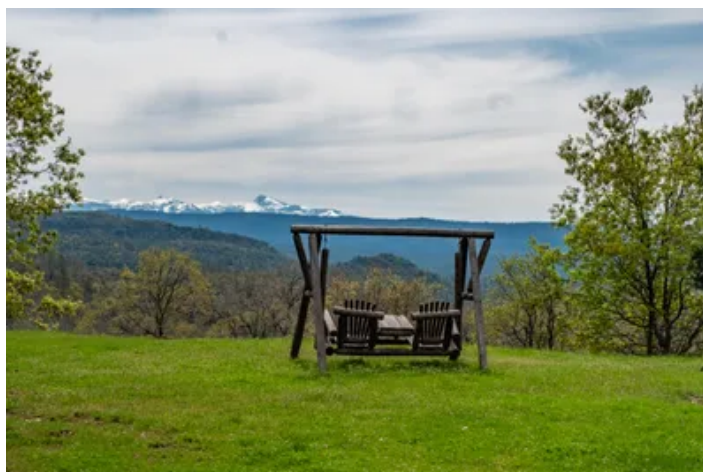


Bear Mountain Ranch
14388 Fern Road
Whitmore, CA 96096

\$5,900,000
1,113.190± Acres
Shasta County



Bear Mountain Ranch
Whitmore, CA / Shasta County

SUMMARY

Address

14388 Fern Road

City, State Zip

Whitmore, CA 96096

County

Shasta County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Horse Property

Latitude / Longitude

40.647386 / -121.885169

Dwelling Square Feet

3200

Bedrooms / Bathrooms

4 / 3.5

Acreage

1,113.190

Price

\$5,900,000

Property Website

<https://www.landleader.com/property/bear-mountain-ranch-shasta-california/55482>



PROPERTY DESCRIPTION

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.

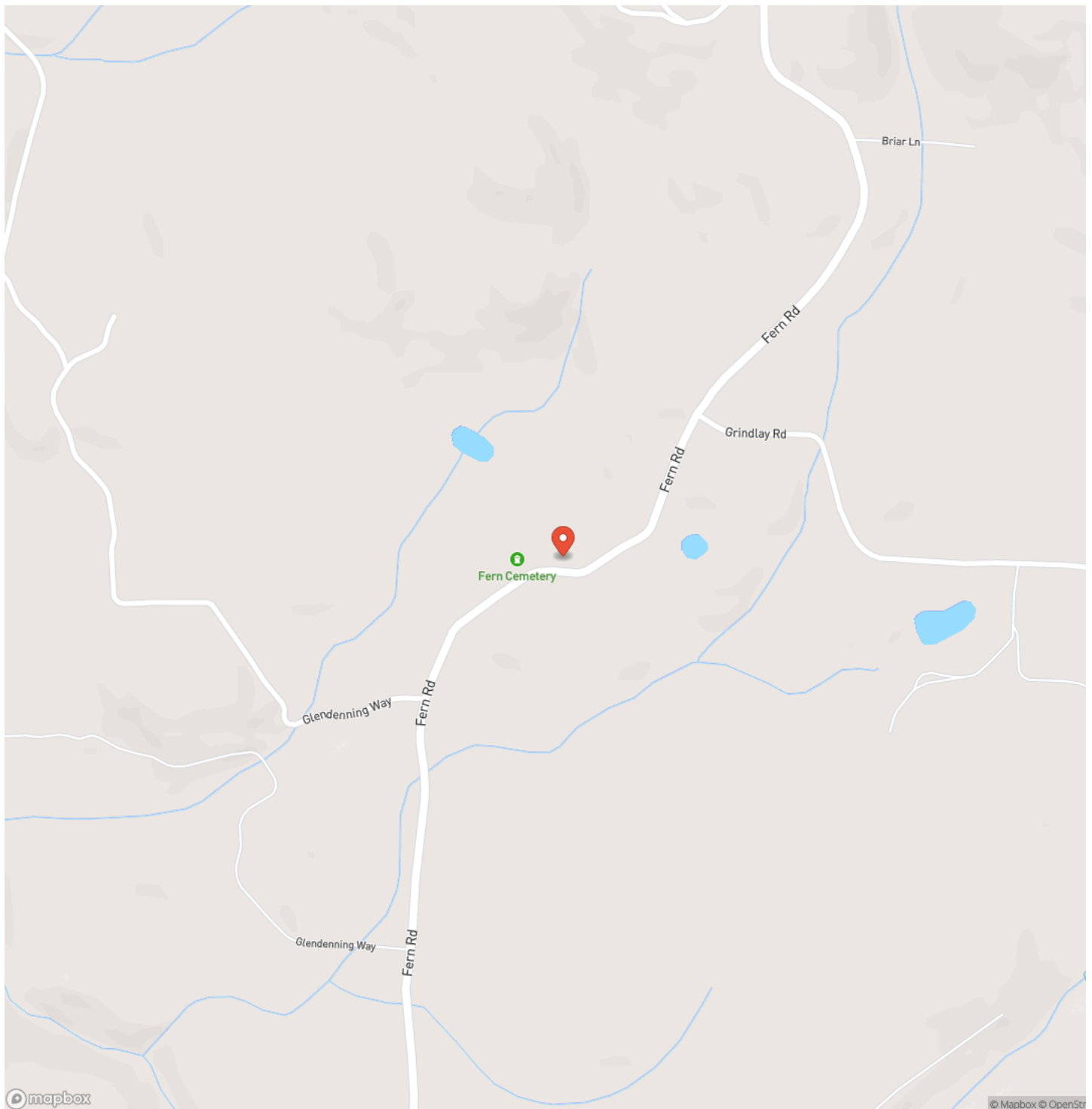
The ranch is an outdoor recreational haven. Fish or kayak/canoe on the eight ponds, view or hunt the wildlife teeming throughout the ranch with common sightings of big game such as elk, deer, pig, and bear. Also, abundant geese and ducks frequent the ponds, and resident turkeys and quail can be spotted. 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!

