



24515 NE HIGHWAY 240, NEWBERG, OR 97132

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Fantastic investment property! 4 level acres directly bordering Newberg's Urban Growth Boundary on eastern and northern property lines, ~1000' to city limits and charming downtown shops and dining. Rare, smaller acreage offering boasts modern farmhouse with beautiful updates and a convenient layout. Plentiful storage throughout. Farming and livestock options with 3 cross-fenced paddocks, approximately 30'x60' barn with a 12'x60' lean-to, ~40'x50' shop, wrap-around drive and spacious greenhouse. This is an unprecedented, versatile offering!





4 BED

2 BATH

1646 SQ FT

4 ACRES



WELCOME HOME







LIVING ROOM

CLOSET

WOOD FLOORS

15 X 23

KITCHEN

BUILT-IN DISHWASHER

BUILT-IN MICROWAVE

EAT BAR

FREE-STANDING RANGE

GRANITE COUNTERTOPS

PANTRY

10 X 11







DINING ROOM
10 X 13





LAUNDRY
8 X 7.5



BATHROOM
7.5 X 7.75



MASTER SUITE
14 X 18







MASTER BATH

BUILT-IN FEATURES

SHOWER

SINK

SOAKING TUB

TILE FLOOR

WALK-IN CLOSET

11 X 11

2ND BEDROOM

CEILING FAN

CLOSET

COVERED

WOOD FLOORS

10 X 14









