

2013: 3 parcels SOLD larger than 50 acres; details provided here



No Photo Available

**Presented by:** Randy McCreith  
Bella Casa RE Group  
**Phone:** 503-310-9147 **E-mail:** [Randy@TheMcCreithTeam.com](mailto:Randy@TheMcCreithTeam.com)  
**LOTS AND LAND** **Status:** SLD **2/7/2014** **2:07:22 PM**  
**ML#:** 9093806 **Area:** 156 **List Price:** \$275,000  
**Address:** 0 no site address **Unit/Lot #:**  
**City:** Sheridan **Zip:** 97378  
**Additional Parcels:** Y/  
**Map Coord:** 0/A/0 **Zoning:** 66refor **List Type:** ER **LR:** N  
**County:** Yamhill **Tax ID:** R451802900  
**Subdivision:**  
**Manufhs Okay:** **CC&Rs:**  
**Elem:** Other **Middle:** Chapman  
**High:** Sheridan **Prop Type:** FRM/FOR  
**Legal:** POTENTIAL ADDL TAX LIABILITY 83.45 ACRES IN SEC 18 T4S R5W  
**Internet/Address/No Blog/No AVM:** Y/Y// **Offer/Nego:**  
**# Supplements:** 1

**GENERAL INFORMATION**

**Lot Size:** 50-99.99AC **Acres:** 83.45 **Lot Dimensions:** irregular  
**Waterfront:** N / **Body Water:** **Availability:** SALE **#Lots:** 2  
**Perc Test:** / **RdFrntg:**  
**Seller Disc:** EXEMPT **Other Disc:** **Rd Surf:**  
**Lot Desc:** TREES **View:** VALLEY, TREES  
**Topography:** SLOPED **Soil Type/Class:** native  
**Soil Cond:** NATIVE **Present Use:** TIMBER

**IMPROVEMENTS**

**Utilities:** NONE  
**Existing Structures:** N /

**REMARKS**

**XSt/Dir:** Hwy 18 to Sheridan Dairy Queen, turn onto Gopher Valley, approx. 10.5  
**Private:**  
**Public:** At this price, the property is being offered along with parcel 100 which is 24.47 acres adjoining #2900. Total acreage in the two parcels is 107.92. Seller represents that both parcels are buildable subject to septic & well construction. Buyer to check with county for particulars.

**FINANCIAL**

**Prop Tax/Yr:** \$127.78 **Spcl Asmt Balance:** **Tax Deferral:** Y **BAC:** % 2.7  
**Crop/Land Lease:** **Short Sale/Pre-Approv\$:** N / **Total Comm Differs:** N  
**HOA: Dues:** **Other Dues:** **3rd Party:** N **Bank Owned/REO:** N  
**HOA Incl:**  
**Terms:** CONV, CASH

**Escrow Preference:**

**BROKER / AGENT DATA**

**BRCD:** CHLR01 **Office:** Coastal Hills Realty, Inc **Phone:** 503-876-6350 **Fax:** 503-876-6132  
**LPID:** BARBHOF **Agent:** Barbara Hofenbredl **Phone:** 503-910-9261 **Cell/Pgr:**  
**Email(s) AG:** [barbhofebredl@yahoo.com](mailto:barbhofebredl@yahoo.com) **Agent Ext:**  
**CoLPID:** HOFENCHR **CoBRCD:** CHLR01 **CoAgent:** Christopher Hofenbredl **CoPh:** 971-241-0108  
**List:** 12/16/2009 **Exp:** **Show:** CALL-LO, VACANT **Poss:** CLOSING  
**Tran:** 3/13/2013 **Owner:** High Heaven Timberlands, Inc. **Phone:**  
**Tenant/Other:** **Phone:**

**COMPARABLE INFORMATION**

**Pend:** 2/18/2013 **DOM/CDOM:** 1160 / 1160 **O/Price:** \$349,000  
**Sold:** 3/13/2013 **Terms:** CASH OWNCONT **Sold Price:** \$265,000  
**SPID:** BARBHOF **S/Agt:** Barbara Hofenbredl **S/Off:** CHLR01 **S/Off Phone:** 503-876-6350

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**MLS#: 9093806 - Client Map**

