



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Bear Mountain Ranch

1,113.19 ± Acres | Shasta County, CA



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DRE# 01838294



Introduction



Nestled just 40 minutes east of Redding, CA, in Shasta County, Bear Mountain Ranch awaits. This expansive estate, encompassing over 1,113 acres, unfolds beyond its grand, gated entrance, offering a serene, private haven with breathtaking views of Mt. Lassen.

A scenic brick-paved driveway winds its way past two of the eight ponds on the property, where you'll arrive at the courtyard at the base of the walkway to the main house. The main home is a custom four bedroom, three and a half bath home featuring a kitchen with breakfast sunroom, formal dining area, spacious game room, office, an attached two car garage, and detached five car garage. For idyllic Shasta County days, take a dip in the outdoor heated pool or enjoy your favorite beverage at the poolside cantina or wine tasting deck. Guests are comfortable as well with an off-grid 1,150 SF hunting cabin just a mile from the home. If needed, a well-equipped solar system and generator allow the ranch to be completely off-grid. The ranch offers the potential for expansion with architectural plans for a proposed 9,024 SF residence that could be built on an existing, previously permitted foundation.

Bear Mountain Ranch embodies a sophisticated western elegance. From the brickwork, fountains, gardens, gazebos, fences, and wood carved bears standing on guard throughout the property, no detail was spared. With its multiple barns, a large shop, a tree house, water and electrical storage buildings, the ranch is well-equipped.

Tons of water! Bear Mountain Ranch has district water conveyed through an eight-inch underground pipe, two wells, two year-round creeks, and eight ponds. 31 irrigated meadow acres benefit from this abundant water and are hayed seasonally.

The ranch is an outdoor recreational haven. Fish or kayak/canoe on the eight ponds, view or hunt the wildlife teeming throughout the ranch with common sightings of big game such as elk, deer, pig, and bear. Also, abundant geese and ducks frequent the ponds and resident turkey and quail can be spotted. Practice your shot at the private outdoor shooting range. Explore expansive ranch roads ideal for horseback riding, hiking, and ATV adventures. Horse facilities with fenced and gated pastures/turnouts cater to equestrian pursuits effortlessly. Beyond its recreational appeal, Bear Mountain Ranch features a small cattle operation complete with a hydraulic chute, corrals, and pens.

Bear Mountain Ranch transcends a mere residence; it's a legacy waiting to be embraced. Recreating this level of detail and infrastructure would demand a significant investment. Fortunately, everything necessary is already in place here at Bear Mountain Ranch. Come experience it for yourself!

Highlights

- 40 minutes from Redding, CA
- Grand, gated entrance
- Extremely detailed and thoroughly planned out estate grounds
- Custom 3,200+ SF main home with 4 bedrooms, 3.5 bathrooms
 - » Kitchen, breakfast sunroom, living room, office, game room, & attached two car garage
- Detached five car garage; can fit a boat
- 1,150 SF off-grid fishing/hunting cabin
 - » Kitchen, living room, a large loft room, & 2 bedrooms, both overlooking pond
- Architectural plans for a 9,024 SF home on existing, previously permitted foundation
 - » Electrical transformer and meter has been installed
- Multiple barns; one used for hay storage, tackroom, & horse stalls. The other used for tractor/equipment storage
- Large shop building with 2 RV size roll up doors allowing for drive through
 - » Power is installed for welders, compressor, & car lift
- Multiple water, electrical, and storage buildings throughout
- Tree house
- 'Little Buckaroo' playhouses & a castle on an island with a bridge for kids or grandkids
- Well-equipped solar system & 70kW Caterpillar Diesel Generator - Auto starts with loss of power
- District water conveyed via an 8 inch underground pipe
- Two wells, two year-round creeks, springs, & 8 ponds
- 31 irrigated acres used for seasonal haying
- Great recreation: hunting, fishing, horseback riding, ATV'ing
- Wildlife include: elk, deer, pig, bear, turkey, quail, ducks, geese, fox, etc.
- Rifle/shotgun range with 100, 300, & 1,000 yard targets
- Currently run a small cattle operation; hydraulic squeeze chute, corrals, & pens

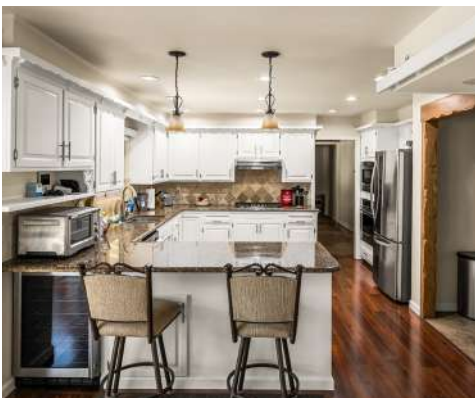


Improvements

Exquisite detail defines Bear Mountain Ranch. From the grand, castle-like gated entrance with its imposing black bear guardian, to the crafted stone and brick driveway that winds through the property, thoughtful planning and detail is evident throughout. Recreating this level of detail and infrastructure would require a considerable investment. Fortunately, everything necessary is already in place. If needed, a well-equipped solar system and generator allow the ranch to be completely off-grid. There are even architectural plans available for an additional 9,024 SF home that could be built on an existing, previously permitted foundation, complete with a three car garage and wine vault. Electrical transformer and meter have already been installed. The existing generator and solar system are sized to accommodate the new home.



