

13425 BAKER CREEK RD, McMINNVILLE



THE  
KELLY  
GROUP  
REAL ESTATE

Kelly Hagglund, Principal Broker  
Licensed in Oregon



MULTIPLE LISTING SERVICE  
MLS









## *Welcome Home*

- ◆ Pristinely maintained, single-level, 2472 SF home on 77.95 acres!
- ◆ Baker Creek frontage, 2 bay shop and large barn
- ◆ Endless potential with Wapato and Willakenzie soil!





# Living Room



- ◆ Large, open living room with built-in shelves and cork floors
- ◆ Wood fireplace with brick hearth

- ◆ Tons of natural light
- ◆ Perfect for entertaining
- ◆ 15 x 28





## *Family Room*



- ◆ Family room with bamboo floors
- ◆ Double closet
- ◆ Wet bar
- ◆ 19 x 20



# Kitchen



- ◆ Kitchen with cooking island
- ◆ Kitchen / dining room combo
- ◆ Built-in oven and range
- ◆ Instant hot water
- ◆ Dishwasher and disposal
- ◆ 10 x 10





*Dining Room*

- ◆ Built-ins and cork floor
- ◆ Large picture window
- ◆ 10 x 13



## *Master Suite*



- ◆ Private full bath features jet tub, dual sink vanity and skylight
- ◆ Double closet

- ◆ Slider to sunroom
- ◆ Vaulted ceiling with ceiling fan
- ◆ 14 x 14





*2nd Bedroom*



- ◆ 2nd bedroom features half bath
- ◆ Walk-in closet with built-in dresser
- ◆ Cork floor
- ◆ 9 x 10



## 3rd Bedroom



- ◆ Closet
- ◆ 10 x 13

## 4th Bedroom



- ◆ Closet
- ◆ 10 x 11





## *Sunroom*

- ◆ Tile floor
- ◆ Double sliders
- ◆ 10 x 19



## *Utility Room*

- ◆ Built-ins
- ◆ Storage
- ◆ 5 x 18



# *Exterior Features*



- ◆ 2 bay shop
- ◆ Large barn
- ◆ Two additional building sites per Measure 49, one with septic approval, buyer to verify at county
- ◆ Garden
- ◆ Large yard
- ◆ 77.95 idyllic acres!









## *Thank you for visiting*

77.95 idyllic acres with Baker Creek frontage! Pristinely maintained with single-level living. Interior w/tons of storage space & cedar closets in auxiliary bedrooms. Master suite with sunroom & bath with jet tub & dual sink vanity. 2-bay shop & large barn. Two additional building sites per Measure 49, one with septic approval, buyer to do own due diligence and verify with county. Endless potential with Wapato/Willakenzie soil. Great location, must see!





# RMLS



**Zoning:** EF-80  
**County:** Yamhill  
**Elem:** Memorial  
**High:** McMinnville  
**Nhood/Bldg:**  
**Legal:** POTENTIAL ADDITIONAL TAX LIABILITY 77.95 ACRES IN SEC 13 T4S R5W  
**Open house:** N  
**# Supplements:** 2  
**Home Energy Score:**  
**Wnty:** HOME 55+ w/Affidavit Y/N: N  
**Tax ID:** R451300400  
**Middle:** Patton  
**Prop Type:** DETACHD / FARM  
**CC&Rs:**

## GENERAL INFORMATION

**Lot Size:** 50-99.99AC  
**Wfnt:** CREEK  
**Body Water:** Baker Creek  
**# Acres:** 77.95  
**View:** CREEK, TERRITR, VALLEY  
**Seller Disc:** DSCLOSUR  
**Lot Dimensions:**  
**Lot Desc:** GEN-SLP, LEVEL

## RESIDENCE INFORMATION

**Upper SQFT:** 0  
**Main SQFT:** 2472  
**Lower SQFT:** 0  
**Total SQFT:** 2472  
**SFSrc:** Trio  
**TotUp/Mn:** 2472  
**#Fireplaces:** 1 / WOOD  
**Addl. SQFT:**  
**#Bdrms:** 4  
**Roof:** COMP  
**#Gar:** 0 / ,  
**#Bath:** 2 / 1  
**#Lvl:** 1  
**Year Built:** 1955 / RESALE  
**Style:** 1STORY, RANCH  
**Parking:** DRIVEWAY, RV-PARK  
**Green Cert:**  
**Energy Eff.:**  
**Exterior:** CEDAR, SHINGLE  
**Bsmnt/Fnd:** CONCRET  
**RV Desc:**

## REMARKS

**XStDir:** 99W to NW Baker Creek. Past Willis Rd, take sharp turn S to stay on Baker Creek. Sign straight ahead  
**Public:** 77.95 idyllic acres w/Baker Creek frontage! Pristinely maintained w/single-level living. Interior w/tons of storage space & cedar closets in auxiliary bedrooms. Master suite w/sunroom & bath w/jet tub & dual sink vanity. 2-bay shop & large barn. Two additional building sites per Measure 49, one w/septic approval, buyer to do own due diligence and verify with county. Endless potential w/Wapato/Villakerzie soil. Great location, must see!

## APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Living:</b> M/15 X 28 / BLT-INS, CORK-FL, FIREPL	<b>Mstr Bd:</b> M/14 X 14 / DBL-CLO, SLIDER, VAULTED	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/10 X 10 / COOK-IS, DISHWAS, DISPOS	<b>2nd Bd:</b> M/9 X 10 / CLOSET, CORK-FL, SUITE	<b>Upper Lvl:</b> 0/0
<b>Dining:</b> M/10 X 13 / BLT-INS, CORK-FL, KIT&DR	<b>3rd Bd:</b> M/10 X 13 / CLOSET, WWW-CARP	<b>Main Lvl:</b> 2/1
<b>Family:</b> M/19 X 20 / BAMB-FL, DBL-CLO, WET-BAR	<b>UTILITY:</b> M/5 X 18 / BLT-INS, STORAGE	<b>Lower Lvl:</b> 0/0
<b>SUNROOM:</b> M/10 X 19 / SLIDER, TILE-FL	<b>4TH-BD:</b> M/10 X 11 / CLOSET, WWW-CARP	<b>Total Bth:</b> 2/1

## FEATURES AND UTILITIES

**Kitchen:** BI-OVEN, BI-RANG, DISHWAS, DISPOS, INST-HW, ISLAND  
**Interior:** BAMB-FL, CEILFAN, CORK-FL, JET-TUB, LAUNDRY, TILE-FL, VAULTED, WWW-CARP  
**Exterior:** BARN, GARDEN, GRAVLRD, GRN-HSE, SHOP, YARD  
**Accessibility:** 1LEVEL, MNDBDTH  
**Cool:**  
**Water:** WELL  
**Heat:** BASEBRD, CEILING  
**Sewer:** SEPTIC  
**Hot Water:** ELECT  
**Fuel:** ELECT

## FINANCIAL

**PTax/Yr:** \$2,323.23  
**HOA:** N  
**HOA Incl:**  
**Terms Considered:**  
**List Date:** 6/29/2017  
**Rent, If Rented:**  
**Other Dues:**  
**Short Sale:** N  
**Bank Owned/REO:** N

## ADDITIONAL STRUCTURE(S) SUPPLEMENT

**# Structures:** 3  
**Type:** SHOP  
**Dimensions:** Lean-To  
**SQFT:**  
**# Bdrm:**  
**# Bath:**  
**Yr Built:**  
**Construction:** METAL, WOOD, CONCRET, WOOD  
**Roof:** METAL  
**Features:**  
**SHOP:** 220VLTs, POWER, SHOP  
**BARN:** HAY, LIVESTK, LOFT, STORAGE  
**BARN:** STORAGE

**Garage - Dim:**  
**Public:**  
**SQFT:**  
**Lvl:**  
**# Att:**  
**# Det:**  
**RV-Park Dim:**

## FARM AND RANCHES SUPPLEMENT

**Add Parcels:** N /  
**Current Irrig. Wtr Rights:** Y / 55.7  
**Irrig. Sys/Source:** CREEK  
**Add Dwelling:** /  
**Electric on Prop:** /  
**Grazing Permits - BLM:** /AUM:  
**Approx # Acres - Cultivated:** 66  
**Nursery:**  
**Currently Usable:** HAY, PASTURE  
**Documents Avail:** PLT-MAP, WT-CERT  
**Public:** Water Rights Certification #22189 for irrigation of 55.7 acres. Irrigation pipe in place. 3 year active lease for grass seed crop. Approx 6 acres w/drainage tile. Shop w/220  
**Habitable:**  
**Personal Prop:**  
**Approx Dist Elect:**  
**Forest Service:**  
**Pasture:** 10  
**Orchard:**  
**Type:** FARM  
**Distance to School Bus:**  
**Distance from Shopping:**  
**Crops Included:**  
**Certified Organic:**  
**Private:**  
**/AUM:**  
**Wooded:**  
**Range:**  
**Vineyard:**  
**FCS Shares Included:**  
**Fencing:** X-FENCE