**Presented By:** Randy McCreith  
Bella Casa RE Group  
Phone: 503-310-9147

**Map**

**E-mail:** [Randy@TheMcCreithTeam.com](mailto:Randy@TheMcCreithTeam.com)

**9093806 0 no site address**

**Sheridan**

**SLD Price: \$265,000**

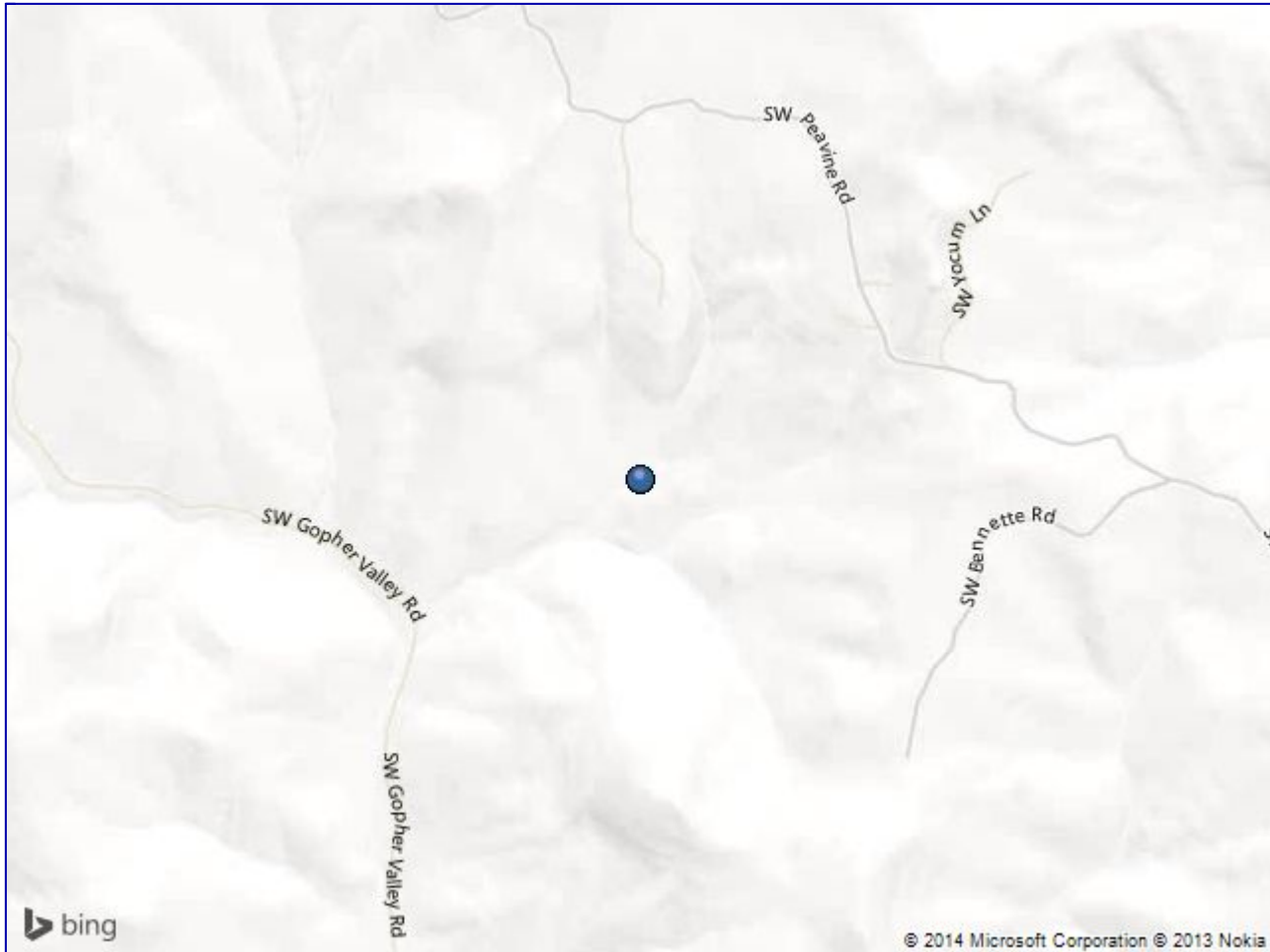


**LOTS AND LAND**

**Prop Type:** FRM/FOR  
**Map Coord:** 0/A/0  
**# Lots:** 2  
**Acres:** 83.45  
**Utilities:** NONE  
**Subdivision:**

**Lot Desc:** TREES  
**Topography:** SLOPED  
**Water Frnt:** N  
**PTax/Yr:** \$127.78  
**Lot Size:** 50-99.99AC

**Xst/Dir:** Hwy 18 to Sheridan Dairy Queen, turn onto Gopher Valley, approx. 10.5  
**Public:** At this price, the property is being offered along with parcel 100 which is 24.47 acres adjoining #2900. Total acreage in the two parcels is 107.92. Seller represents that both parcels are buildable subject to septic & well construction. Buyer to check with county for particulars.  
**Notes:**





