







16785 NE Calkins Lane Newberg, OR 97132

Custom equine estate on 79.4 acres! Home features Brazilian cherry floors, stunning territorial views and certified domestic kitchen with a marble counter, huge pantry and solid cherry cabinets. Master suite with double closet. A lighted arena, cross-fenced pastures, and 2000+ lavender and fig plants for agricultural business. There are endless possibilities for farming, vineyard and winery ventures with high-value Willakenzie and Wapato soil. A fantastic location with commuting distance to high tech corridor!

79.4 Acres - 3 Bedrooms - 2.5 Bathrooms - 2,457 SF



Welcome Home



Entry

- 8' x 11'
- Closet
- Hardwood floor







Living Room

- 17' x 19'
- Wood-burning or gas fireplace
- Hardwood floors and high ceiling
- Large picture windows with incredible valley views





Kitchen

- 10' x 18'
- Certified domestic kitchen for commercial use
- Marble countertops and solid cherry cabinets
- Hardwood floors and high ceilings
- Built in china hutch and microwave
- Valley views from kitchen sink
- Stainless steel appliances
- Island with breakfast bar
- Pantry





Dining Room

- 11' x 19'
- Opens to kitchen
- Hardwood floors and high ceilings
- Slider to patio





Master Suite

- 15' x 17'
- Main level suite with private full bath
- High ceiling with ceiling fan
- Large picture windows with vineyard view
- Double closets
- Slider to covered patio





Master Bath

- 9' x 11'
- Dual sink vanity
- Marble counter with solid cherry cabinets
- Oversized walk-in tile shower
- Space available for bath or jet tub

Upstairs

- Built-in bookshelves
- 7' x 9' office nook
- Vineyard view





2nd Bedroom

- 12' x 13'
- Walk-in closet
- High ceiling
- Ceiling fan



3rd Bedroom

- 11' x 12'
- High ceiling
- Ceiling fan
- Valley view



2nd Bath

- Marble counter with solid cherry cabinets
- Oversized walk-in tile shower
- Tile floor





Utility Room

- 6' x 7'
- Built-ins and sink
- Tile floor

Covered Patio

- Stunning territorial views
- Ideal entertaining area



Equine Facilities

- 9 custom 12' x 12' stalls with mats
- Wash rack and secure tack room
- 60' x 120' covered arena with lights and sand/hazelnut shell footing
- Potential event venue





The Property

- 79.4 acres with high-value Willakenzie and Wapato soil
- Potential for vineyard, winery, farming, berries and hazelnuts
- Equestrian facilities with three cross-fenced pastures
- Tool sheds, garden, chicken coop
- O₂ compost processing system
- Homestead dairy parlor, multiple vintage barns
- 4 metal grain silos with fans
- 2000+ lavender and fig plants
- 1024 sq ft agribusiness storefront
- Creek frontage
- *All lines approximated and should be verified*



Farm Store

- 1024 sq ft
- Heat, AC and ceiling fan
- Milgard double pane windows
- Inventory and business is negotiable





Listing Exclusions

Home Interior:

- All draperies and window treatments
- Custom fireplace mantel
- Vanity mirror in half bath
- Washer and dryer
- Refrigerator

Property Exterior:

- Water collection/storage tanks
- Opal Rain lavender plants

Farm Store:

- All store inventory
- Fridges and freezers
- Fixtures



CHEHALEM
FLATS
Farm Market





ML#: 17478863 **Area:** 156
Addr: 16785 NE CALKINS LN **Unit#:**
City: Newberg **Zip:** 97132 **Condo Loc:**
Map Coord: 712/D/2 **Zoning:** EF40
County: Yamhill **Tax ID:** R330400801
Elem: Ewing Young **Middle:** Chehalem Valley
High: Newberg **PropType:** DETACHD / FARM
Nhood/Bldg: CC&Rs: N
Legal: POTENTIAL ADDITIONAL TAX LIABILITY 79.40 ACRES IN SE
Supplements: 3 **Home Energy Score:**
[Virtual Tour](#) [Video Tour](#) **Home Wrnty:** Y 55+ w/Affidavit Y/N: N

