heading
 - Monarch Forge 7' right hand heading, Salem 4 knee carriage with Silvatech computer. Can cut 32" and shorter timbers.
 - Albany 8"x54" 4 saw combination edger with Silvatech computer and linear hydraulics.

LOT 3

- 12.11+/- Acres
- 950+/- SQFT Apartment
- 1,350+/- SQFT Office
- 1,350+/- SQFT Storage Basement under the Office
- 16,632+/- SQFT Warehouse
- Planer Shed

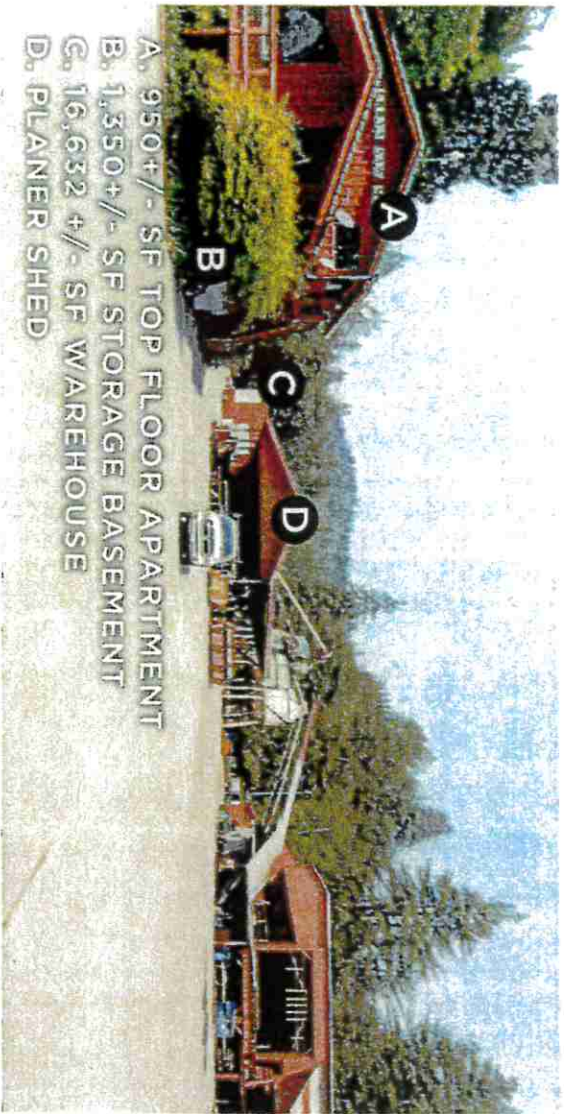
- Albany Trimmer, 24" trimmer that can pass 30' lumber. Can trim 6" and thinner timbers.
- Yates American linebar recovery saw with Geold computer.
- CM&E Chipper
- Jacobson chip grinder, makes long fiber saw dust

PROPERTY PHOTOS



BERRY'S SAWMILL
23640 HIGHWAY 116
CAZADERO, CA

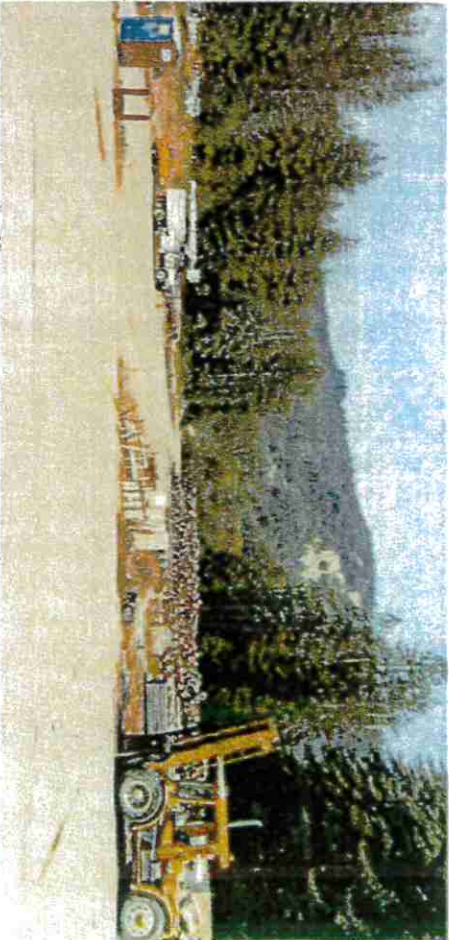
34+/- ACRES OF
INDUSTRIAL LAND
WITH BUILDINGS