Presented by: Randy McCreith Agent Full  
 Bella Casa RE Group  
**Phone:** 503-310-9147 **E-mail:** [Randy@TheMcCreithTeam.com](mailto:Randy@TheMcCreithTeam.com)  
**LOTS AND LAND** **Status:** SLD **2/7/2014** **2:07:22 PM**  
**ML#:** 13620527 **Area:** 156 **List Price:** \$950,000  
**Address:** NE BELL RD **Unit/Lot #:**  
**City:** Newberg **Zip:** 97132  
**Additional Parcels:** /  
**Map Coord:** 713/H/3 **Zoning:** AF-20 **List Type:** ER LR: N  
**County:** Yamhill **Tax ID:** R321001000  
**Subdivision:**  
**Manufhs Okay:** **CC&Rs:**  
**Elem:** Joan Austin **Middle:** Mountain View  
**High:** Newberg **Prop Type:** RESID  
**Legal:** POTENTIAL ADDITIONAL TAX LIABILITY 51.80 ACRES IN SEC 10  
 T3S R2W  
**Internet/Address/No Blog/No AVM:** Y/ Y/ N/ N **Offer/Nego:**

**GENERAL INFORMATION**

**Lot Size:** 50-99.99AC **Acres:** 51.8 **Lot Dimensions:** 51.8 Acres  
**Waterfront:** / **Body Water:** **Availability:** SALE **#Lots:**  
**Perc Test:** / **RdFrntg:** Y **Rd Surf:** PAVEDRD  
**Seller Disc:** DSCLOSUR **Other Disc:** **View:**  
**Lot Desc:** PASTURE, TREES **Soil Type/Class:**  
**Topography:** LEVEL, GEN-SLP, SLOPED **Present Use:** AGRICUL  
**Soil Cond:** NATIVE

**IMPROVEMENTS**

**Utilities:** POW-AVL  
**Existing Structures:** N /

**REMARKS**

**XSt/Dir:** Mountain Top Rd./N on Springbrook Rd., N on Bell Rd.  
**Private:** \*\*For comp purposes\*\* 51.8 acres consisting of three building sites of 17 acres each. Level fields with slope to forested backdrop.  
**Public:** 51.8 acres consisting of three building sites of 17 acres each. Level fields with slope to forested backdrop.

**FINANCIAL**

**Prop Tax/Yr:** \$338.00 **Spcl Asmt Balance:** **Tax Deferral:** Y **BAC:** % 2.7  
**Crop/Land Lease:** Y **Short Sale/Pre-Approv\$:** N/ **Total Comm Differs:** N  
**HOA: Dues:** **Other Dues:** **3rd Party:** N **Bank Owned/REO:** N  
**HOA Incl:**  
**Terms:** CASH **Escrow Preference:** First American

**BROKER / AGENT DATA**

**BRCD:** JLSM01 **Office:** John L. Scott Market Center **Phone:** 503-844-9800 **Fax:** 503-844-9802  
**LPID:** COOKMIKE **Agent:** Michael Cook **Phone:** 503-784-2287 **Cell/Pgr:**  
**Email(s) AG:** [mikecook@johnlscott.com](mailto:mikecook@johnlscott.com) **Agent Ext:**  
**CoLPID:** **CoBRCD:** **CoAgent:**  
**List:** 3/26/2013 **Exp:** **Show:** CALL-LA **CoPh:**  
**Tran:** 6/1/2013 **Owner:** Mills Development Co. LLC **FIRPTA:** N **Poss:**  
**Tenant/Other:** **Phone:**  
**Phone:**

**COMPARABLE INFORMATION**

**Pend:** 5/27/2013 **DOM/CDOM:** 62 / 62 **O/Price:** \$950,000  
**Sold:** 5/31/2013 **Terms:** CASH **Sold Price:** \$950,000  
**SPID:** KEREKANI **S/Agt:** Meri KereKanich **S/Off:** KWPP03 **S/Off Phone:** 503-538-4531