Beginning at the main house, spanning over 3,200 SF and featuring 4 bedrooms and 3.5 bathrooms, this home exudes a comfortable charm. The interior features beautiful wood ceilings and beams in select rooms, adding a touch of rustic character. A well-appointed kitchen with a breakfast sunroom, formal dining area, weight room/ gym, and a spacious game room provide ample space for both everyday living and entertaining. The large master suite, complete with a fireplace, offers a cozy retreat, while additional bedrooms cater to guests or family members.



Improvements Cont'd

Step outside to your own private paradise. Unwind in the heated pool, savor a meal on the expansive deck, or indulge in your favorite drink at the poolside cantina or wine tasting deck. The 'multi-level' backyard features beautifully designed stonework, complete with a koi pond adding a touch of tranquility. Meticulous craftsmanship seamlessly blends with the natural landscape throughout the ranch, like the creek being transformed into a serene water feature or the beautiful, long stone bridge traversing the pond. For additional storage, a five-car garage, with space for a boat or recreational gear, sits conveniently next to the main house.



Improvements Cont'd

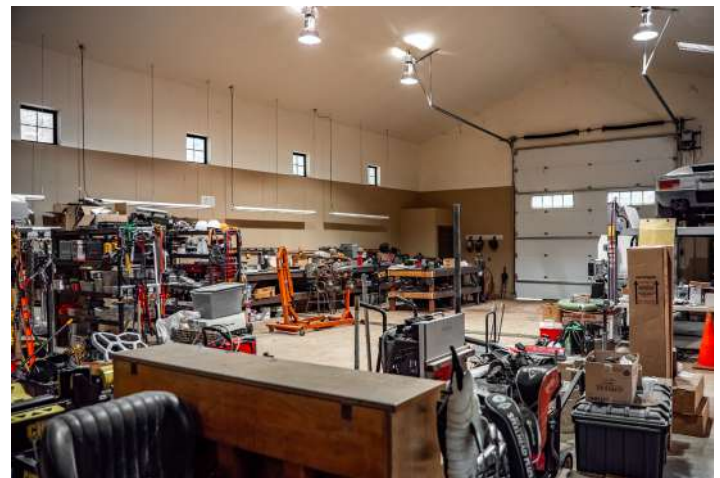


An off-grid 1,150 SF hunting/fishing cabin sits about a mile from the main house. The cabin features a living room, kitchen, bathroom, a very large loft for the kids to rough-house, and two bedrooms. Both bedrooms offers beautiful views of the pond and horse pasture. The cabin has a new solar system and new Kubota generator.



Improvements Cont'd

The property features a couple barns, one with space for hay storage, horse stalls, and a tool/tack room, while the other is dedicated to tractor equipment storage. There is also a spacious shop building with two RV sized roll up doors, allowing for drive through, and has power installed for welders, compressor, and car lift. Other improvements include water and electrical buildings, storage sheds, and even a treehouse (seen in the middle right photo).



Improvements Cont'd



Office / Reloading Room



Caterpillar 70kW Electrical Emergency Generator



Chicken Coup



The ranch holds an old cemetery dating back to 1907, utilized by the former town in its earlier days.

What adds an extra layer of excitement to this ranch, especially for families with kids or grandkids, are the delightful playhouses. One of them even features a moat, providing endless fun and adventure for the little buckaroos to explore and play in! (seen below)

