

1308 NE CHEHALEM DR
NEWBERG, OR 97132



THE KELLY GROUP REAL ESTATE

1308 NE CHEHALEM DR NEWBERG, OR

Fantastic investment opportunity, minutes from downtown and on just under an acre! Large lot backs to creek, providing additional privacy and charming eastern view. City water and power connected. Located within the Urban Growth Boundary and backs Newberg City Limits. If annexed, R1 zoning would allow 5,000 square foot lots per home; buyer to do own due diligence regarding intended use, development costs and timeline. House is of little to no value and is sold in As-Is condition.





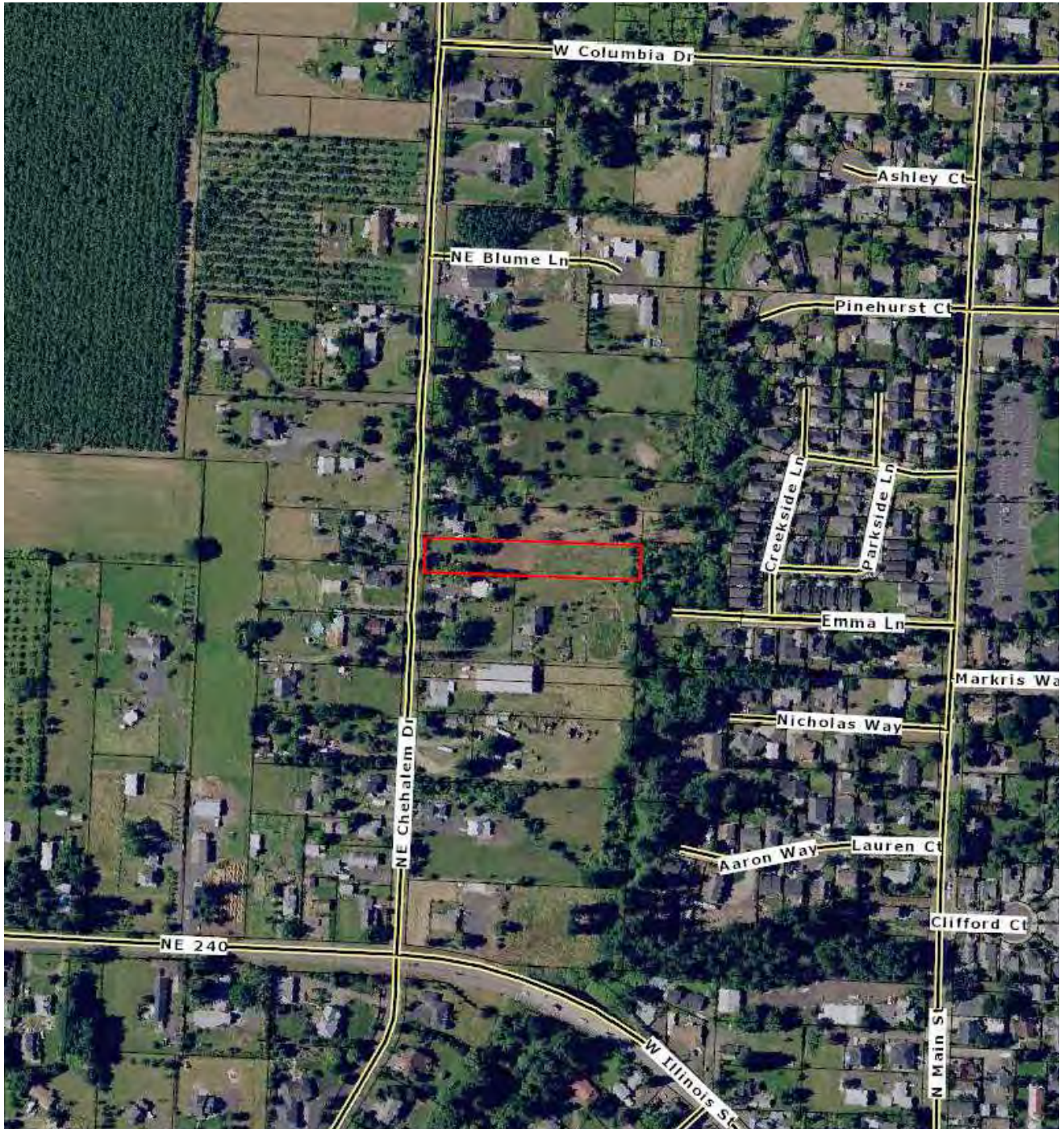




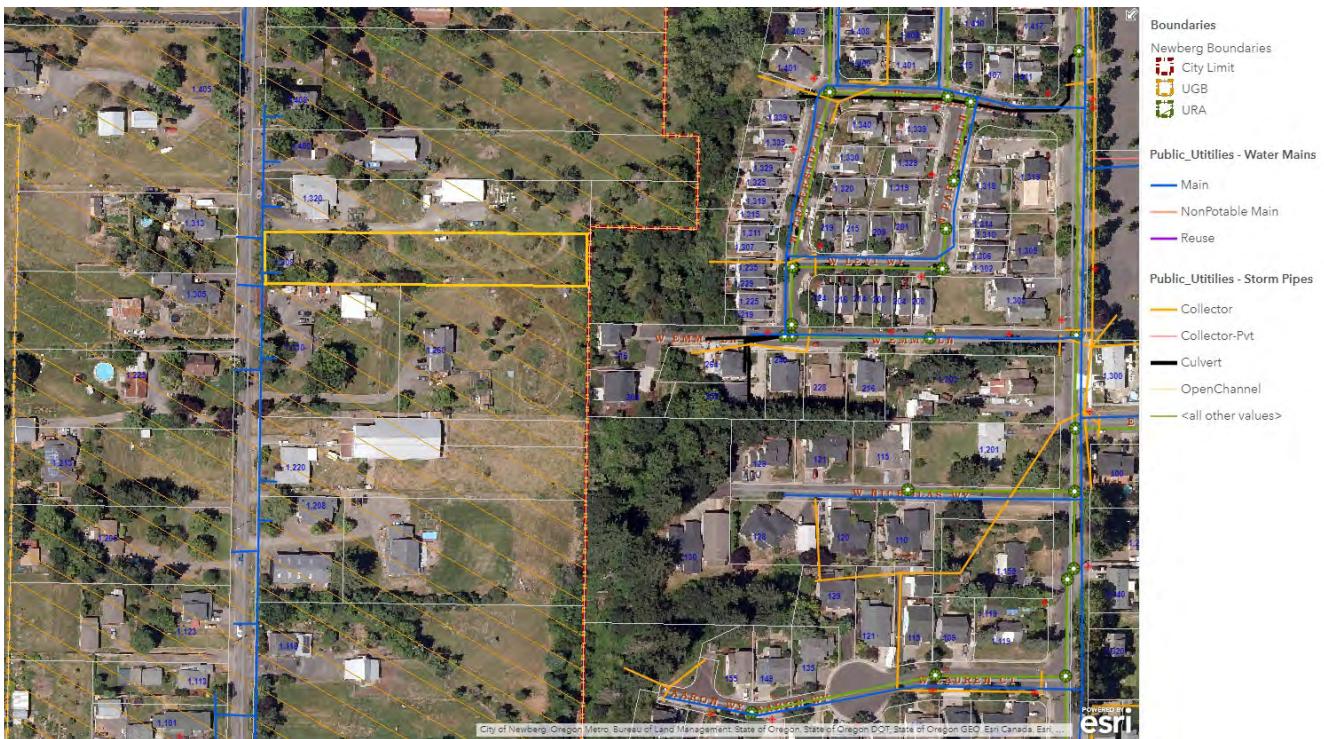
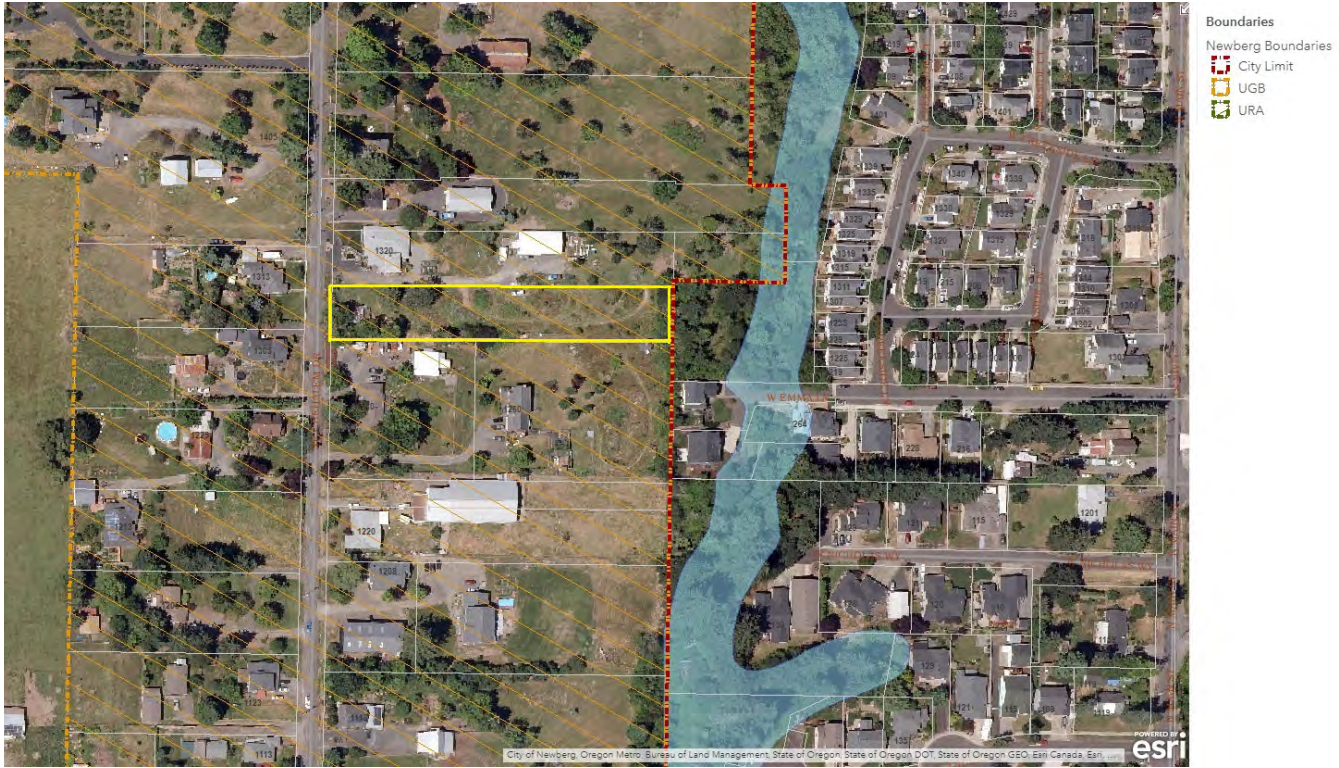