**MLS#: 13620527 - Client Map**

**Presented By:** Randy McCreith  
Bella Casa RE Group  
Phone: 503-310-9147

**Map**

**E-mail:** [Randy@TheMcCreithTeam.com](mailto:Randy@TheMcCreithTeam.com)

**13620527 NE BELL RD**

**Newberg**

**SLD Price: \$950,000**

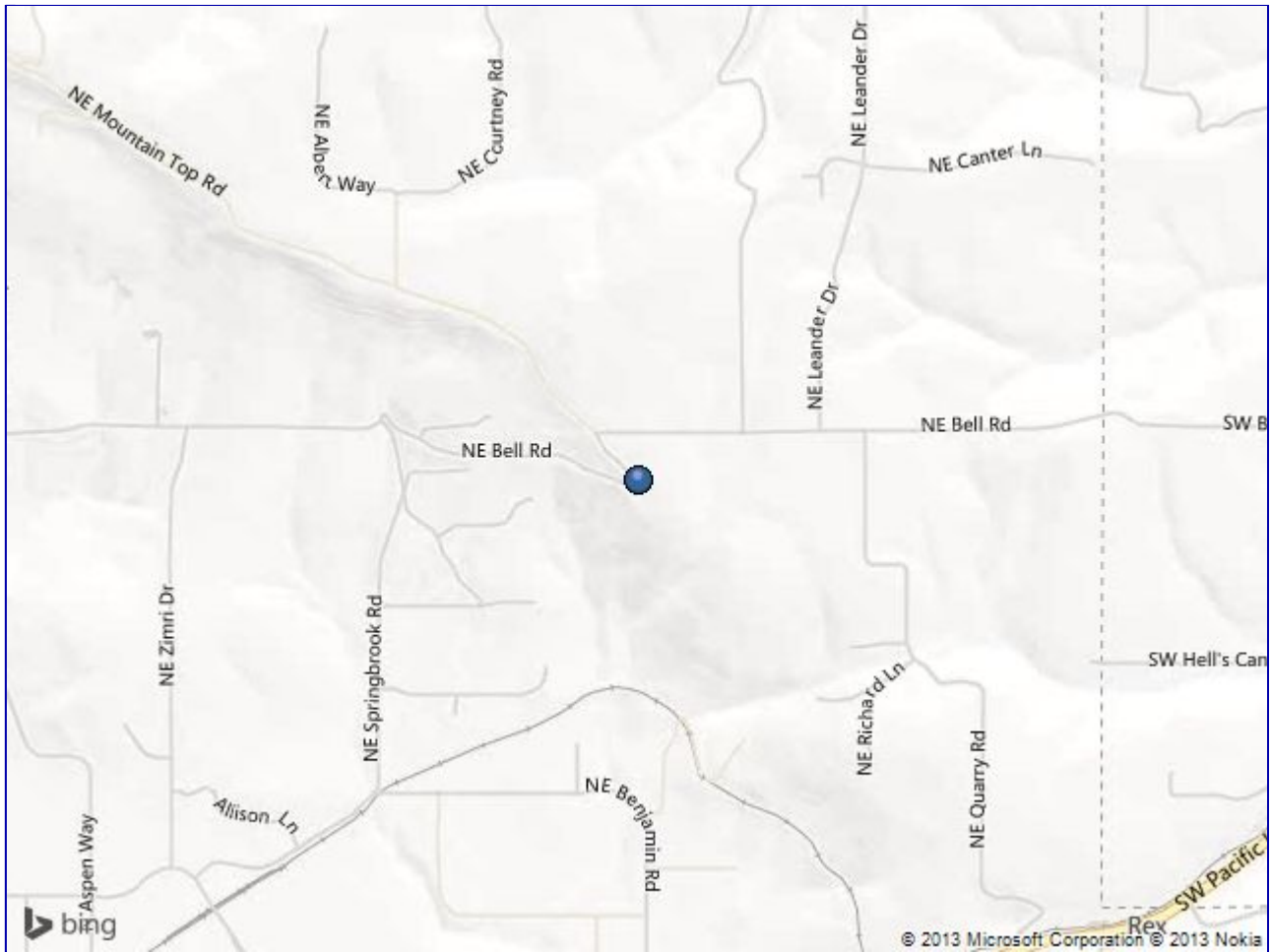


**LOTS AND LAND**

**Prop Type:** RESID  
**Map Coord:** 713/H/3  
**# Lots:**  
**Acres:** 51.8  
**Utilities:** POW-AVL  
**Subdivision:**

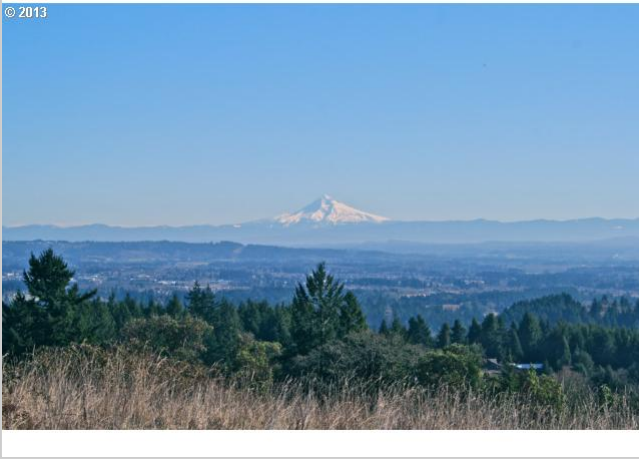
**Lot Desc:** PASTURE, TREES  
**Topography:** LEVEL, GEN-SLP, \*  
**Water Frnt:**  
**PTax/Yr:** \$338.00  
**Lot Size:** 50-99.99AC