- A. 9500+/- SF TOP FLOOR APARTMENT
- B. 1,350+/- SF STORAGE BASEMENT
- G. 16,632 +/- SF WAREHOUSE
- D. PLANNER SHED



CARPORT & FUEL SHED ON LEFT, OFFICE ON RIGHT

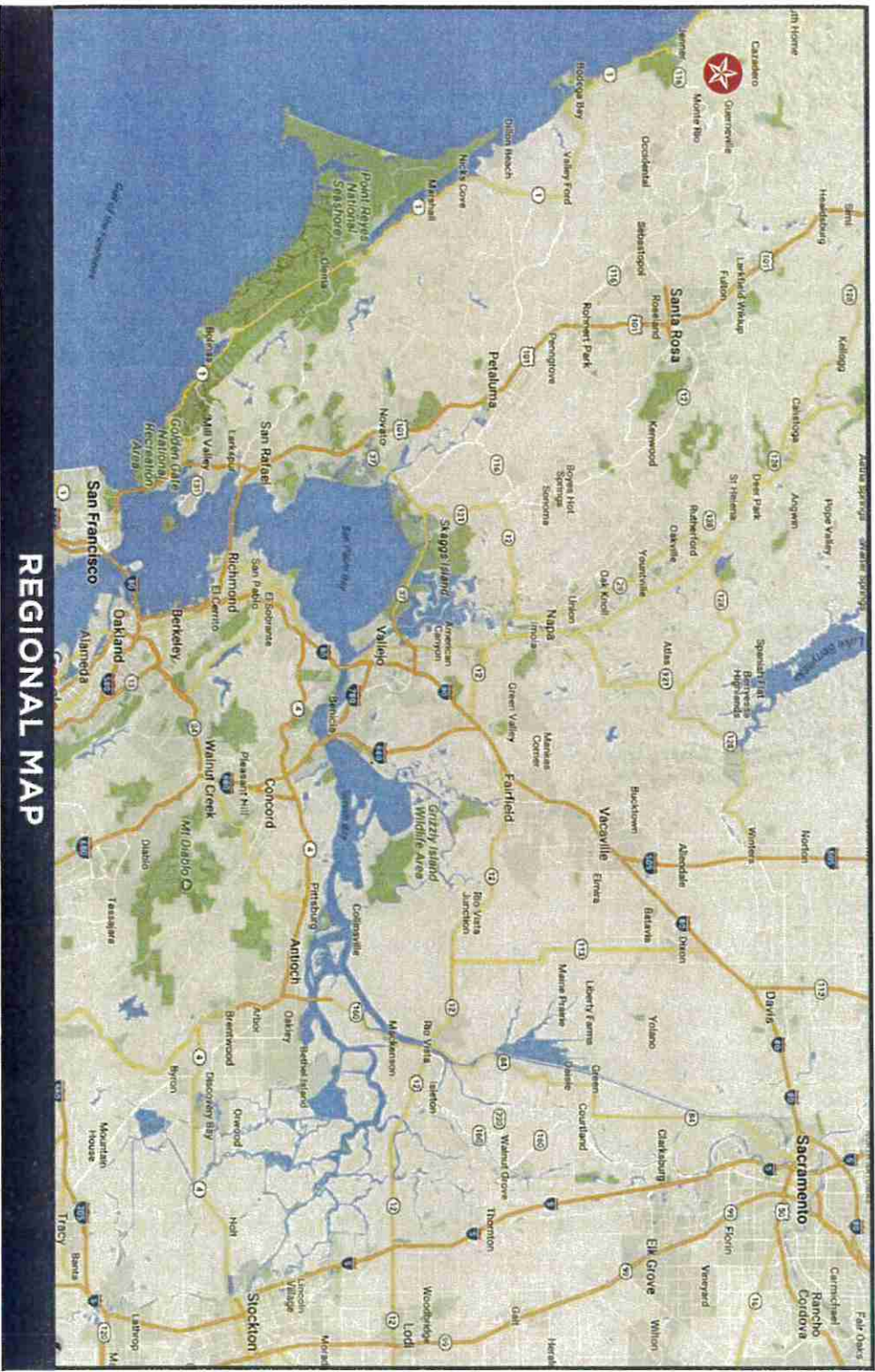


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BERRY'S SAWMILL

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REGIONAL MAP

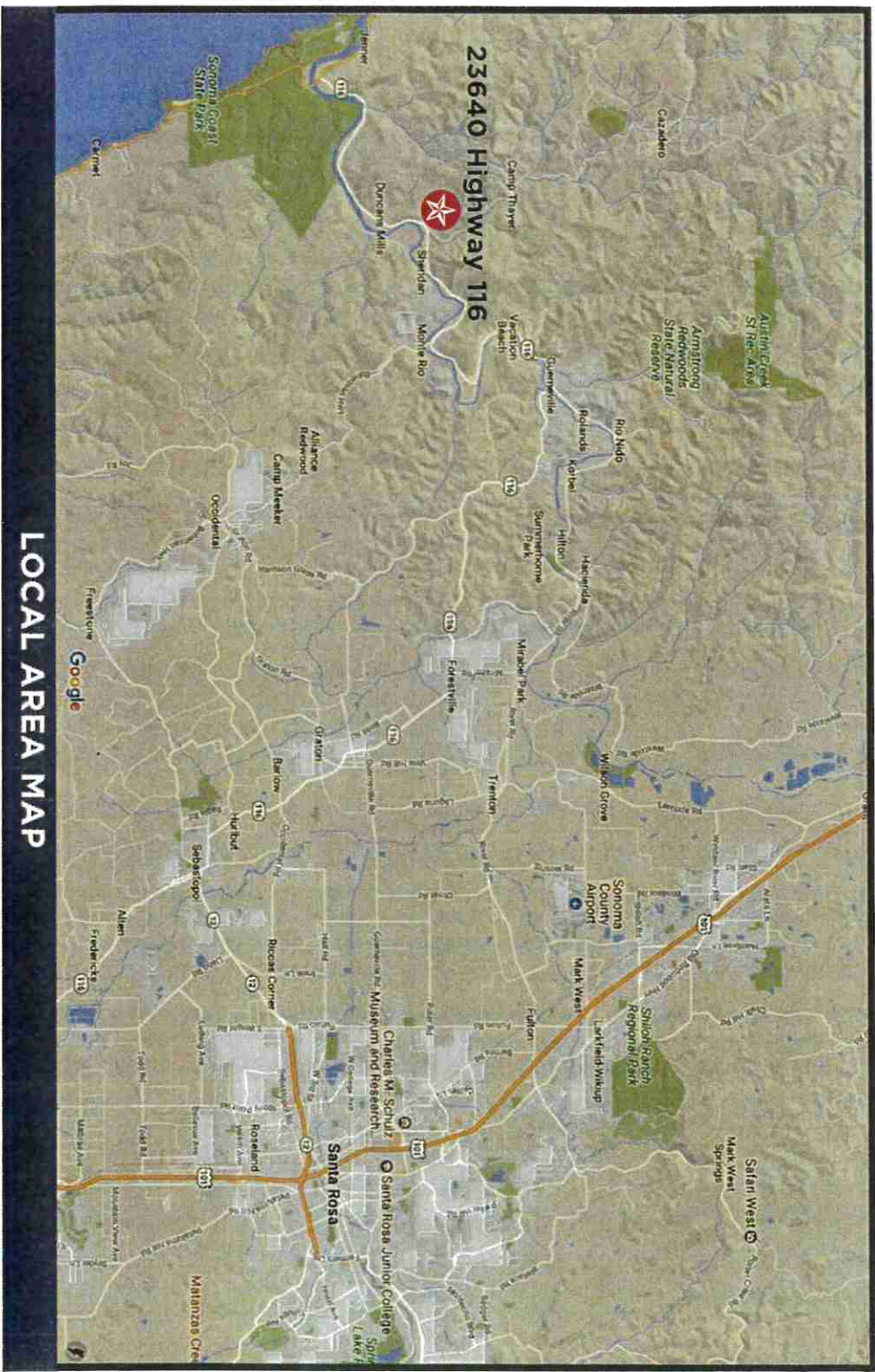