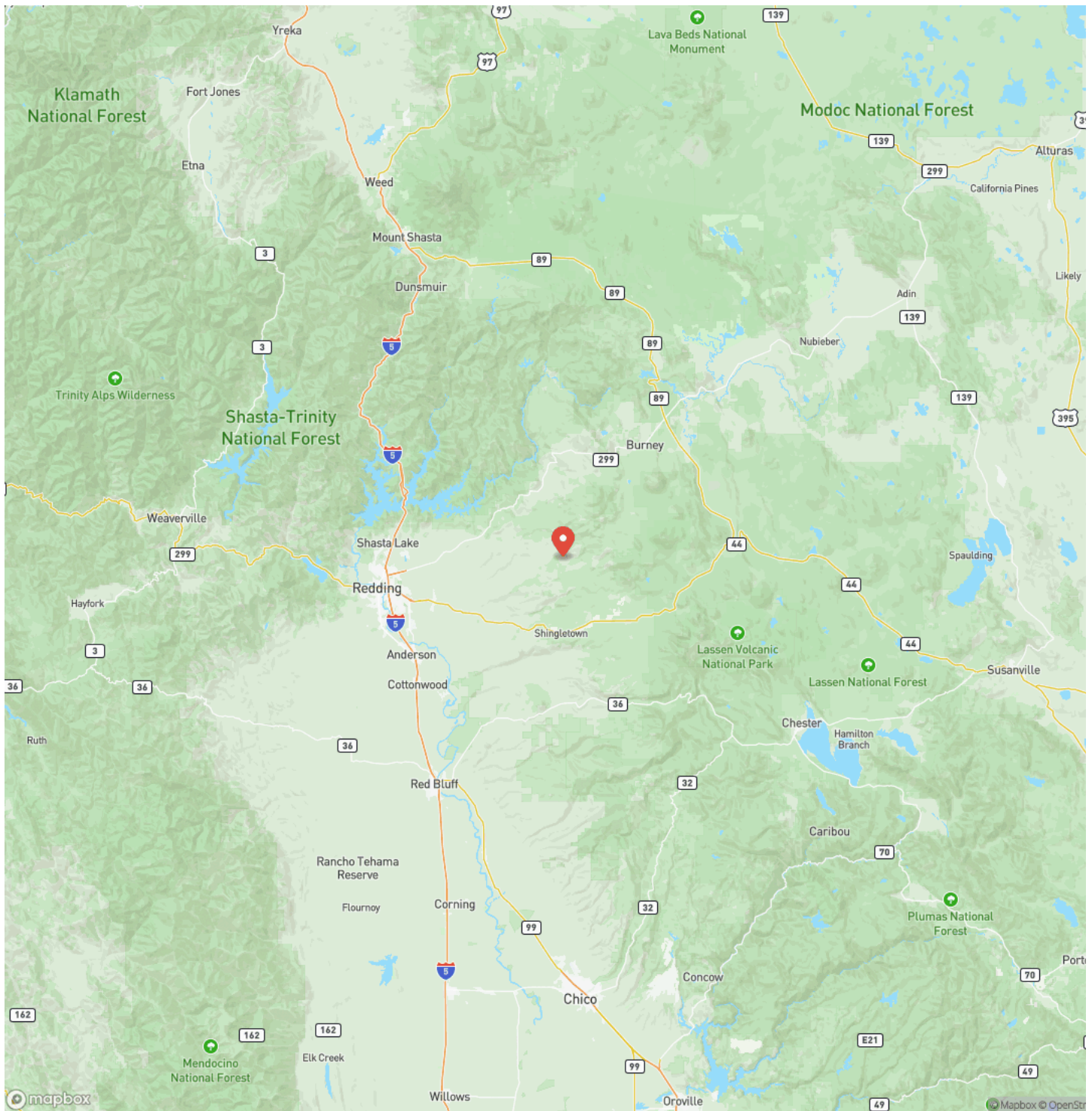
Bear Mountain Ranch
Whitmore, CA / Shasta County



Locator Map



Locator Map



Satellite Map



Bear Mountain Ranch
Whitmore, CA / Shasta County

LISTING REPRESENTATIVE

For more information contact:



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Todd Renfrew

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City / State / Zip

Vacaville, CA 95688

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



californiaoutdoorproperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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