**Xst/Dir:** Mountain Top Rd./N on Springbrook Rd., N on Bell Rd.  
**Public:** 51.8 acres consisting of three building sites of 17 acres each. Level fields with slope to forested backdrop.  
**Notes:**



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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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**Presented by:** Randy McCreith **Agent Full**  
 Bella Casa RE Group  
**Phone:** 503-310-9147 **E-mail:** [Randy@TheMcCreithTeam.com](mailto:Randy@TheMcCreithTeam.com)  
**LOTS AND LAND** **Status:** SLD **2/7/2014** **2:07:23 PM**  
**ML#:** 13697696 **Area:** 156 **List Price:** \$1,250,000  
**Address:** NE Smith **Unit/Lot #:**  
**City:** Newberg **Zip:** 97132  
**Additional Parcels:** Y/  
**Map Coord:** 714/D/7 **Zoning:** EFU **List Type:** ER **LR:** N  
**County:** Yamhill **Tax ID:** r322400100  
**Subdivision:**  
**Manufhs Okay:** Y **CC&Rs:** N  
**Elem:** Mabel Rush **Middle:**  
**High:** Newberg **Prop Type:** FRM/FOR  
**Legal:** east 1/2 of NE 1/4 of sect 24, t 3S, R 2W, Willamette Meridian  
**Internet/Address/No Blog/No AVM:** Y/ Y/ Y/ Y **Offer/Nego:** CALL-LA  
**# Supplements:** 1

**GENERAL INFORMATION**

<b>Lot Size:</b> 50-99.99AC	<b>Acres:</b> 80	<b>Lot Dimensions:</b> 2634x1319
<b>Waterfront:</b> /	<b>Body Water:</b>	<b>Availability:</b> SALE <b>#Lots:</b> 2
<b>Perc Test:</b> N /	<b>RdFrntg:</b> Y	<b>Rd Surf:</b> PAVEDRD
<b>Seller Disc:</b> DSCLOSUR	<b>Other Disc:</b>	<b>View:</b> CITY, MNTAIN, VALLEY
<b>Lot Desc:</b> TREES, PRIVATE, PASTURE, CLEARED		<b>Soil Type/Class:</b> Jory
<b>Topography:</b> ROLLING, GEN-SLP		<b>Present Use:</b> RAWLAND
<b>Soil Cond:</b> NATIVE		

**IMPROVEMENTS**

**Utilities:** POW-AVL, NO-SEWR  
**Existing Structures:** /

**REMARKS**

**XSt/Dir:** Parrett Mtn to Smith Rd or Parrett to Heater to Smith  
**Private:** Lockbox on upper gate. Feel free to walk down road, or lower gate road borders top 40 acres. One of a kind top of the mountain estate parcel. Chehalem AVA- vineyard potential with Jory soils and SE slope, abundant plantable acres for grapes or executive retreat.  
**Public:** First time offered, largest acreage on coveted Parrett Mtn in Chehalem AVA, 180 degree views will wow you, SE facing slope, jory soils, abundant plantable acres for grapes and vienyard, perfectly private yet 40 min to Portland. This is (2) adjoining 40 acre parcels. Buildable with farm management plan.

**FINANCIAL**

<b>Prop Tax/Yr:</b> \$625.00	<b>Spcl Asmt Balance:</b>	<b>Tax Deferral:</b>	<b>BAC:</b> % 2.5
<b>Crop/Land Lease:</b>	<b>Short Sale/Pre-Approv\$:</b> N /		<b>Total Comm Differs:</b> N
<b>HOA: Dues:</b>	<b>Other Dues:</b>	<b>3rd Party:</b> N	<b>Bank Owned/REO:</b> N
<b>HOA Incl:</b>			
<b>Terms:</b> CONV, CASH			