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LOCAL AREA MAP

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REGIONAL MAP



BERRY'S SAWMILL
23640 HIGHWAY 116
CAZADERO, CA

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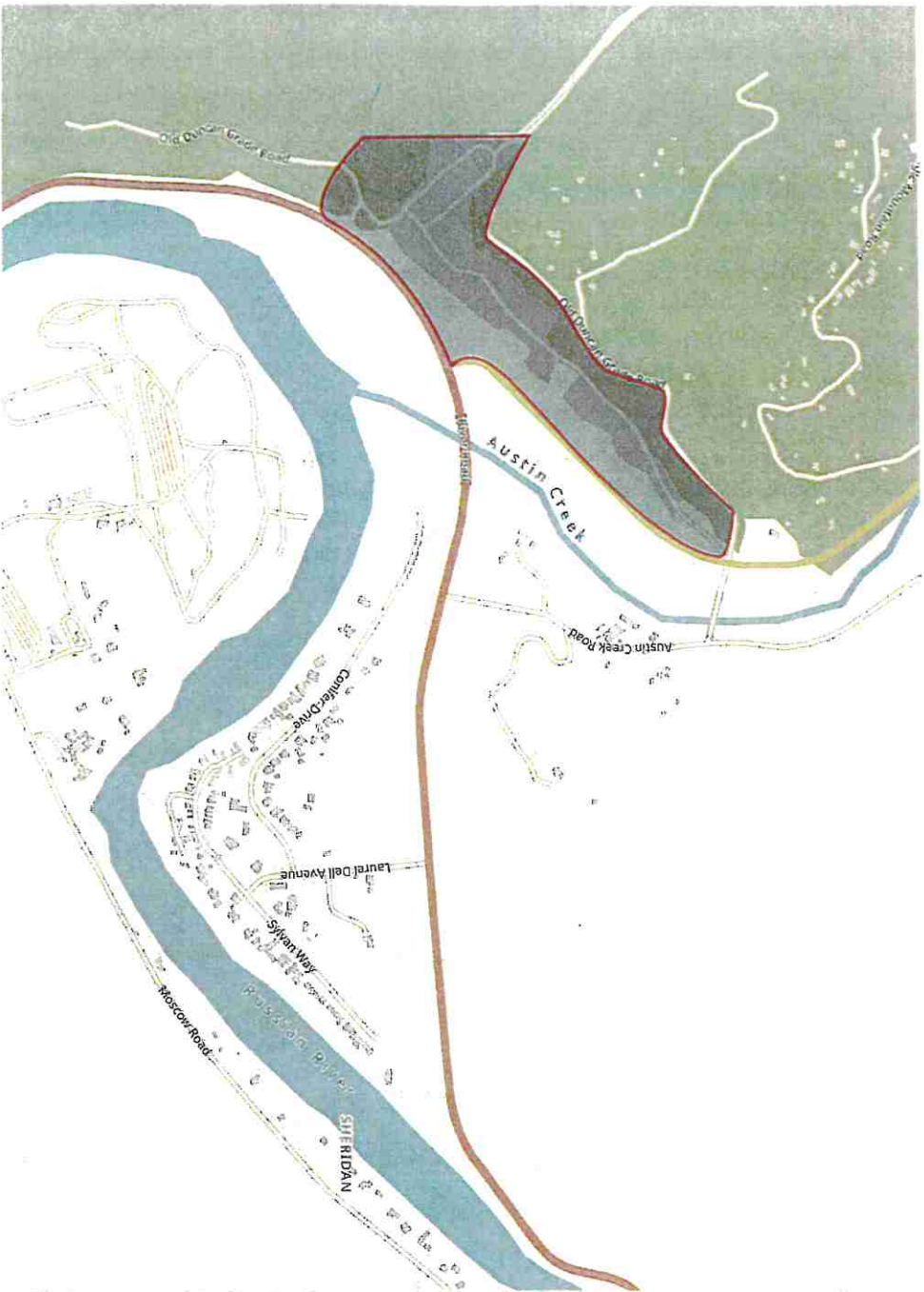
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PROPERTY DESCRIPTION