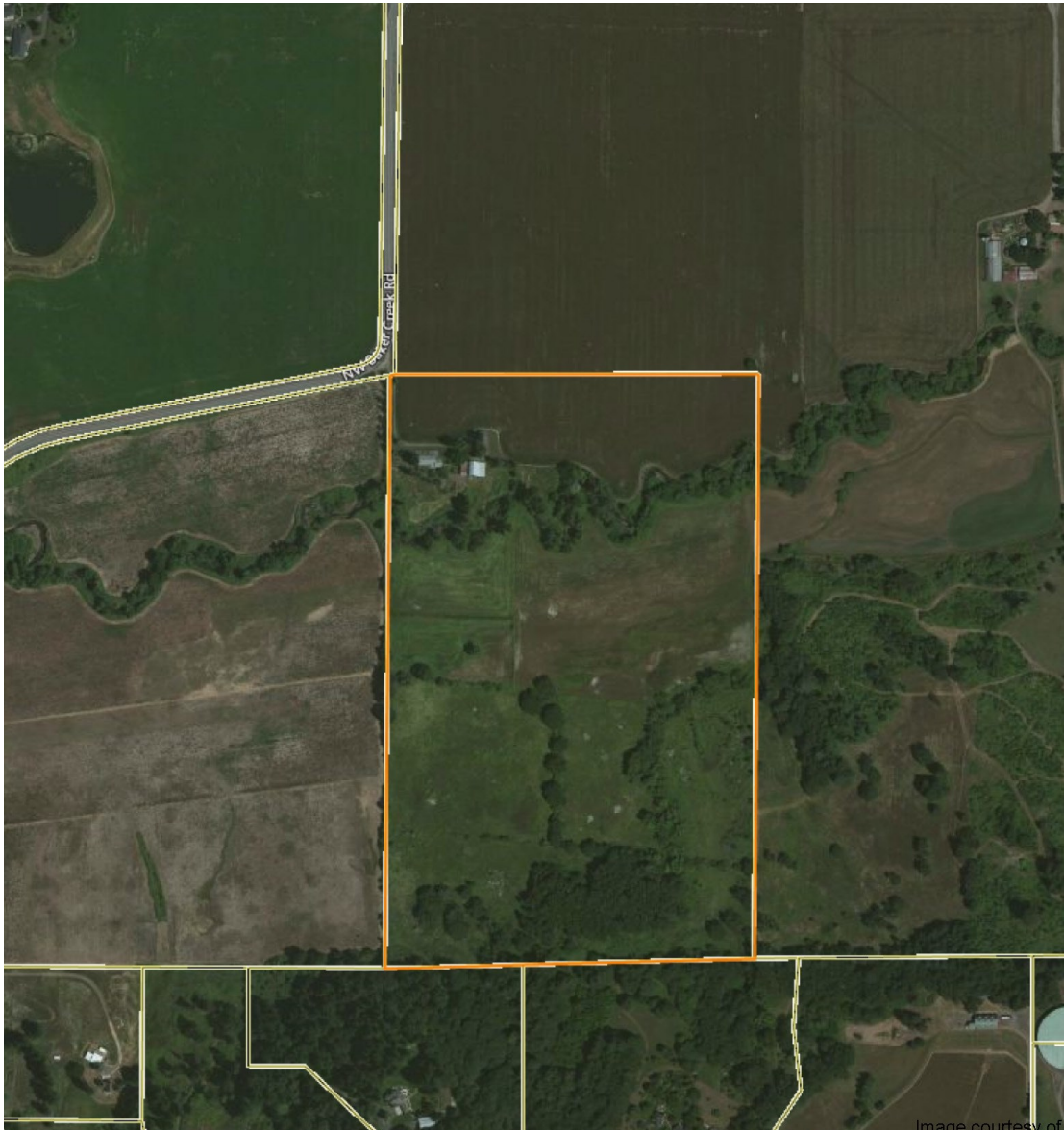
## WATER RIGHTS SUPPLEMENT

**Public:**

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

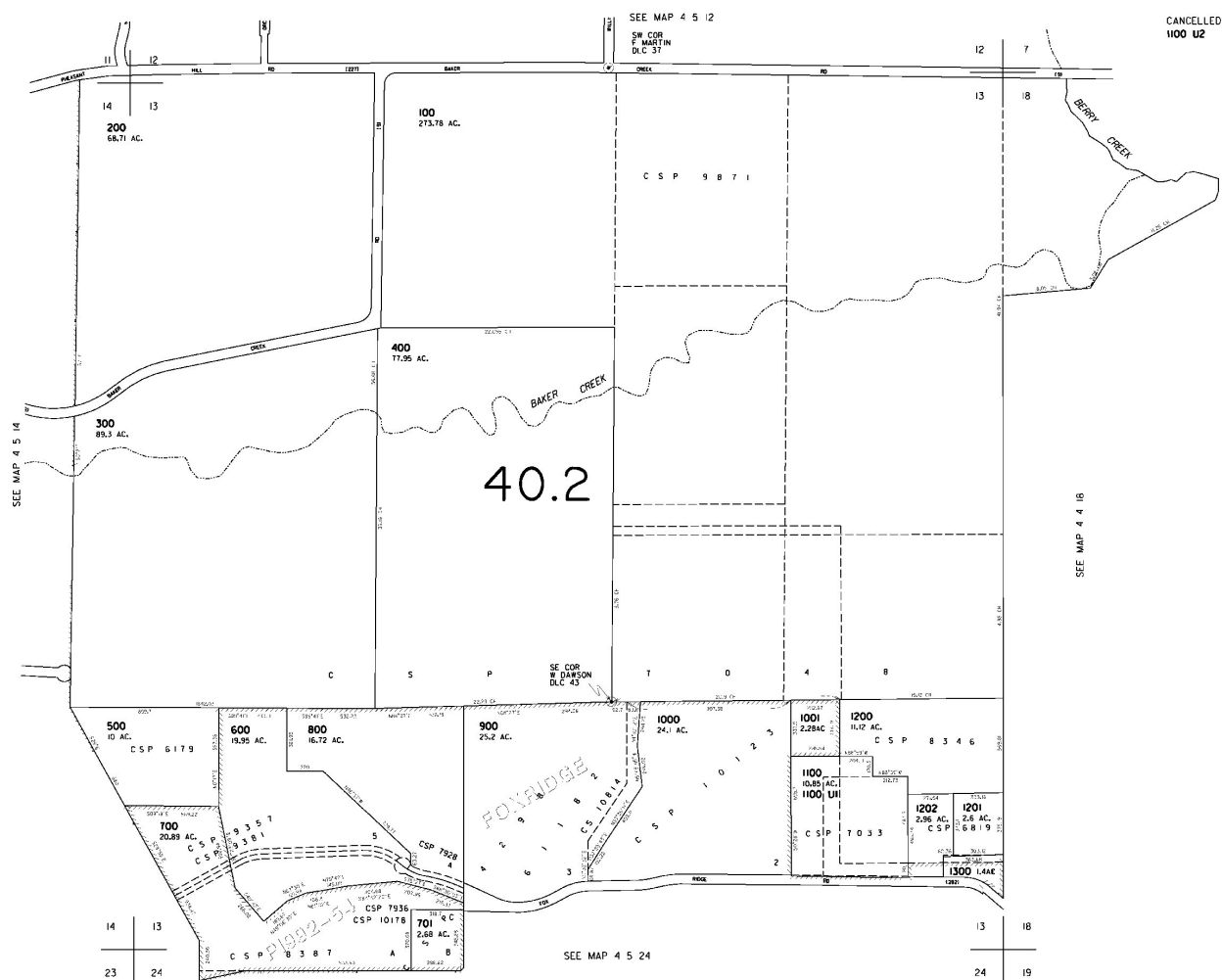


# PLAT MAPS





4 5 13















THE  
KELLY  
GROUP  
REAL ESTATE



Kelly Hagglund  
Principal Broker

*Kelly Hagglund is ranked among the top 1% of agents in the Metropolitan Portland real estate market of over 8,000 agents. How did this happen in less than 5 years? Because Kelly simply gives you more! More in professional marketing; more in service and genuine care; and more in integrity as The Kelly Group Real Estate is determined to maintain the highest of business virtues.*

*People are important to me. My whole life has been filled with helping people. Real Estate is a joy because I get to assist people in one of the most important events in life. Buying or selling a home sometimes feels a little like a roller coaster ride; sometimes it is not always smooth. I do my best to smooth out the ride. I share the seat right next to those I serve. Integrity and genuine concern are what I value in all areas of my life, with my family, my friends, and my clients.*

*The Kelly Group Real Estate was formed to give the finest service for real people with Real Estate needs. I have carefully chosen those to serve with me so that together we can give you more than I could on my own. We look forward to working with you and for you!*

*Kelly Hagglund for The Kelly Group Real Estate.*

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