**Escrow Preference:**

**BROKER / AGENT DATA**

<b>BRCD:</b> MTRO01	<b>Office:</b> Metro West Realty	<b>Phone:</b> 503-692-3050	<b>Fax:</b> 503-692-0592
<b>LPID:</b> BENNLEAN	<b>Agent:</b> Leann Bennett	<b>Phone:</b> 503-504-6772	<b>Cell/Pgr:</b> 503-504-6772
<b>Email(s) AG:</b> <a href="mailto:leannrbennett@gmail.com">leannrbennett@gmail.com</a>			<b>Agent Ext:</b>
<b>CoLPID:</b>	<b>CoBRCD:</b>	<b>CoAgent:</b>	<b>CoPh:</b>
<b>List:</b> 2/25/2013	<b>Exp:</b>	<b>Show:</b> RMLSLBX, VACANT	<b>Poss:</b> IMMED
<b>Tran:</b> 6/17/2013	<b>Owner:</b> On file	<b>FIRPTA:</b> N	<b>Phone:</b>
	<b>Tenant/Other:</b>		<b>Phone:</b>

**COMPARABLE INFORMATION**

<b>Pend:</b> 6/3/2013	<b>DOM/CDOM:</b> 98 / 98	<b>O/Price:</b> \$1,300,000
<b>Sold:</b> 6/17/2013	<b>Terms:</b> CASH	<b>Sold Price:</b> \$1,100,000
<b>SPID:</b> BOUMANPE	<b>S/Agt:</b> Peter Bouman	<b>S/Off:</b> MRLT01 <b>S/Off Phone:</b> 503-459-4474

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**MLS#: 13697696 - Client Map**