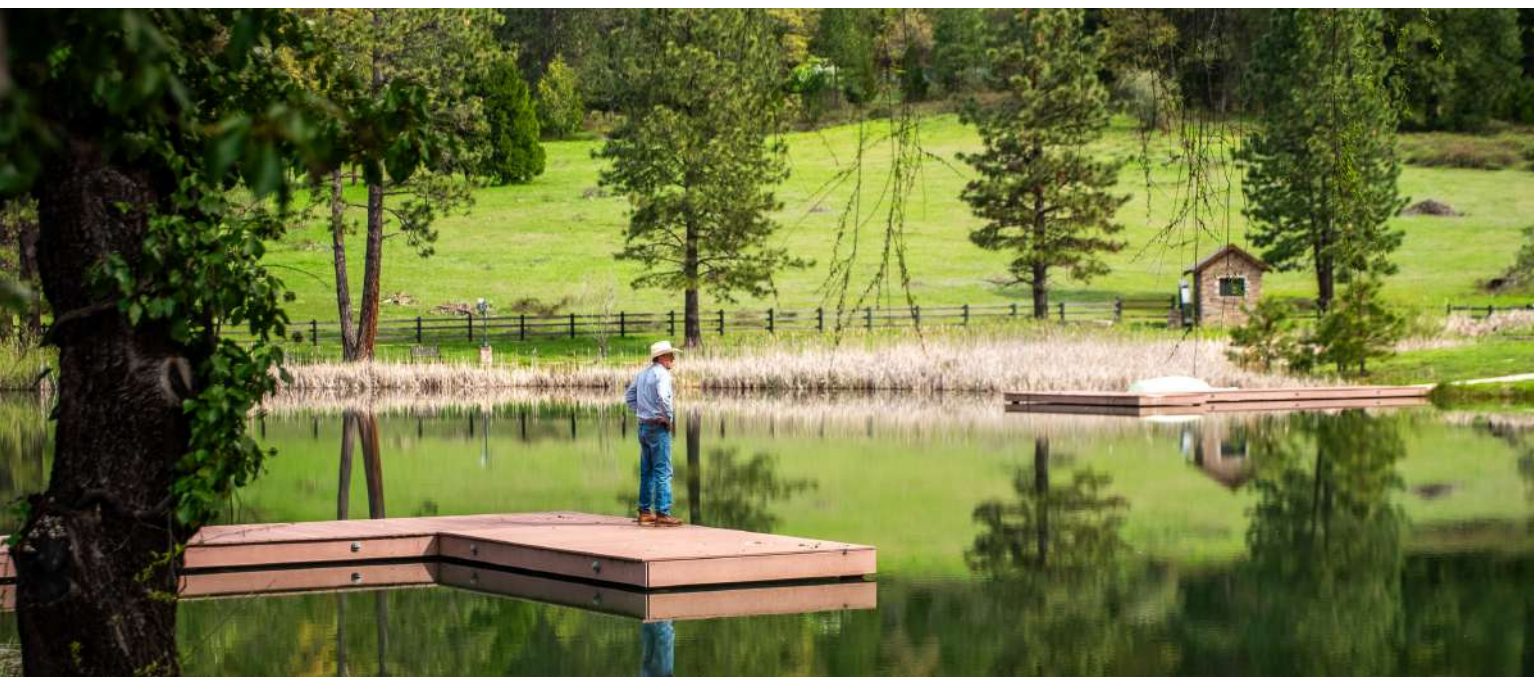


Water



Water, Water, WATER! Bear Mountain Ranch has it! The ranch has district water conveyed via an eight-inch underground pipe. Additionally, the ranch features two wells, two year-round creeks, springs, and eight ponds. There are decreed water rights from Dry Clover Creek. This ample water supply allows for irrigation of 31 productive meadow acres, which are utilized for seasonal haying.





Recreation



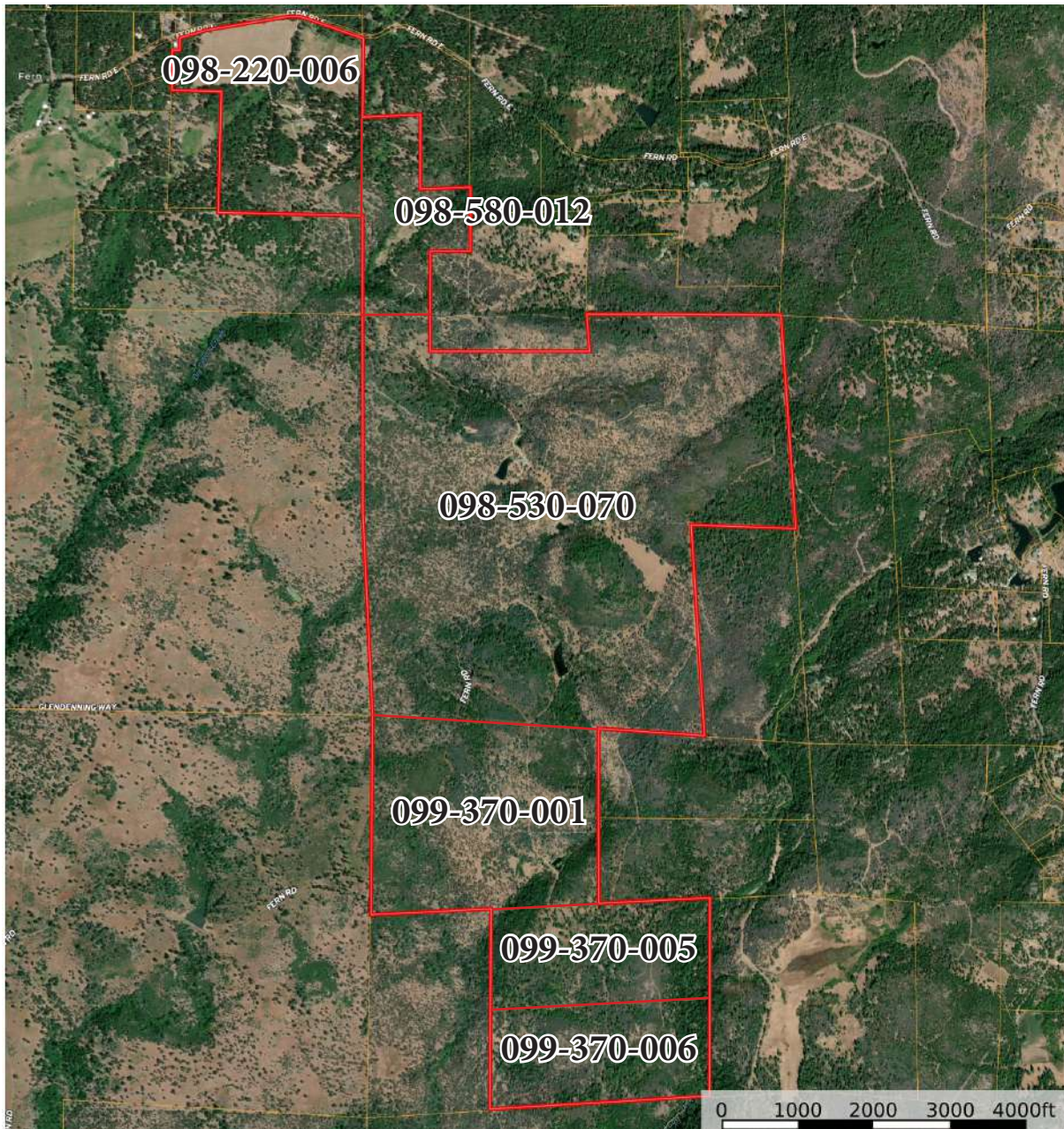
The ranch offers prime recreational opportunities for outdoor enthusiasts. It has excellent hunting grounds, with frequent sightings of elk, deer, pig, bear, turkey, quail, ducks, geese, fox, & more. Take aim at the rifle/shotgun range to hone your skills with 100, 300, and 1,000 yard targets. With eight ponds scattered across the property, enjoy fishing or kayaking/canoeing at your leisure. Explore the ranch's extensive network of roads via horseback riding, hiking, or ATV use – all within the comfort of your private retreat. Horse facilities are present on the property with fenced and gated pastures/turnouts to accommodate equestrian pursuits effortlessly. Beyond its recreational appeal, Bear Mountain Ranch features a small cattle operation complete with a hydraulic squeeze chute, corrals, and pens. This existing infrastructure provides a solid foundation for those interested in raising livestock.