3RD BEDROOM

CEILING FAN

CLOSET

COVERED

WOOD FLOORS

12 X 13

4TH BEDROOM

CEILING FAN

CLOSET

COVERED

WOOD FLOORS

9 X 13









EXTERIOR FEATURES





FEATURES

BARN

COVERED DECK

FENCED

FIRE PIT

GARDEN

GAZEBO

GREENHOUSE

OUTBUILDING

RV/BOAT STORAGE

TOOL SHED

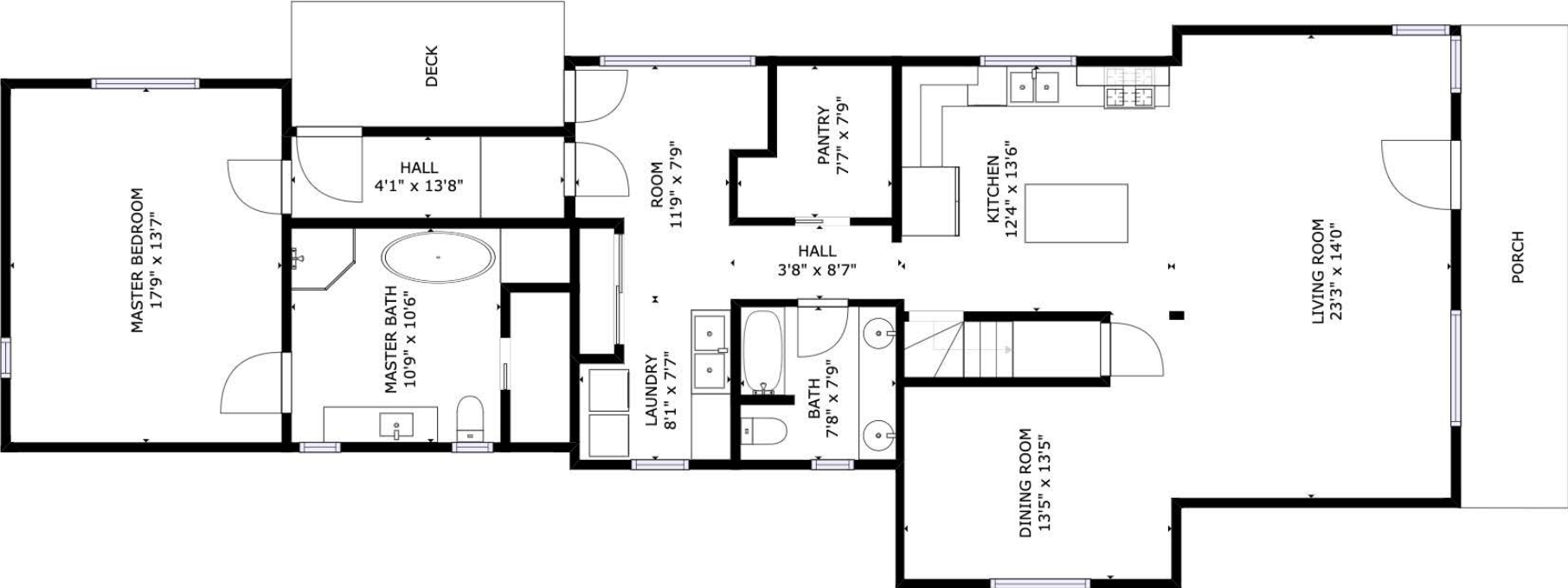
CROSSED-FENCE YARD





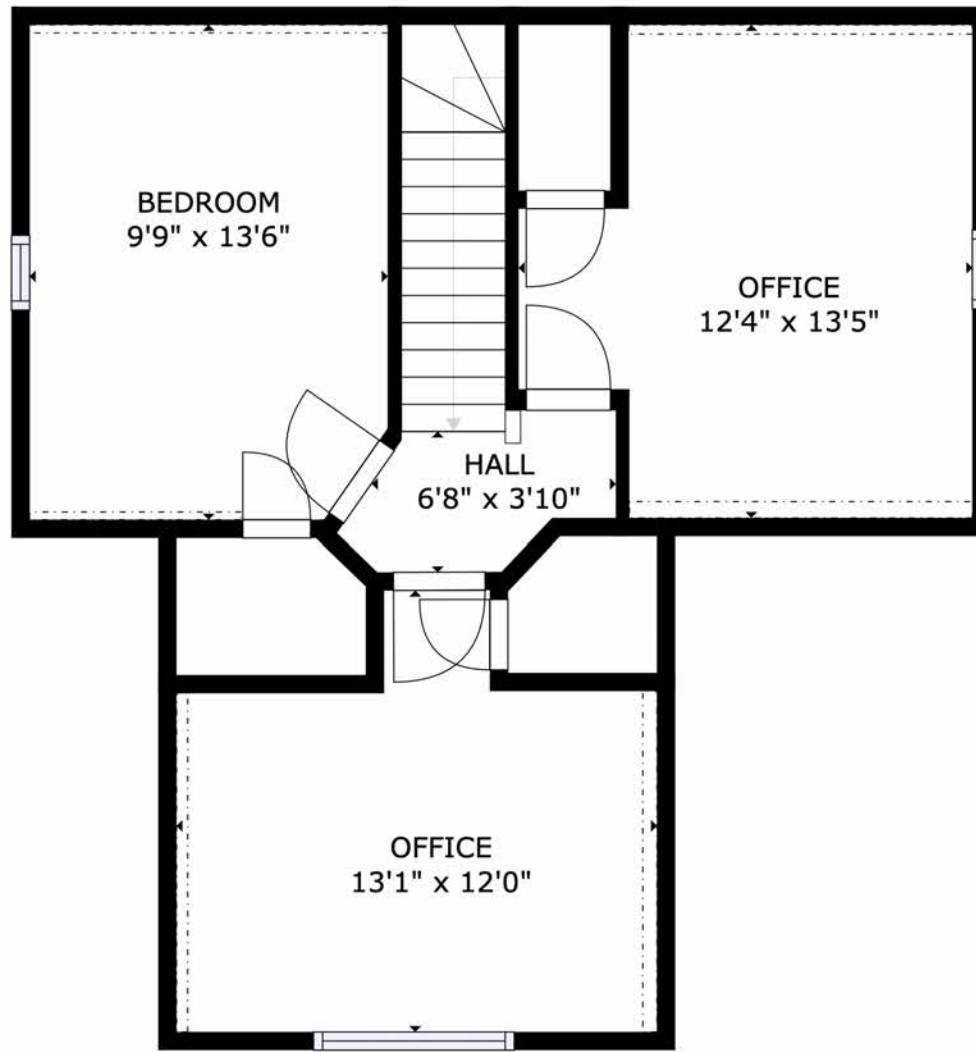
FLOOR PLAN

LOWER LEVEL

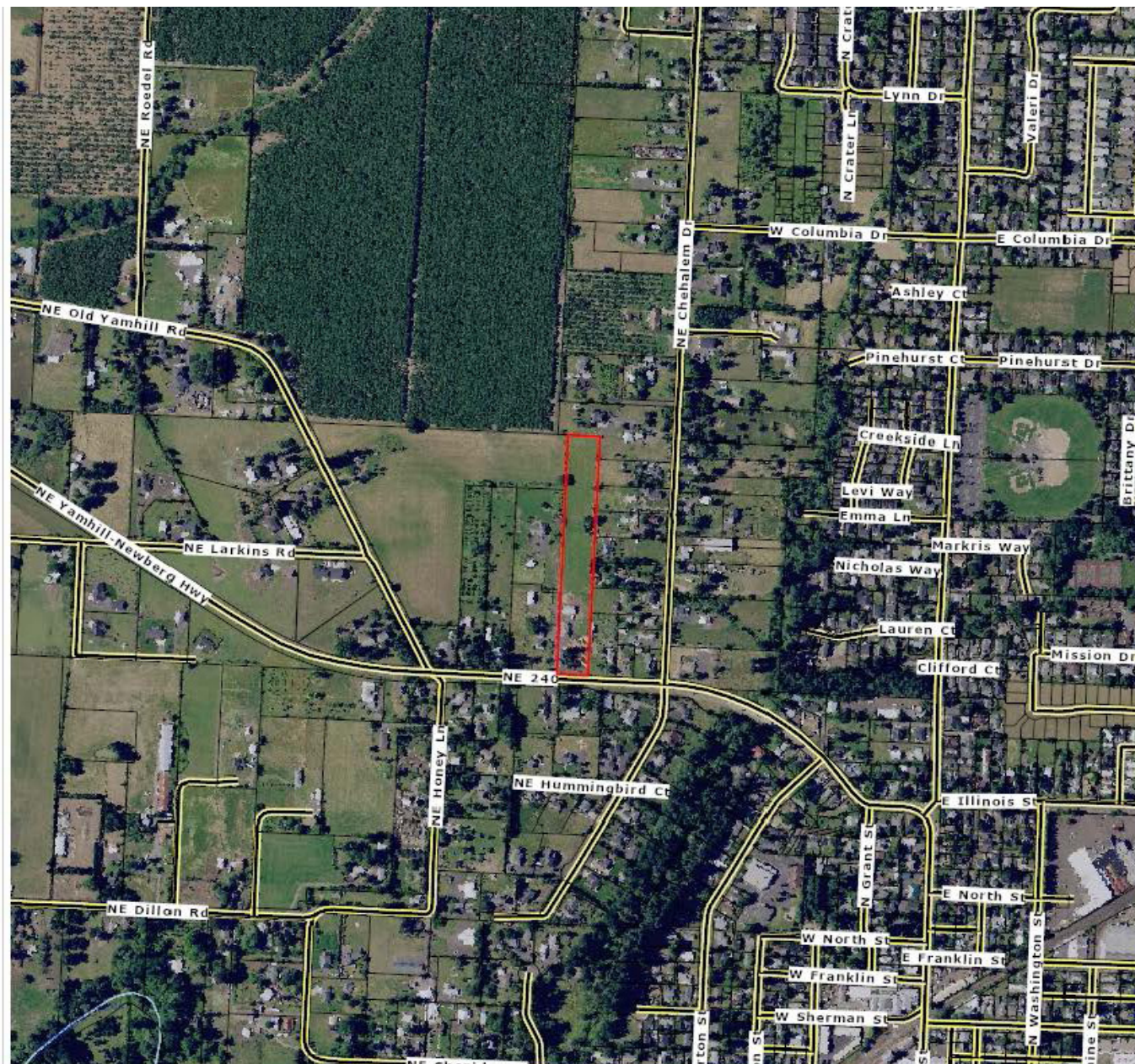


FLOOR PLAN

UPPER LEVEL



PLAT MAP





4 bd | 2 / 0 ba | 1646 sqft
24515 NE HIGHWAY 240 Newberg, OR 97132
Condo Loc:

Status: Active
Year Built: 1900 / RESALE

ML#: 20216774
Acres: 4

XST/Dir: 99 W to North on S Main St to West on NE Highway 240. No sign on property. Private Dr appntmnt only

Property Details:

Property Type: Detached / farm
Zoning: VLDR1
Nhood/Bldg: Rural Newberg
Tax ID: 40048
County: Yamhill
Elementary: Ewing Young
Middle: Mountain View
High: Newberg

Waterfront:
View: Territorial
Body Water:
Lot Size: 3 to 4.99 Acres
Lot Desc: Gentle Sloping, Level
55+ w/Affidavit Y/N: N

Fantastic investment property! 4 level acres directly bordering Newberg's Urban Growth Boundary on eastern & northern property lines, ~1000' to city limits & charming downtown shops/dining. Rare, smaller acreage offering boasts modern farmhouse w/beautiful updates & convenient layout. Plentiful storage throughout. Farming/livestock options w/3 cross-fenced paddocks, approx 30'x60' barn w/12'x60' lean-to, ~40'x50' shop, wrap-around drive & spacious greenhouse. Unprecedented, versatile offering!

Residence Information:

Upper SQFT: 446
Main SQFT: 1200
Lower SQFT: 0
Total SQFT: 1646
Additional SQFT:
Exterior: Lap Siding
Foundation: Slab
Basement:

Levels: 2
Roof: Composition
Green Certification:
Energy Efficiency: N
Fireplaces:
Parking: Driveway, Parking Pad
Garage: 2 / Attached, ,
RV Description: RV Parking

Approximate Room Sizes and Descriptions:

Living: M / 15 X 23 / Closet, Great Room, Wood Floors
Kitchen: M / 10 X 11 / Built-in Microwave, Built-in Dishwasher, Eat Bar, Free-Standing Range, Granite, Pantry
Dining: M / 10 X 13 / Formal, Wood Floors
Master Bathroom: M / 11 X 11 / Built-in Features, Shower, Sink, Soaking Tub, Tile Floor, Walk in Closet
Baths - Full/Part

Master Bedroom: M / 14 X 18 / Bathroom, Ceiling Fan(s), Loft, Suite, Vaulted Ceiling(s), Wood Floors
2nd Bedroom: U / 10 X 14 / Ceiling Fan(s), Closet, Coved, Wood Floors
3rd Bedroom: U / 12 X 13 / Ceiling Fan(s), Closet, Coved, Wood Floors
Utility Room: M / 8 X 20 / Double Closet, Double Sinks, Nook, Storage, Wood Floors
Bedroom 4: U / 9 X 13 / Ceiling Fan(s), Closet, Coved, Wood Floors

Upper Level: 0/0 **Main Level:** 2/0 **Lower Level:** 0/0 **Total Baths:** 2/0

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Dishwasher, Free-Standing Range, Granite, Island, Pantry, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s)
Interior: Ceiling Fan(s), Granite, High Ceilings, Laundry, Soaking Tub, Tile Floor, Vaulted Ceiling(s), Wood Floors
Exterior: Barn(s), Covered Deck, Fenced, Fire Pit, Garden, Gazebo, Greenhouse, Outbuilding, RV/Boat Storage, Tool Shed, Cross Fenced, Yard
Accessibility: Main Floor Bedroom w/Bath
Cool: Window Unit(s)
Heat: Ductless, Radiant, Wall Furnace
Fuel: Electricity, Solar
Sewer: Septic Tank
Hot Water: Gas
Water: Public

Financial:

Property Tax/Yr: \$1,227.98 / 2019
HOA: N
Dues:
Other Dues:
Association Amenities:
Terms Considered: Cash, Conventional, Farm Credit Service, FHA, USDA Loan, VA Loan
Rent, If Rented:
Short Sale: N
Bank Owned/Real Estate Owned: N



THE KELLY GROUP REAL ESTATE

KELLY HAGGLUND, PRINCIPAL BROKER
LICENSED IN OREGON



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