BERRY'S SAWMILL
23640 HIGHWAY 116
CAZADERO, CA

**34+/- ACRES OF
INDUSTRIAL LAND
WITH BUILDINGS**



BERRY'S SAWMILL

LOT SIZE
34.37 +/- Acres

APN
097-030-025

- LOCATION**
- Cazadero, CA - In beautiful Western Sonoma County off Hwy 116 and Cazadero Hwy
 - 35 Minutes from US Hwy 101

ZONING
LC, Limited Commercial County of Sonoma
**Heavy Industrial (M3) Zoning Use Permit
Currently in Place with Berry's Sawmill**
Limited Commercial (LC) Underlying Zoning

[CLICK HERE FOR M3 ZONING INFORMATION](#)
[CLICK HERE FOR LC ZONING INFORMATION](#)

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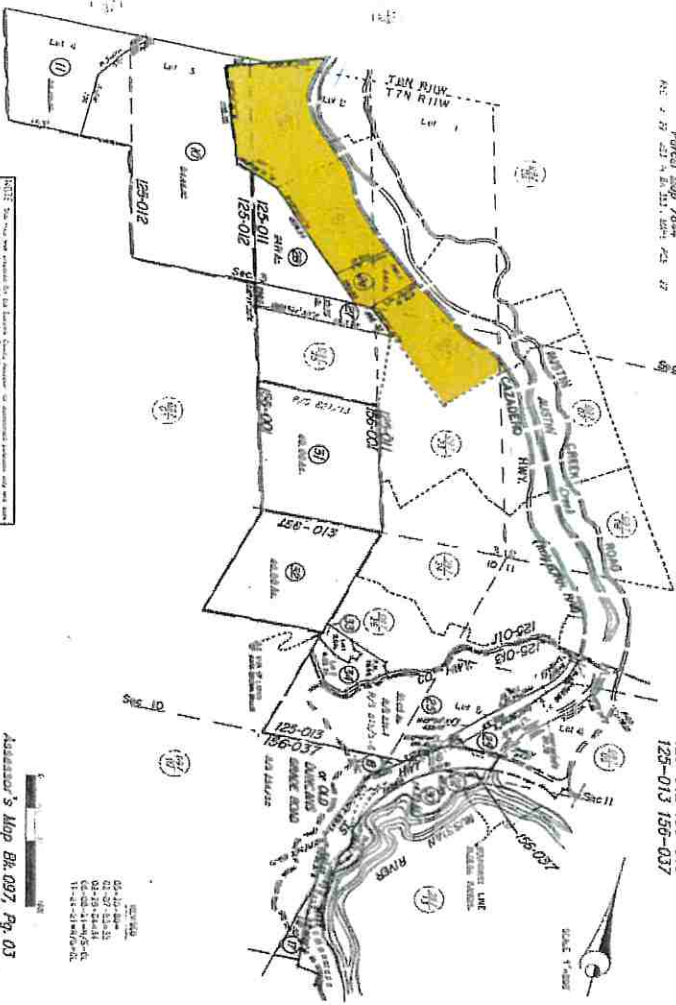
PARCEL MAP

COUNTY ASSESSOR'S PARCEL MAP

Parcel Map 7444
 A/E: 1/29/23, 4/22/21, 1/24/21, 2/21/22

TAX RATE AREA
 125-011 156-001
 125-012 156-013
 125-013 156-037

097-03



NOTE: This map was prepared by the County Assessor's Office for the purpose of providing information to the public. It is not intended to be used for any other purpose. The County Assessor's Office is not responsible for any errors or omissions on this map.

Assessor's Map Bl. 097, Pg. 03
 San Joaquin County, Calif. 1/20/20



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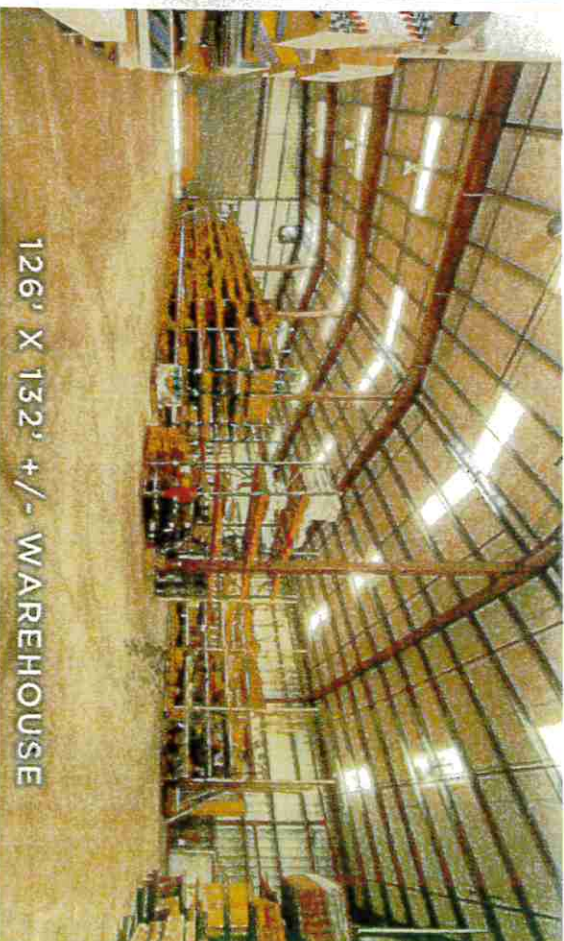
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SAWMILL BUILDING & GREENCHAIN