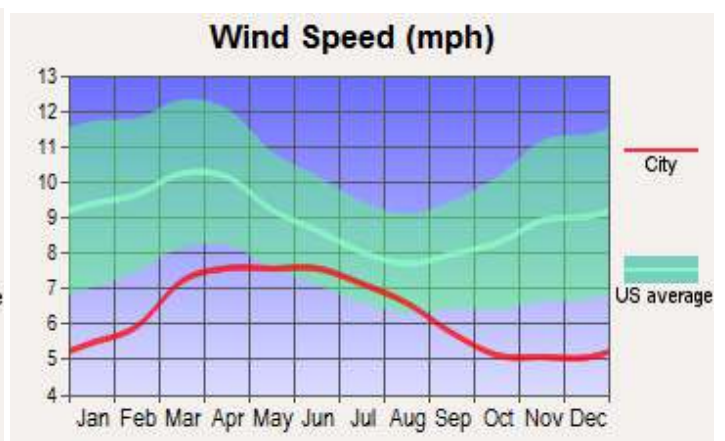
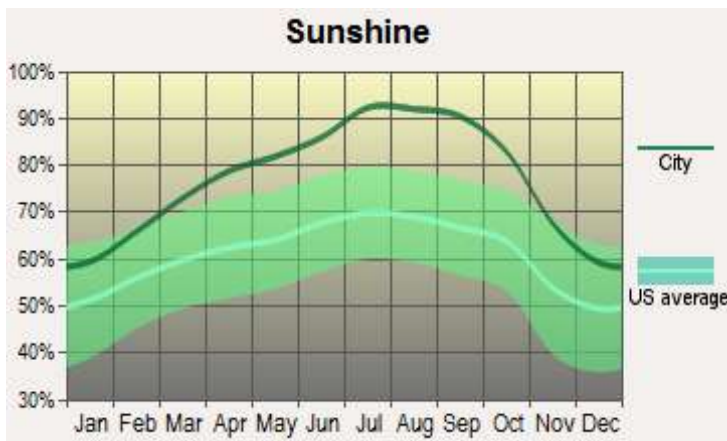
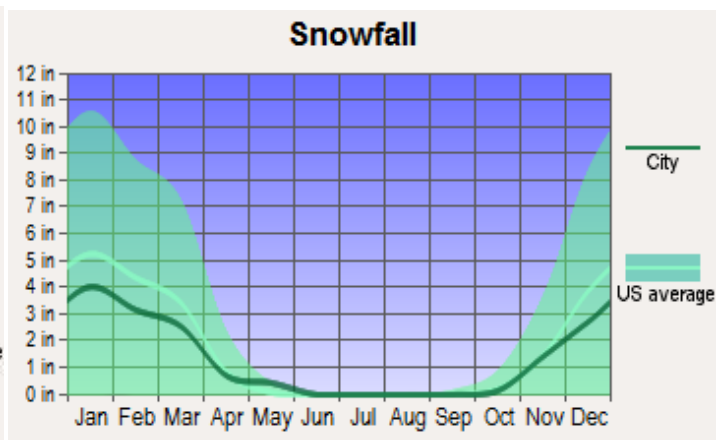
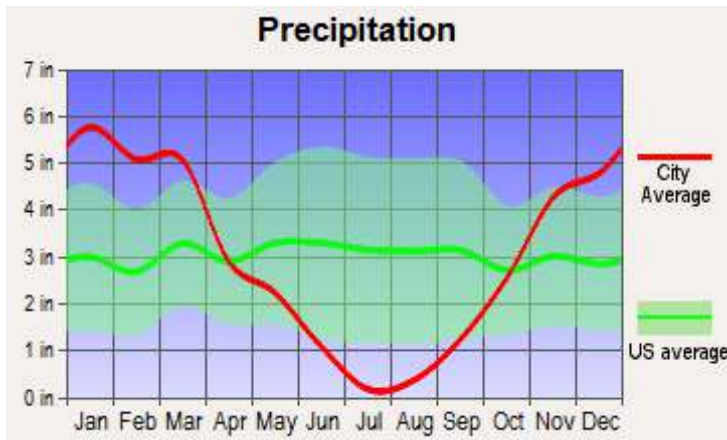
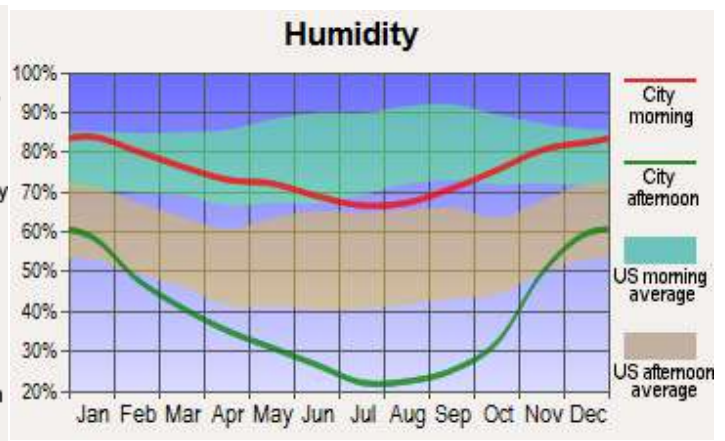
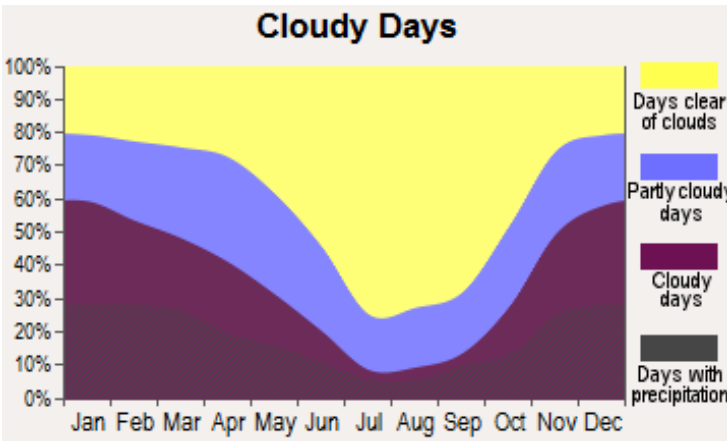
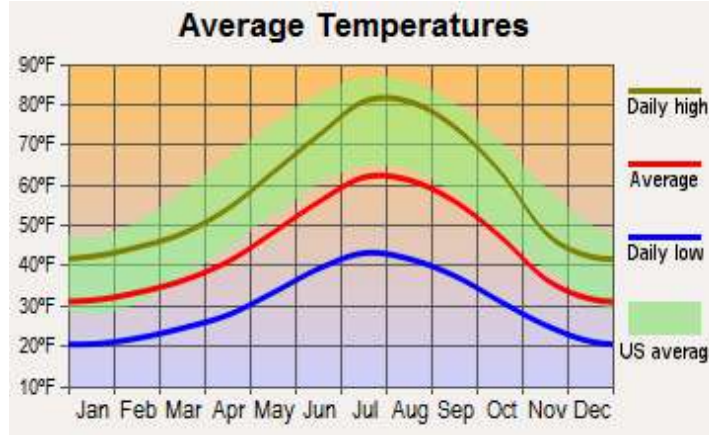
Size & Zoning