PLAT MAP



URBAN GROWTH BOUNDARY



RMLS INFORMATION



20K-.99AC

Status: **Active**

List Date: 3/29/2021

DOM: 10 Acres: 0.96

MLS#: 21275490

Year Built: /

1308 NE CHEHALEM DR Newberg, OR 97132

Unit #:

Condo Loc:

XST/Dir: From 99W, head north on N Main St to Hwy 240.
North on NE Chehalem Dr, property on right

Property Details:

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Schools:

Elementary: Antonia Crater

Middle: Chehalem Valley

High: Newberg

Improvements:

Utilities: Electricity Connected, Septic Tank, Water Connected

Existing Structures: Y/Driveway, Fixer, Slab

Financial:

Property Tax/Yr: \$1,391.38 / Spcl Asmt Balance:

HOA: N

Dues:

Tax Deferral:

Other Dues:

Short Sale: N

Bank Owned/Real Estate

Owned: N

Terms:

Association Amenities:

Comparable Information:

Original Price: \$450,000

Property Type: Single

Family Residence

Additional Parcels: N/

County: Yamhill

Subdivision:

Internet:

Seller

Disclosure: Disclosure

Open House:

Upcoming Open House:

Area: 156

Zoning: VLDR1

Tax ID: 43287,,

Manufactured House

Okay: Y

CC&Rs: N

Legal: PT LOT 13 IN

NORTHWEST NEWBERG

SUBDIVISION

[VirtualTour #1](#)

Lot Dimensions: 41,817 sq
ft

Availability: Sale

#Lots: 1

Road Surface: Paved

Lot Desc: Brush, Cleared,
Trees

Land Desc: Gentle Sloping,
Level

View: Seasonal, Territorial,
Trees/Woods

Waterfront: /

Body Water:

Perc Test: Y/Approved

Road Frontage: Y

Soil Type/Class:

Soil Cond: Native

Current Use: Raw Land,
Residential

NOTES



1308 NE CHEHALEM DR
NEWBERG, OR 97132



KELLY HAGGLUND
PRINCIPAL BROKER, LICENSED IN OREGON



The Kelly Group Real Estate | 215 N Blaine Street Newberg, OR 97132 | (503) 538-4531
Home Packet Designed by The Kelly Group Real Estate.
All information deemed reliable but not guaranteed. 4.08.2021