SHAVINGS BIN ON LEFT, CHIP BIN ON RIGHT



126' X 132' +/- WAREHOUSE



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LOT 3

Blue Out-feed Belt for Brewco Resaw

50' Rolltop Chain for sorting or to feed Square-top 5' or 6' length Fence Board Machine

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150' long Sorting Chain with Shop-built Tilt Hoist
Lunchroom is behind windows

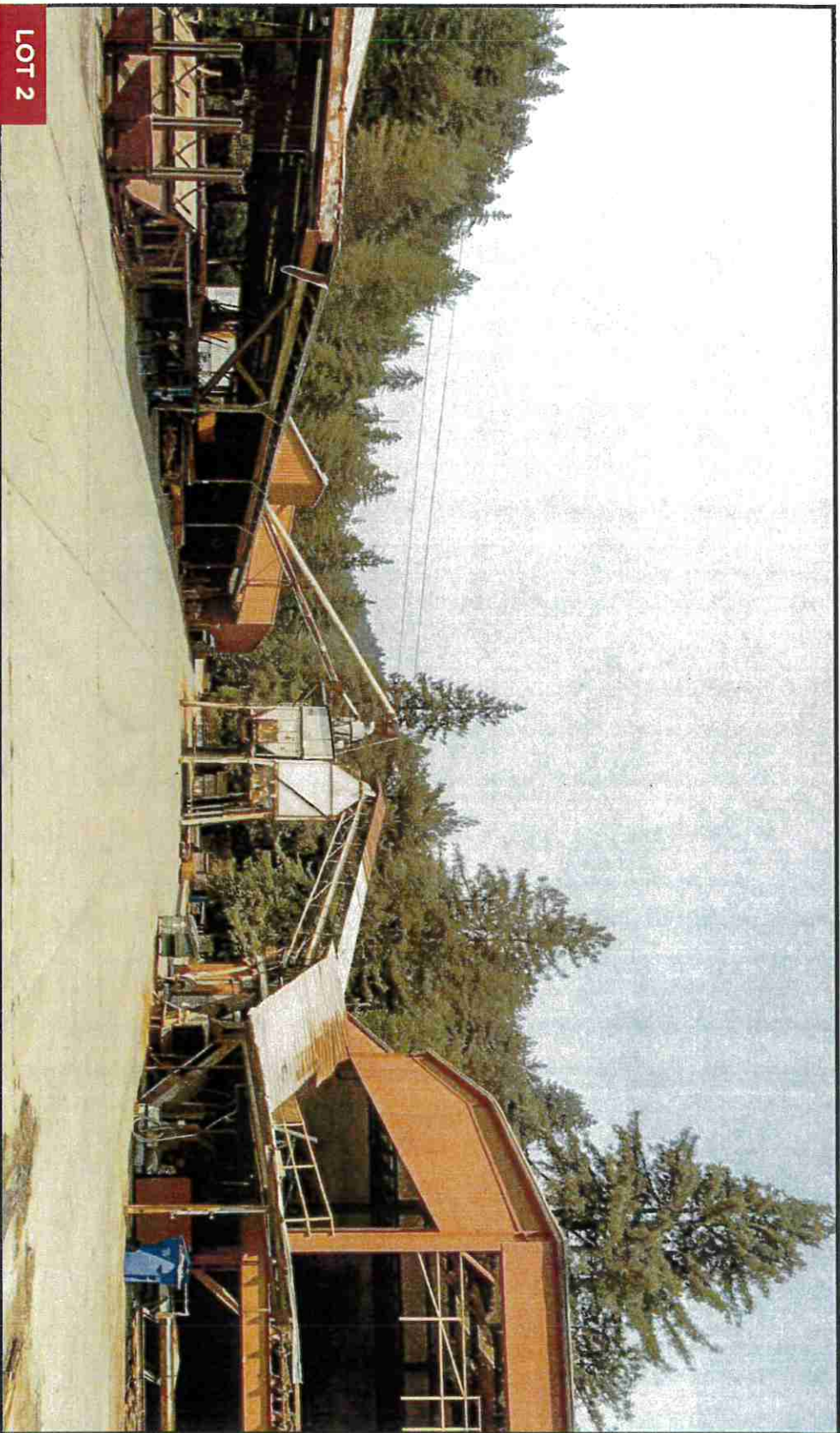
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Shavings Bin on Left, Chip Bin on Right.

Tan Machine to the Right of Green Dumpster is the Chip Grinder which makes long fiber sawdust out of chips. You can move a conveyor over in seconds if you want chips instead of sawdust.