**Presented By:** Randy McCreith  
Bella Casa RE Group  
Phone: 503-310-9147

**Map**

**E-mail:** [Randy@TheMcCreithTeam.com](mailto:Randy@TheMcCreithTeam.com)

**13697696 NE Smith**

**Newberg**

**SLD Price: \$1,100,000**

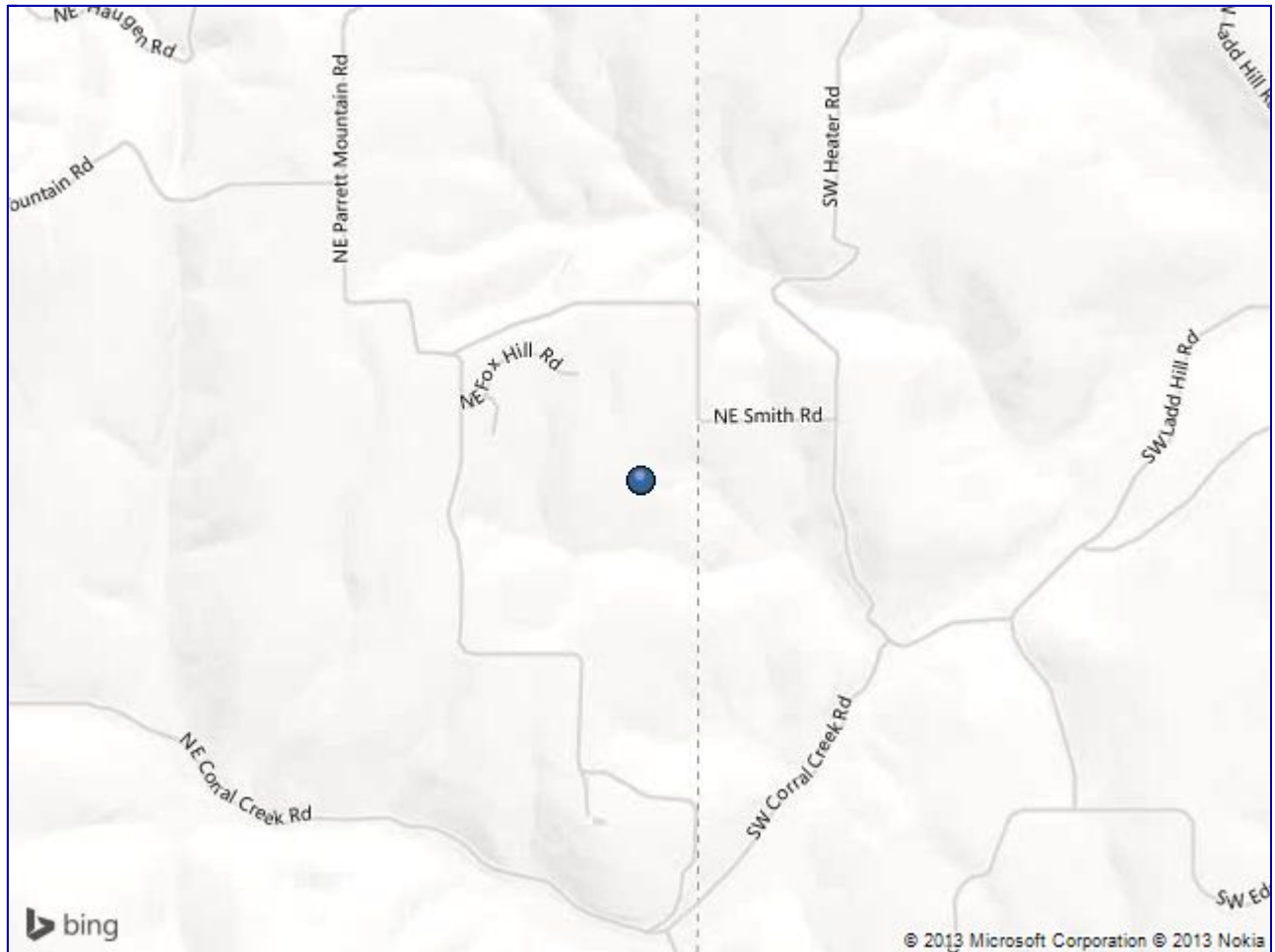


**LOTS AND LAND**

**Prop Type:** FRM/FOR  
**Map Coord:** 714/D/7  
**# Lots:** 2  
**Acres:** 80  
**Utilities:** POW-AVL, NO-SEWR  
**Subdivision:**

**Lot Desc:** TREES, PRIVATE, \*  
**Topography:** ROLLING, GEN-SL \*  
**Water Frnt:**  
**PTax/Yr:** \$625.00  
**Lot Size:** 50-99.99AC

**Xst/Dir:** Parrett Mtn to Smith Rd or Parrett to Heater to Smith  
**Public:** First time offered, largest acreage on coveted Parrett Mtn in Chehalem AVA, 180 degree views will wow you, SE facing slope, jory soils, abundant plantable acres for grapes and vienyard, perfectly private yet 40 min to Portland. This is (2) adjoining 40 acre parcels. Buildable with farm management plan.  
**Notes:**



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# Active

50+ acres currently for sale in Yamhill County-sorted by city



Address	7001 SE AMITY RD	10625 NE BAYLISS RD	13125 SE AMITY DAYTON HWY
Unit/Lot #:			
City	Amity	Carlton	Dayton
Zip	97101	97111	97114
List Price	\$650,000	\$999,900	\$795,000
List Date	5/3/2010	4/16/2013	10/4/2012
Status	Active	Active	Active
Bank Owned/REO	N	N	N
Short Sale	N	N	N
# of Acres	52.4	68.1	59.76
Lot Desc	HILLY, TREES, S *	PASTURE, POND, *	CORNER, DIVIDE, *
#Lots			3
Perc Test			Y
Road Frontage			PAVEDRD
Road Surface			
Waterfront Desc			
View	VALLEY, TERRITR	TERRITR	POND, TERRITR
Manufhs OK		Y	Y
Present Use		LEASED, FARM	FARM, AGRICUL
Orig. List Price	\$700,000	\$999,900	\$795,000
Sold Price			
Sold Date			
Lot Size	50-99.99AC	50-99.99AC	50-99.99AC
Acres	52.4	68.1	59.76
Zoning	EFU	EFU80	EF-80
Subdivision			
Owner Name			
MLS#	10037532	13142603	12075260

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Active



Address	0 FLETT RD	0 Spring Hill	14960 NE CUNNINGHAM LN
Unit/Lot #:			
City	Gaston	Gaston	Gaston
Zip	97119	97119	97119
List Price	\$1,250,000	\$1,500,000	\$1,500,000
List Date	3/1/2012	11/12/2013	11/24/2013
Status	Active	Active	Active
Bank Owned/REO	N	N	N
Short Sale	N	N	N
# of Acres	119.03	50	74.5
Lot Desc	CLEARED, SECLDE *	PRIVATE, SECLDE *	PRIVATE
#Lots		1	1
Perc Test			
Road Frontage	Y		Y
Road Surface	PAVEDRD		
Waterfront Desc			
View	MNTAIN, VALLEY	TERRITR	TERRITR
Manufhs OK	Y	Y	
Present Use	FARM, TIMBER	RAWLAND	RESIDNC
Orig. List Price	\$1,500,000	\$1,500,000	\$1,500,000
Sold Price			
Sold Date			
Lot Size	100-199.99AC	50-99.99AC	50-99.99AC
Acres	119.03	50	74.5
Zoning	EF-40	EF-80	EF-80
Subdivision		Wine Country	Wine Country
Owner Name			
MLS#	12347219	13254251	13297967