The Bear Mountain Ranch consists of six parcels totaling 1,113.19 acres. The total taxes in 2023 were \$43,653.

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2023)
098-220-006	122.7 acres	HP-BA-80	N	\$29,692
098-530-070	599.4 acres	Improv. 500+ Ac	N	\$8,734
098-580-012	60.9 acres	U	N	\$1,394
099-370-001	170.19 acres	HP-BA-40	N	\$1,975
099-370-005	80 acres	HP-BA-40	N	\$929
099-370-006	80 acres	HP-BA-40	N	\$929
TOTAL	1,113.19 acres			\$43,653



Weather for Shingletown*



Location



About Whitmore, CA:

Whitmore is an unincorporated town with a population of around 311 residents. It has a warm-summer Mediterranean climate. The town has a store, gas station, post office, and a consignment shop.

About Shingletown CA (nearby):

Shingletown, California, with a population of around 2,248 residents, is a small town nestled in Shasta County. Nicknamed the “Gateway to Lassen,” it serves as a jumping-off point for adventures in Lassen Volcanic National Park. Steaming fumaroles, bubbling mudpots, and majestic volcanic peaks like Lassen Peak, the southernmost volcano in the Cascade Range, lie just east of town.

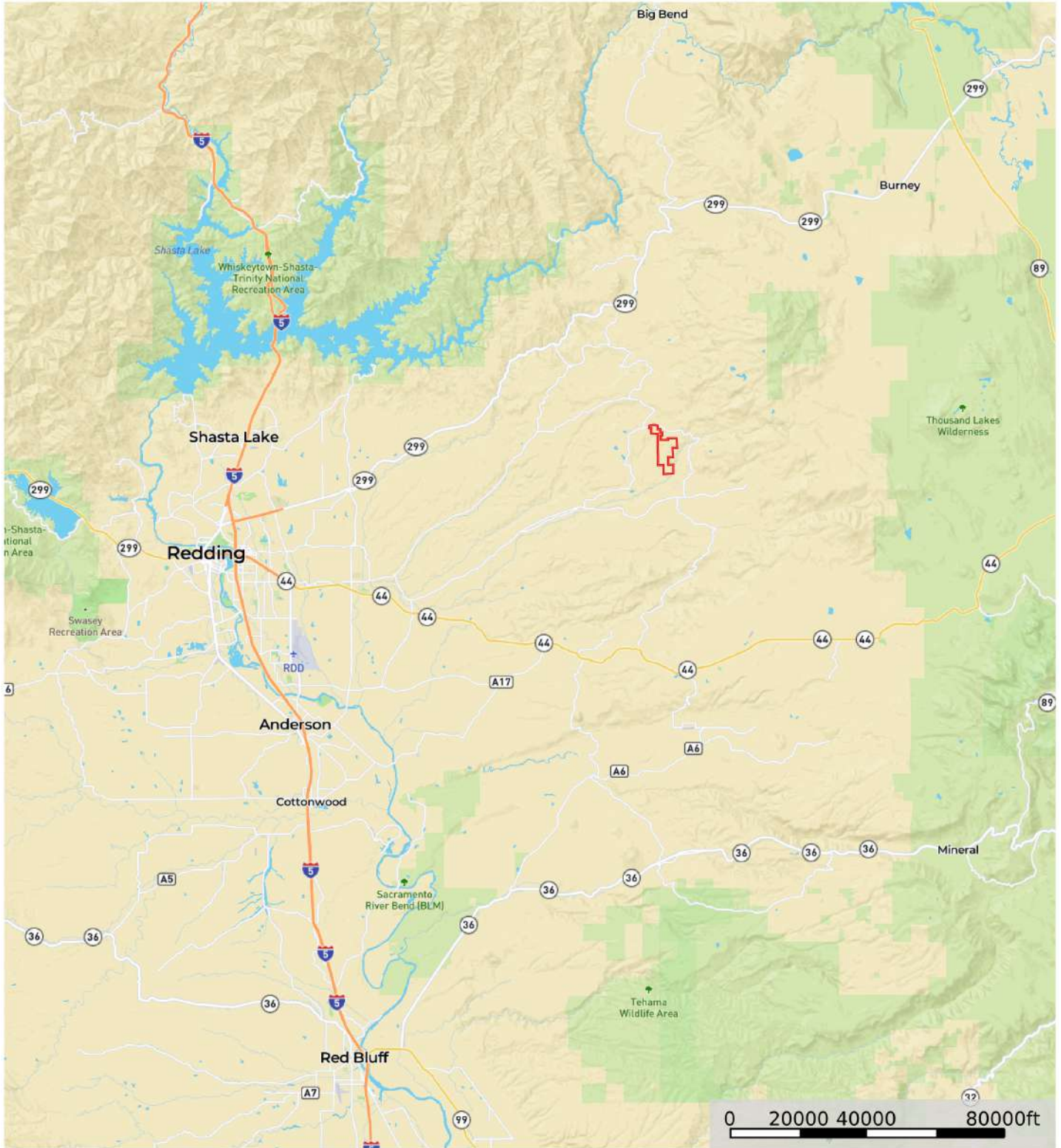
Nearby airports: *Domestic: Redding Municipal Airport (28 miles from Whitmore) and Chico Municipal Airport (89 mi). International airports: Sacramento International Airport (171 mi).*

About Shasta County, CA:

Shasta County is nestled in the northern region of California. The county seat is Redding. As of the 2020 US Census, the population is 182,155. Top attractions in the county are the Shasta Lake, Lassen Peak and the Sundial Bridge. Shasta County is one of the original counties in California created in 1850. The county was named after Mount Shasta which was named after the Shasta people. Mount Shasta, a dormant stratovolcano, dominates the skyline with its snow-capped peak, attracting hikers, climbers, and spiritual seekers from far and wide. The surrounding Shasta-Trinity National Forest provides endless opportunities for exploration, from pristine alpine lakes to dense forests teeming with wildlife. The Sacramento River winds through the county, offering fishing, boating, and scenic views. Whether you seek outdoor adventure or a charming small-town atmosphere, Shasta County promises a unique and unforgettable experience.