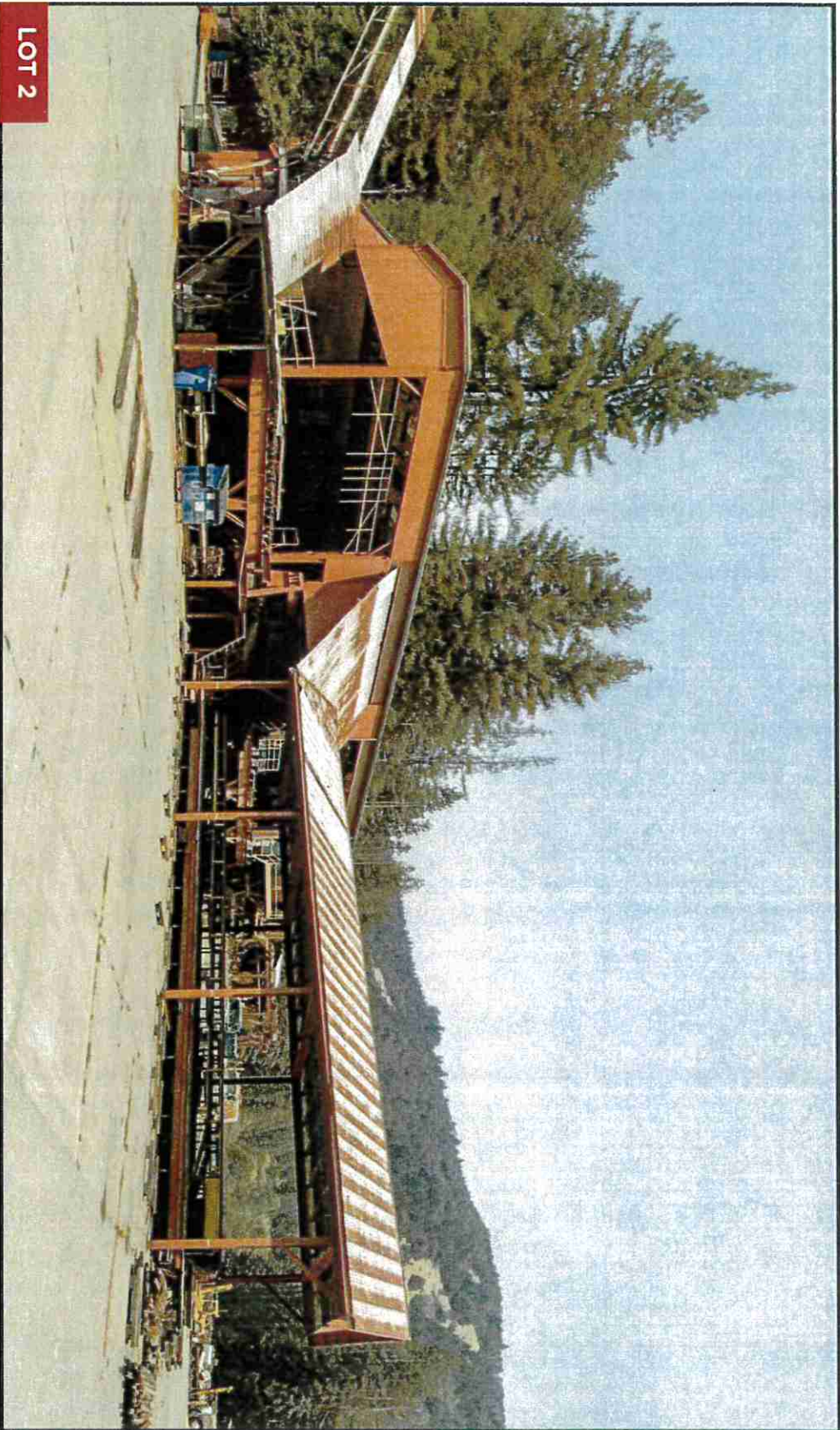
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LOT 2