GENERAL INFORMATION

Lot Size: 50-99.99AC **# Acres:** 79.4 **Lot Dimensions:**
Wtfrnt: CREEK, SEASONL **View:** CREEK, TERRITR, VALLEY **Lot Desc:** GEN-SLP, LEVEL, LSD-LND
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 712 **SFSrc:** Trio **#Bdrms:** 3 **#Bath:** 2 / 1 **#Lvl:** 2 **Year Built:** 2007 / RESALE
Main SQFT: 1745 **TotUp/Mn:** 2457 **Roof:** COMP **Style:** 2STORY, CUSTOM **Green Cert:** **Energy Eff.:**
Lower SQFT: 0 **#Fireplaces:** 1 / GAS, WOOD **Parking:** DRIVEWAY, RV-PARK **Exterior:** MANMADE
Total SQFT: 2457 **Addl. SQFT:** **#Gar:** 2/ATTACHD, OVRSIZE **Bsmt/Fnd:** CONCRET, CRAWLSP

REMARKS

XSt/Dir: North Valley to N on Calkins Ln. Driveway on L. Store access via gravel drive W of N Valley & Dopp
Public: Custom equine estate on 79.4ac! Home features Brazilian cherry flrs, stunning territorial views & cert domestic kitchen w/marble counter, huge pantry & solid cherry cabinets. Master suite w/dbl closet. Lighted arena, x-fenced pastures. 2000+ lavender & fig plants for agribusiness. Endless possibilities: farming/vineyard/winery ventures w/high-value Willakenzie & Wapato soil. Fantastic location, commuting distance to high tech corridor!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 17 X 19 / FIREPL, HARDWOD, HI-CEIL	Mstr Bd: M/ 15 X 17 / DBL-CLO, SLIDER, SUITE	Bths - Full/Part
Kitchen: M/ 10 X 18 / BI-MICO, EAT-BAR, ISLAND	2nd Bd: U/ 12 X 13 / WI-CLOS, WW-CARP	Upper Lvl: 1/
Dining: M/ 11 X 19 / HARDWOD, HI-CEIL, SLIDER	3rd Bd: U/ 11 X 12 / CLOSET, WW-CARP	Main Lvl: 1/
MSTBATH: M/ 9 X 11 / SHOWER, TILE-FL	NOOK: U/ 7 X 9 / WW-CARP	Lower Lvl: 0/
	UTILITY: M/ 6 X 7 / BLT-INS, SINK, TILE-FL	Total Bth: 2/

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, ISLAND, MARBLE, PANTRY, SSAPPL
Interior: CEILFAN, GAR-OPN, HARDWOD, HI-CEIL, LAUNDRY, MARBLE, TILE-FL, WATFILT, WW-CARP
Exterior: BARN, COVARNA, COVPATI, GARDEN, OUTBULD, PATIO, PORCH, TL-SHED, VYW-DBL, X-FENCE
Accessibility: MNBDBTH

Cool: ACREADY **Heat:** FOR-AIR **Hot Water:** GAS, TANK **Fuel:** GAS
Water: PRIVATE, WELL **Sewer:** STD-SEP

FINANCIAL

PTax/Yr: \$4,083.24 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
HOA Incl:
List Date: 2/28/2017

COMPARABLE INFORMATION

O/Price: \$2,350,000



Address: 16785 NE CALKINS LN

City: Newberg

Additional Parcels: /

Map Coord: 712/D/2 **Zoning:** EF40

County: Yamhill **Tax ID:** R330400801

Subdivision:

Manufhs Okay: **CC&Rs:**

Elem: Ewing Young

High: Newberg

Legal: POTENTIAL ADDITIONAL TAX LIABILITY 79.40 ACRES IN SEC 04 T3S R3W

Supplements: 3

[Virtual Tour](#) [Video Tour](#)

Unit/Lot #:

Zip: 97132

Middle: Chehalem Valley

Prop Type: FRM/FOR

GENERAL INFORMATION

Lot Size:	50-99.99AC	Acres:	79.4	Lot Dimensions:		
Waterfront:	Y / CREEK	Body Water:		Availability:	SALE	#Lots: 1
Perc Test:	Y / APPROVED	Rd Frntg:	Y	Rd Surf:	PAVEDRD	
Seller Disc:	DSCLOSUR	View:	CREEK, TERRITR, VALLEY	Soil Type/Class:	Wapato & Willakerzie	
Lot Desc:	CLEARED, PASTURE, PRIVATE			Present Use:	FARM, LEASED	
Topography:	GEN-SLP, LEVEL					
Soil Cond:	NATIVE					