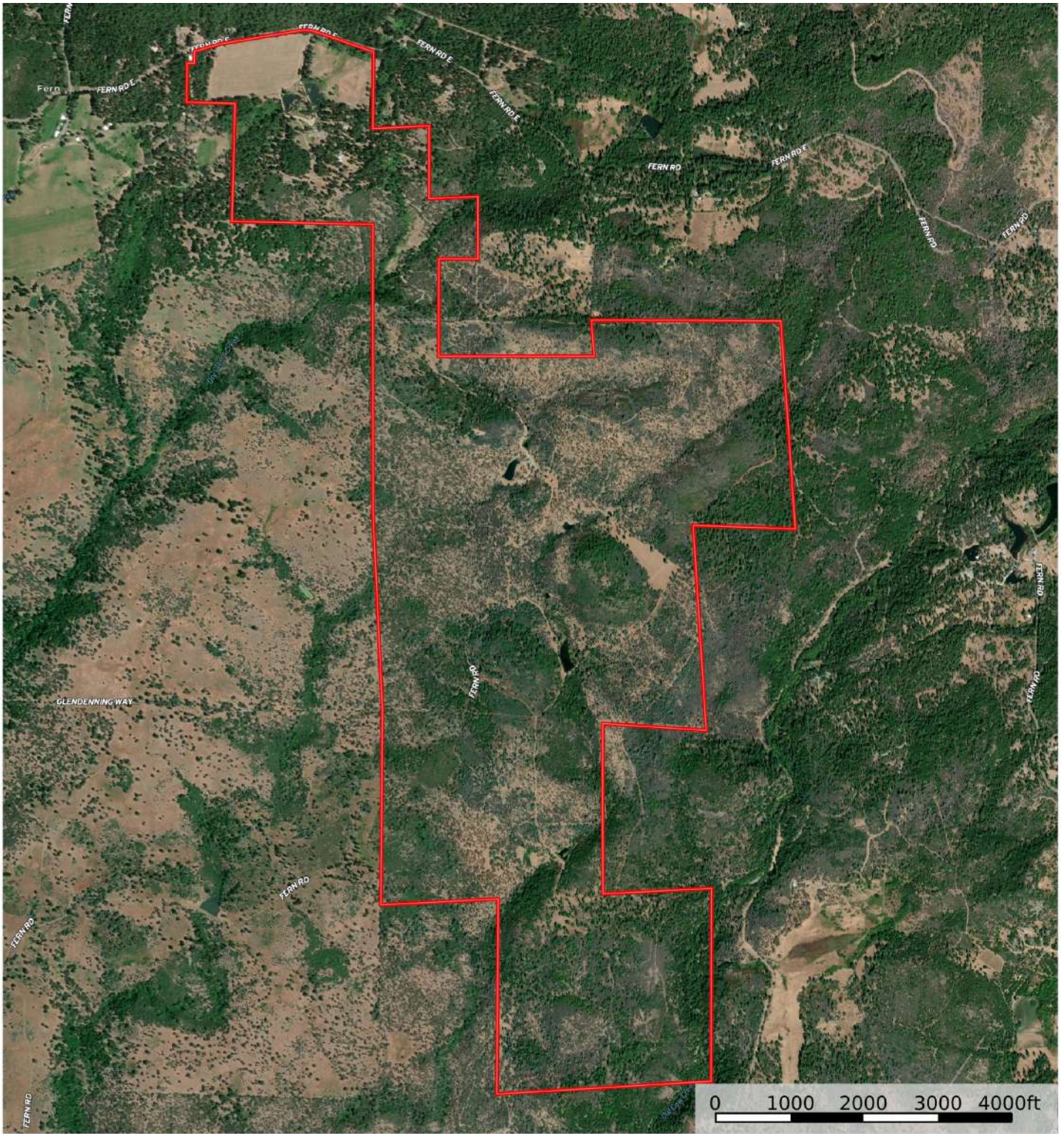


Street Map



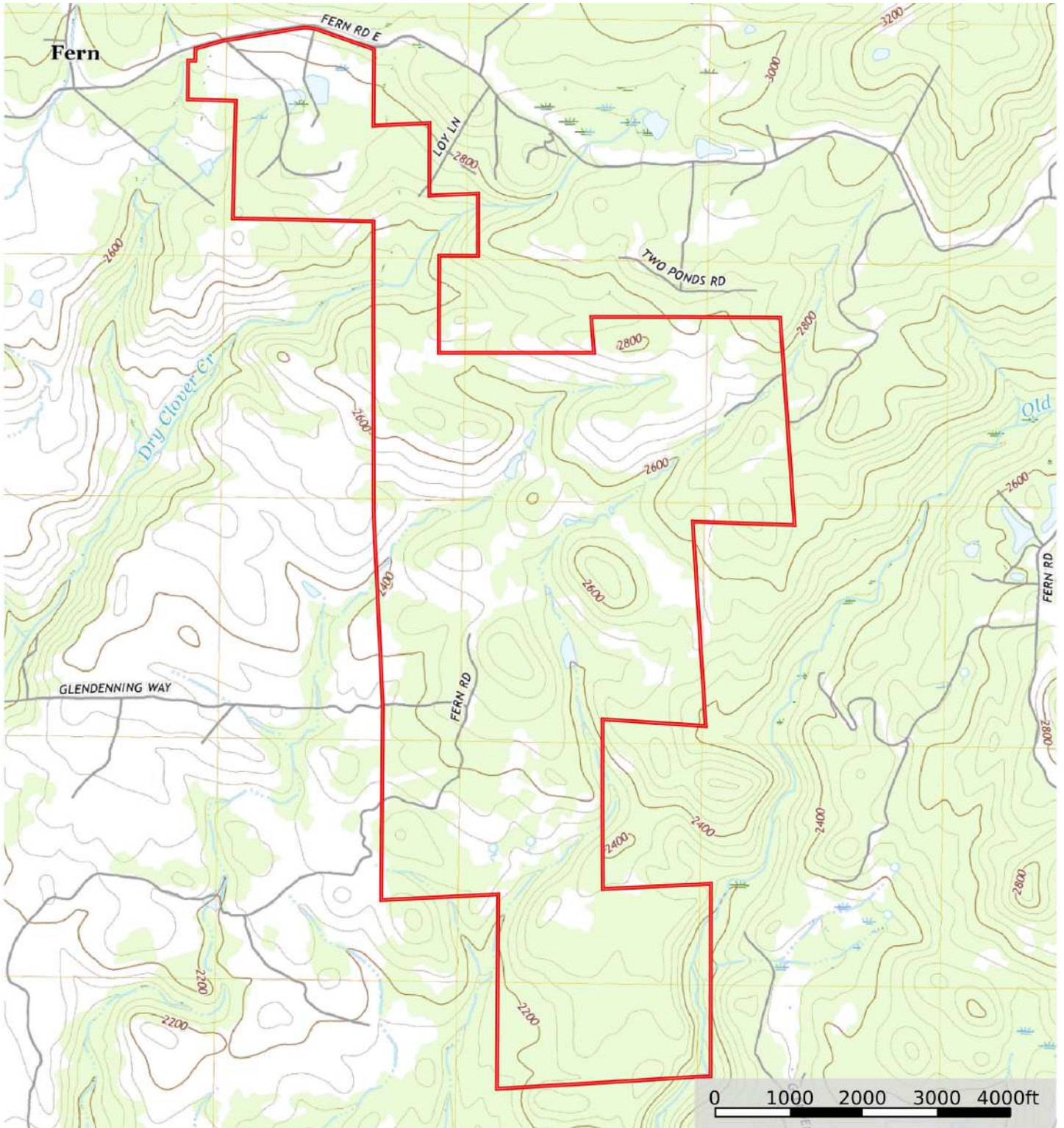
 Boundary

MB Satellite Map