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# Active



Address	22000 SW SPIRIT MOUNTAIN RD	16460 SW OLDSVILLE RD	20140 NE Dopp RD
Unit/Lot #:			
City	Grand Ronde	McMinnville	Newberg
Zip	97347	97128	97132
List Price	\$159,900	\$1,495,000	\$2,350,000
List Date	4/30/2013	5/24/2013	9/6/2012
Status	Active	Active	Active
Bank Owned/REO	N	N	N
Short Sale	N	N	N
# of Acres	60	149.05	70.44
Lot Desc	IRRIGAT, PRIVAT *	TREES	CLEARED
#Lots			3
Perc Test	EXPIRED		
Road Frontage	Y		
Road Surface	GRAVLRD	PAVEDRD	
Waterfront Desc	CREEK	CREEK	
View	MNTAIN, VALLEY	MNTAIN, VALLEY, TREES	MNTAIN, VALLEY, TERRITR
Manufhs OK	Y		
Present Use	FARM, TIMBER	AGRICUL, FARM	FARM, AGRICUL
Orig. List Price	\$359,900	\$1,495,000	\$2,750,000
Sold Price			
Sold Date			
Lot Size	50-99.99AC	100-199.99AC	50-99.99AC
Acres	60	149.05	70.44
Zoning	agricul	EF-80	EFU
Subdivision			
Owner Name			
MLS#	13442836	13188546	12474473

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Active



Address	21660 NE Ribbon Ridge RD	414 RICHARD	19350 Cherry Hill Roads
Unit/Lot #:			
City	Newberg	Sheridan	Sheridan
Zip	97132	97378	97378
List Price	\$1,500,000	\$1,900,000	\$855,000
List Date	10/23/2013	4/4/2010	8/15/2013
Status	Active	Active	Active
Bank Owned/REO	N	N	N
Short Sale	N	N	N
# of Acres	52.79	80.24	80
Lot Desc	TREES, PRIVATE	AIRSTRP	PRIVATE, SECLDE *
#Lots			
Perc Test			
Road Frontage	Y		
Road Surface			
Waterfront Desc			
View	TERRITR, MNTAIN, TREES	MNTAIN, TERRITR	TREES, VALLEY
Manufhs OK			N
Present Use	RAWLAND	OTHER	FARM, LEASED
Orig. List Price	\$1,500,000	\$1,900,000	\$855,000
Sold Price			
Sold Date			
Lot Size	50-99.99AC	50-99.99AC	50-99.99AC
Acres	52.79	80.24	80
Zoning	54 FLU	MISC	EF 80
Subdivision			
Owner Name			
MLS#	13614106	10028258	13492679

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Active



Address	0 Gopher Valley RD	22400 SW EAGLE POINT RD	0 SUNSET KNOLL
Unit/Lot #:			
City	Sheridan	Sheridan	Yamhill
Zip	97378	97378	97148
List Price	\$725,000	\$589,000	\$2,862,500
List Date	9/24/2013	8/16/2013	3/17/2010
Status	Active	Active	Active
Bank Owned/REO	N	N	N
Short Sale	N	N	N
# of Acres	131	80.43	80
Lot Desc	PASTURE	MRCHTIM, PRIVAT *	WOODED, CLEARED *
#Lots			2
Perc Test			
Road Frontage	Y	Y	
Road Surface	PAVEDRD		
Waterfront Desc	CREEK		
View	CREEK, TERRITR	MNTAIN, VALLEY, TERRITR	LAKE, MNTAIN
Manufhs OK		Y	Y
Present Use	AGRICUL	RESIDNC, TIMBER	TIMBER
Orig. List Price	\$725,000	\$589,000	\$2,700,000
Sold Price			
Sold Date			
Lot Size	100-199.99AC	50-99.99AC	50-99.99AC
Acres	131	80.43	80
Zoning	-	F-80	r
Subdivision			
Owner Name			
MLS#	13632632	13677348	10022471

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Active



Address	11711 NE HIGHWAY 240
Unit/Lot #:	
City	Yamhill
Zip	97148
List Price	\$775,000
List Date	4/26/2013
Status	Active
Bank Owned/REO	N
Short Sale	N
# of Acres	87.57
Lot Desc	POND, PRIVATE, *
#Lots	
Perc Test	
Road Frontage	Y
Road Surface	
Waterfront Desc	OTHER
View	TREES, MNTAIN, TERRITR
Manufhs OK	
Present Use	AGRICUL, INDUSTR
Orig. List Price	\$850,000
Sold Price	
Sold Date	
Lot Size	50-99.99AC
Acres	87.57
Zoning	-
Subdivision	
Owner Name	
MLS#	13008699

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