



*Presented by*

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# BEAR FLAT MEADOWS

\$1,400,000 | 720 ± Acres | Siskiyou County  
Pondosa, California

000 Pondosa Road  
Pondosa, California



COORDINATES  
41.1942213N, 121W

### LOCATION/DIRECTIONS

Turn off HWY 89 onto Pondosa Rd, in one mile, turn left onto the dirt road to the gate. 35 miles to Mt. Shasta and I-5. Approximately 25 miles from 4 corners (intersection of HWY 299 and HWY 89.)

### TAXES

\$1,094/year (2022)

This unique holding is being offered for sale with 66% ownership.



Bear Flat Meadows truly sounds like a stunning place to behold.

With its expansive 720-acre size, it offers ample opportunities to immerse oneself in the beauty of nature.

The chance to own a portion of this paradise is indeed an amazing opportunity.





Bear Flat Meadows sounds even more captivating with the presence of a year-round spring-fed creek called Bear Creek.

The fact that it enters the property from both the West and a fork from the North adds to its allure.

The combination of several meadows, multiple ponds, and a healthy mature forest creates a truly blissful environment.

Moreover, the property's location provides a stunning view of Mt. Shasta, enhancing the overall visual appeal. The interplay between the meadows, ponds, forest, and the majestic mountain must be a sight to behold.



# Recreation

Bear Flat Meadows offers various recreational activities for its residents and visitors. This has been a family get-a-way for camping and family reunions over the years.

Fishing, swimming, and floating in the largest pond are fantastic ways to enjoy the natural surroundings.

With a year-round spring-fed creek like Bear Creek running through the property, the fishing experience is quite remarkable.

Exploring the creek's banks or venturing out into the largest pond for swimming and floating can provide hours of relaxation and fun.

The owners have worked with Fish and Wildlife to create a watershed habitat to stop silt from harming the flow of the creek through the largest meadow.



# Wildlife

## QUALIFIES FOR DEER LANDOWNER TAGS

The abundance of wildlife in Bear Flat Meadows sounds truly remarkable and offers nature enthusiasts a unique opportunity to observe a diverse range of animals in their natural habitat. The presence of deer, elk, bears, bobcats, foxes, grouse, quail, waterfowl, and other species indicates a thriving ecosystem.

Deer and elk are often a sight to behold with their graceful presence, while bears and bobcats represent the more elusive and majestic predators of the area. Foxes are known for their cunning and agility, while grouse and quail add a touch of avian beauty. The presence of waterfowl suggests the availability of wetland areas, which can attract a variety of bird species.



# 10-year harvest plan

It's excellent to hear that the forest in Bear Flat Meadows has been well managed, ensuring its health and sustainability.

A 10-year harvest plan indicates a thoughtful approach to forestry, balancing the extraction of timber resources with the long-term well-being of the forest ecosystem.

By implementing a carefully designed harvest plan, the forest can maintain its vitality while also providing a source of income.

This approach allows for the sustainable utilization of forest resources, ensuring that the forest remains healthy and productive for future generations.



The property offers extreme privacy, yet just one mile off HWY 89 on Pondosa Rd.

35 miles Northwest to I-5 and Mt. Shasta, and 23 miles South to Fall River Mills





# WILLIAMSON ACT

The entire 720 acres benefits from being enrolled in the Williamson Act.  
A program that grants advantageous tax benefits to the property owner.





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