Sawmill Building and Greenchain

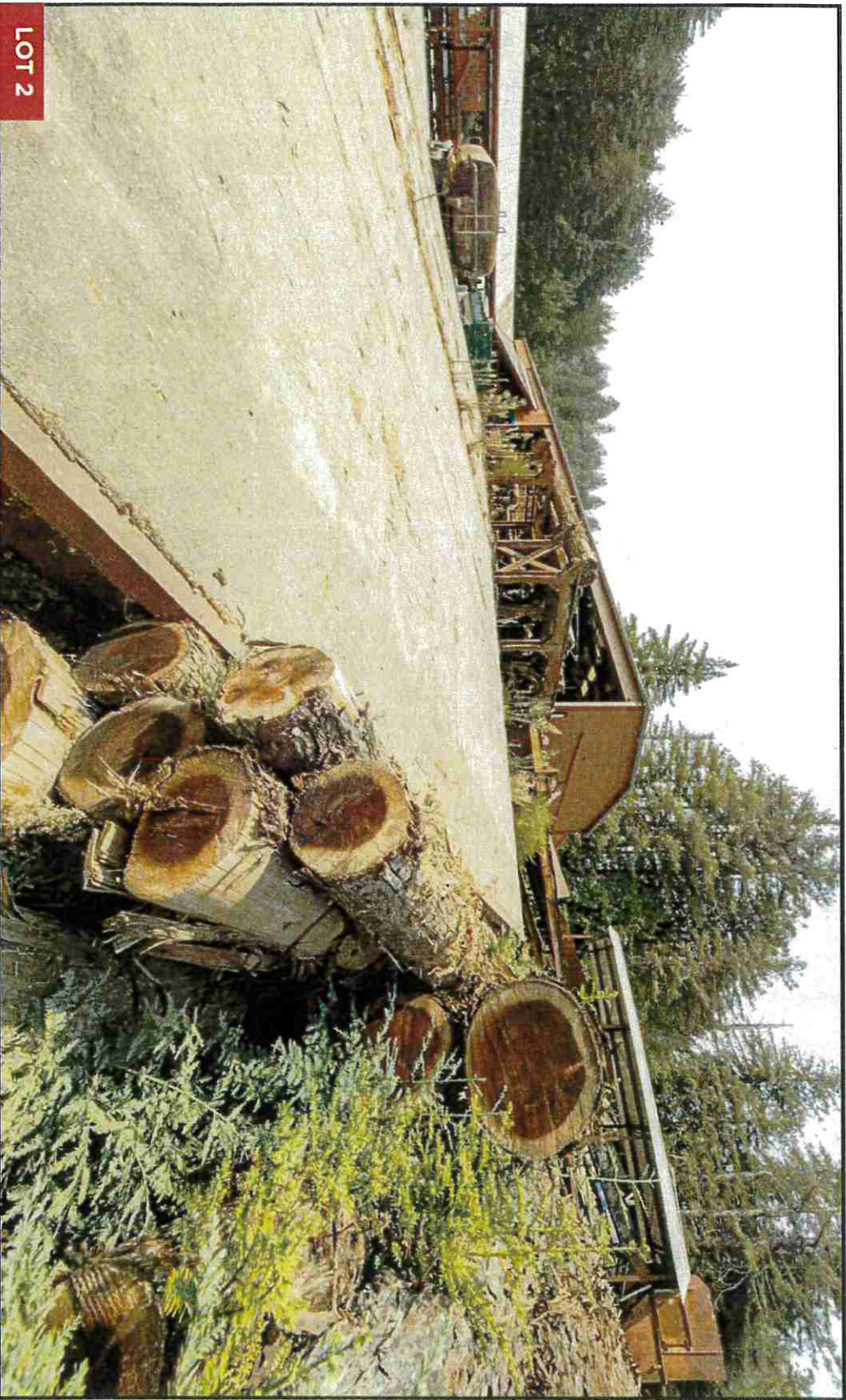
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Log Ramp, Center — Left is the Outside, Log In-feed Deck

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View of Rosser Head De-Barker that can debark and pass a 32'6" and shorter log

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LOT 2

7' Right-hand Monarch Forge Headrig with 300 HP Motor

20' Salem 4 Knee Carriage with Silvatech Computer — Can cut timbers 32'6" and shorter

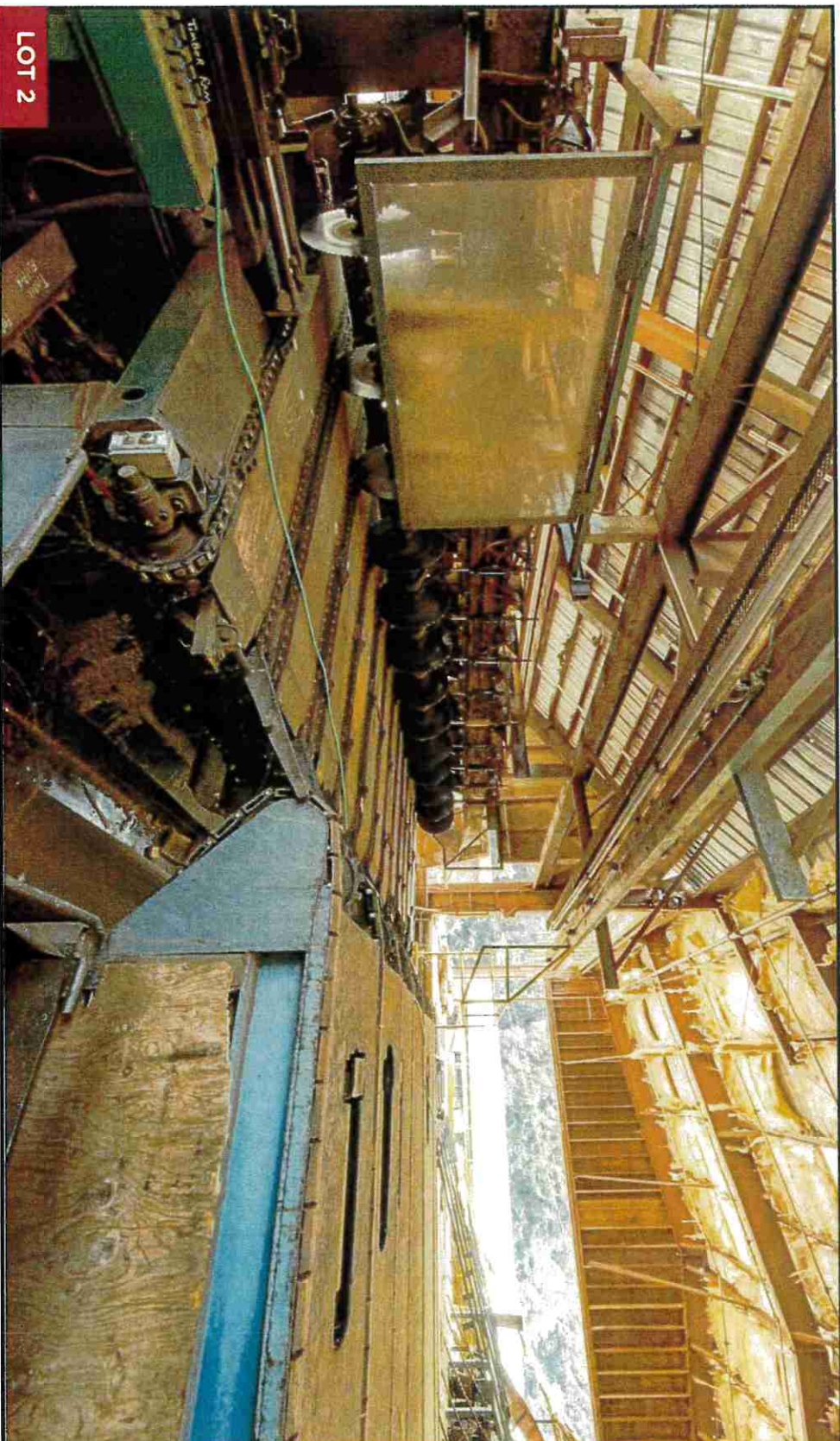
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LOT 2

