

# Redwood 1

Mendocino County, California

\$12,500,000 | 3,750.00 Acres

8555 Signal Ridge Road  
Philo, California

Redwood 1's 3,750 acres, located in the coastal mountain range between Mendocino's Anderson Valley and the coastal town of Elk, presents the rare opportunity to invest in a substantial, productive and sustainable native tree farm. Forest assets of this caliber are few and far between.



## PROPERTY HIGHLIGHTS

- 3,750 acres of Prime California Coastal Timber Ground with a solid internal network of roads and multiple access points
- 47 million board feet (mmbf) of timber with a redwood split to fir at 40/60
- 1 current THP in place with up to date Owl Calls
- Multiple Certificates of Compliance/Legal Parcels presenting possible Conservation Easement Potential
- Carbon Credit Banking Potential
- TPZ Zoning for Low Property Taxes



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