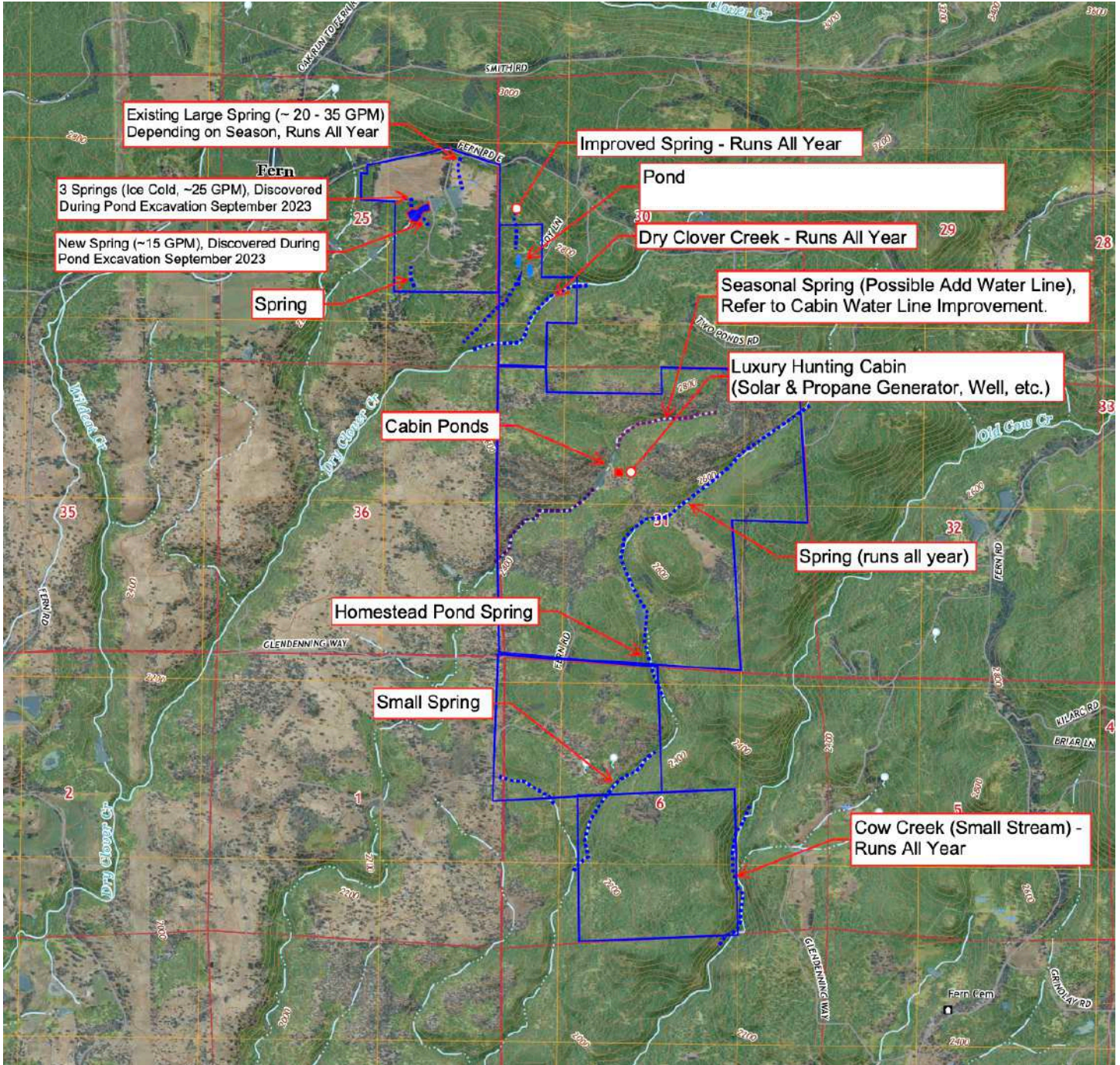
□ Boundary

Topo Map



 Boundary

Water Map





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