13-Saw Trimmer — Trims to 24', Can Pass 30' —Jump Rolls at Right to send Lumber to Recovery Saw

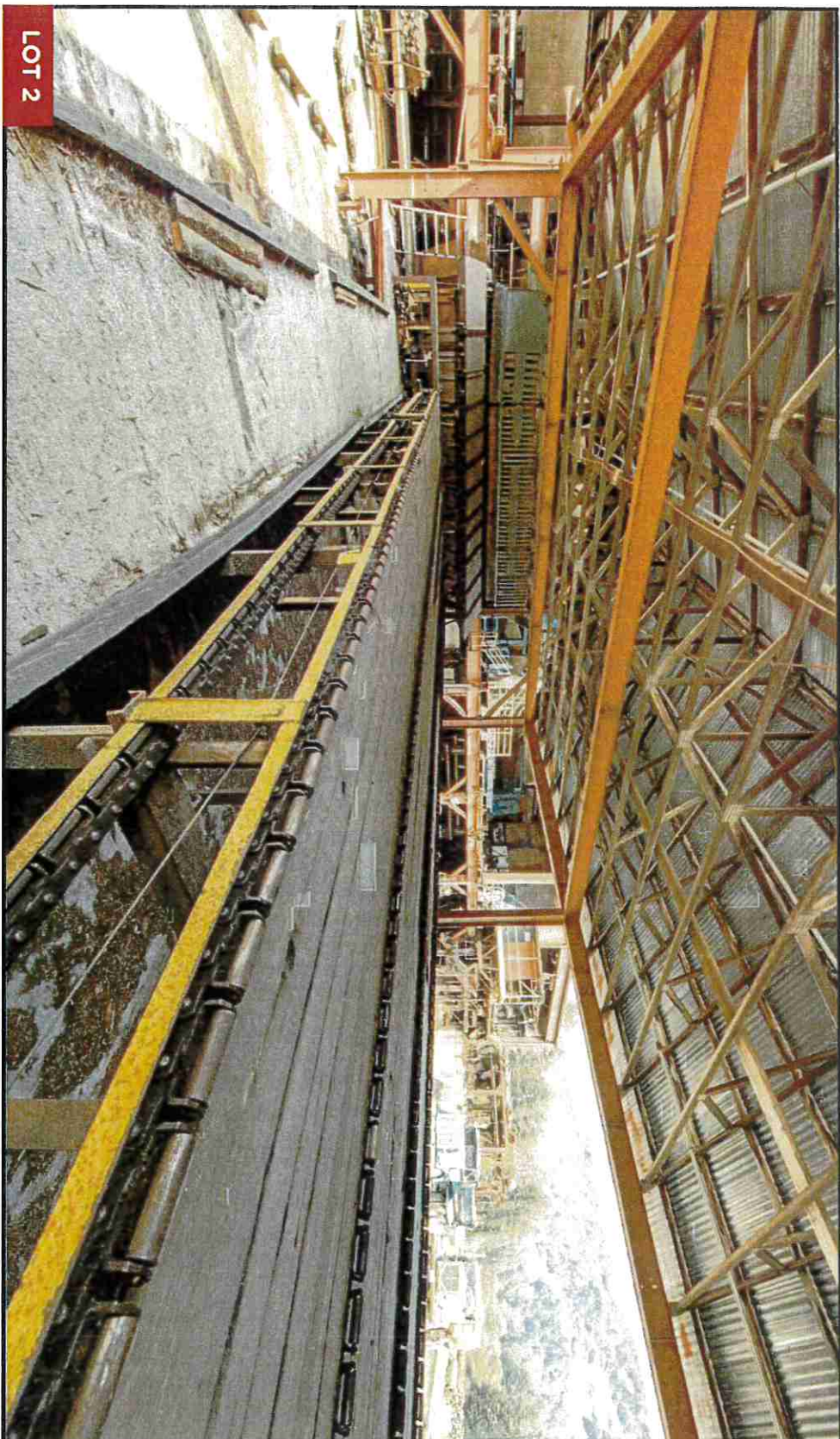
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Roll-Top Chain at Green Chain

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