IMPROVEMENTS

Utilities: GAS, POWER, STD-SEP, UG-UTIL, WELL
Existing Structures: Y / ARENA, BARN, FENCED, RESIDNC, SILO, STABLES

REMARKS

XSt/Dir: North Valley to N on Calkins Ln. Driveway on L. Store access via gravel drive W of N Valley & Dopp
Public: Custom equine estate on 79.4ac! Lighted arena, 9 stall barn, x-fenced pastures. 2000+ lavender & fig plants for agribusiness w/store front on property. Endless possibilities for farming, berries, hazelnuts, vineyard/winery ventures w/high-value Willakerzie & Wapato soil. Barns & silos galore, including homestead dairy parlor. Also features 3bdrm, 2.5bth 2457sqft custom home(MLS#17476863) w/domestic certified kitchen. Fantastic location!

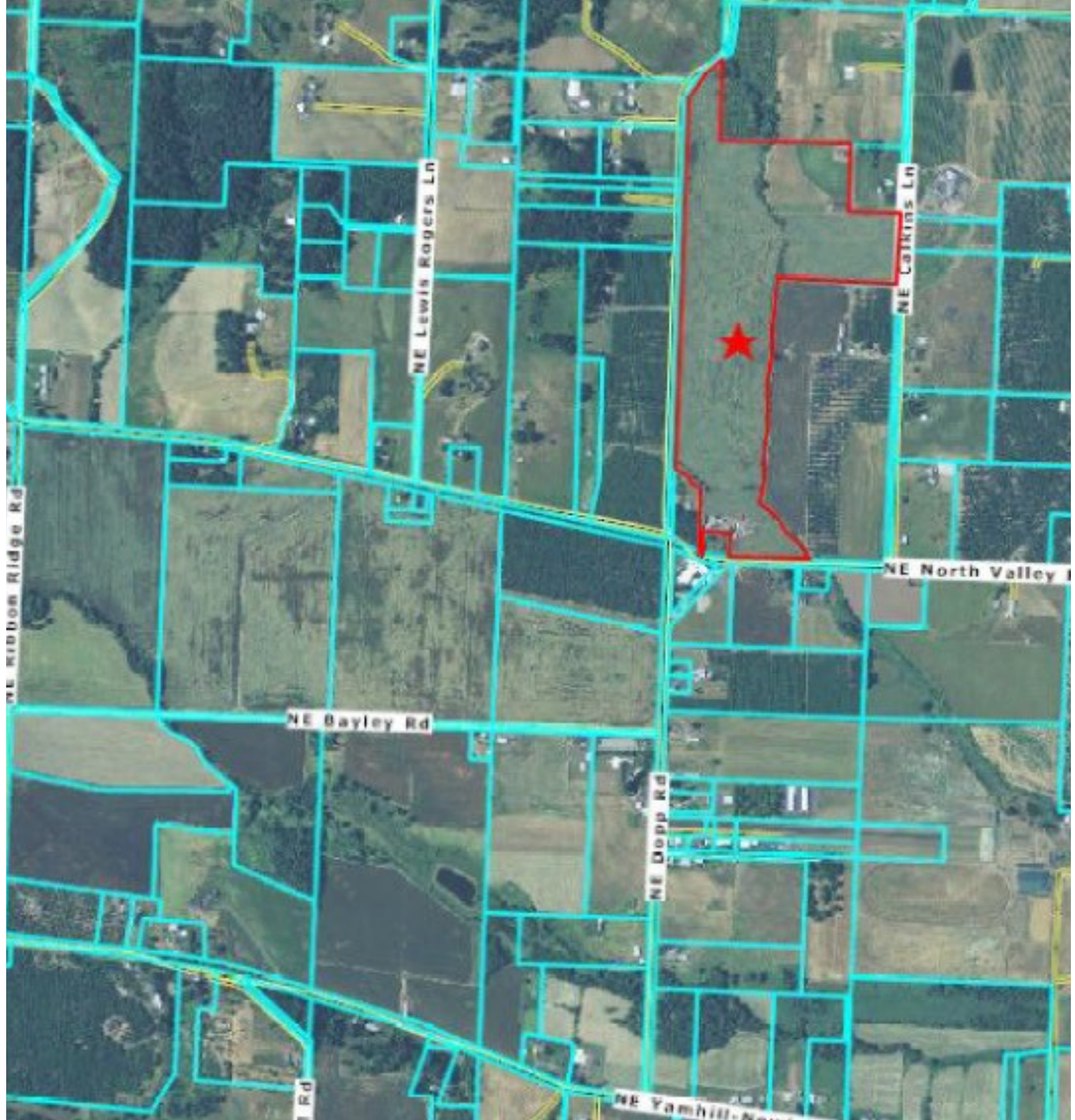
FINANCIAL

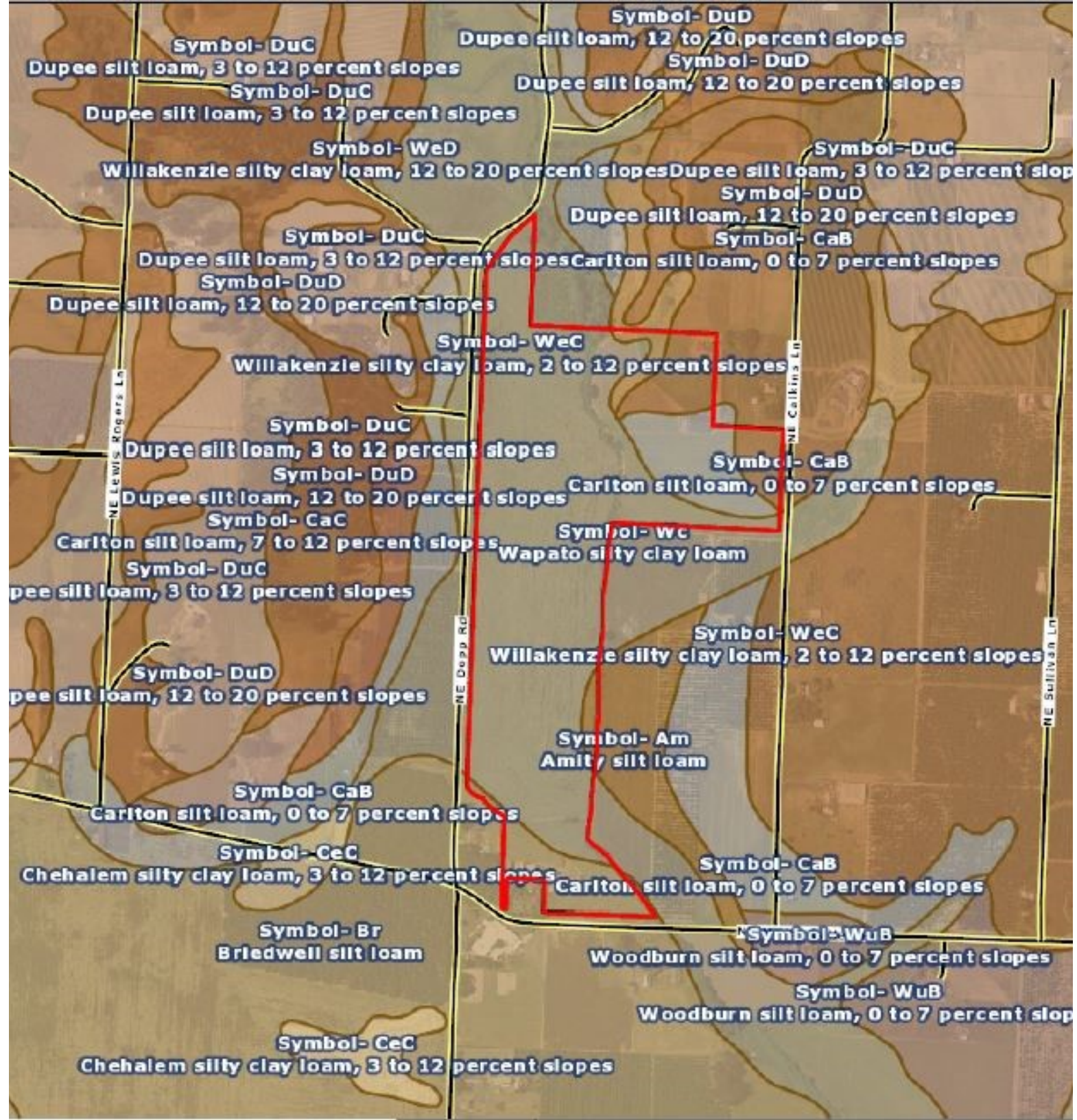
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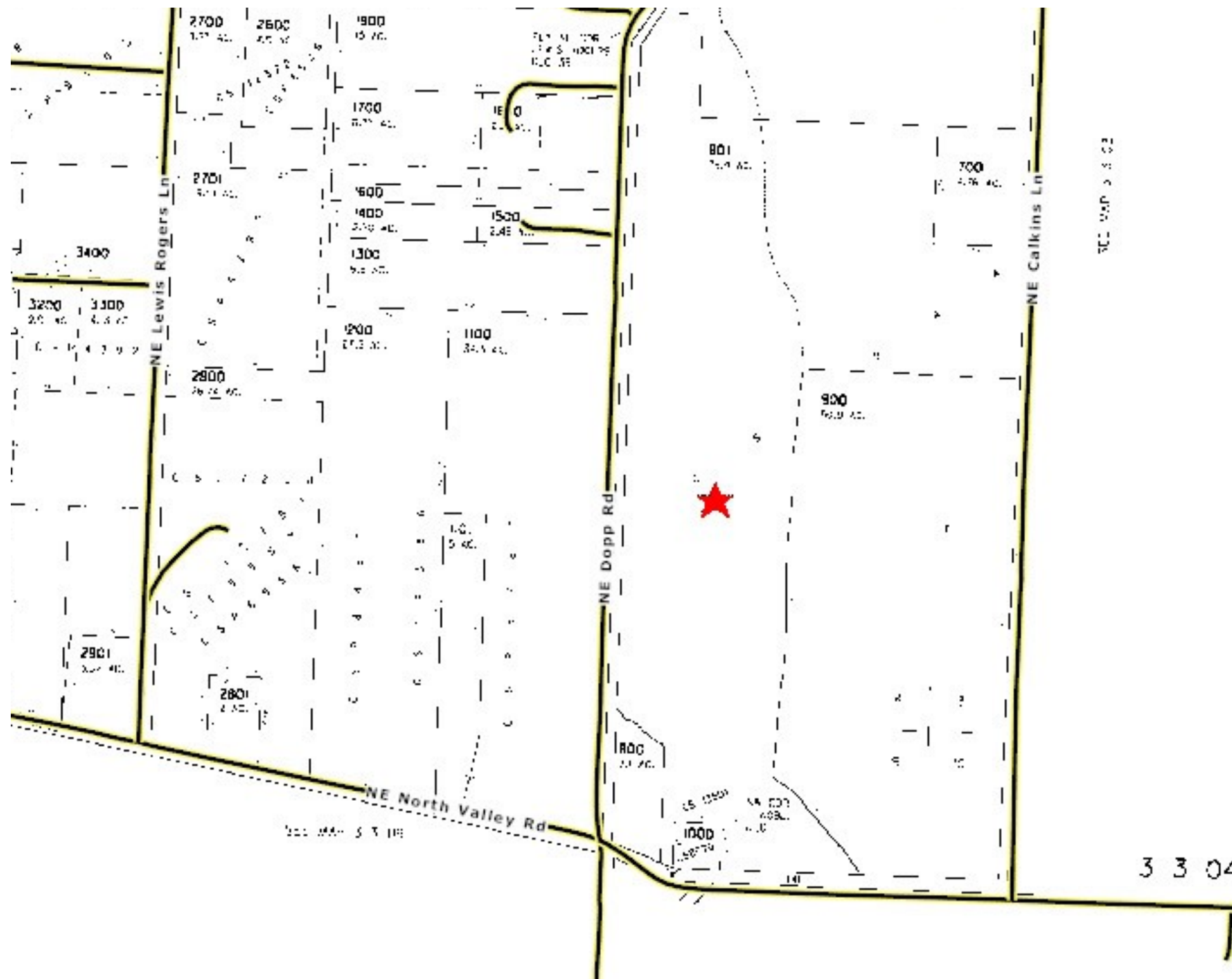
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O/Price: \$2,350,000

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







An aerial photograph of a large, green, grassy field. A dirt road runs along the left side of the field, and a small creek flows through the center. In the background, there are rolling hills and a clear blue sky.

Adjacent Property

0 NE Calkins Ln, Newberg

- 4.4 acres with vineyard potential
- If purchased in conjunction, offers adjustable lot line and additional home site
- Shared well in place, previous septic approval
- Creek frontage



THE
KELLY
GROUP
REAL ESTATE

Kelly Hagglund, Principal Broker
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Home Packet Designed by The Kelly Group Real Estate. All information deemed reliable but not guaranteed. 3.9.2017