

Oregon Vineyard Estate

17450 SW OLDSVILLE ROAD MCMINNVILLE

VIDEO TOUR LINK

<https://vimeo.com/833389698>





Oregon Vineyard Estate

MCMINNVILLE AVA

- ±21.00 TOTAL ACRES
- ±15 ACRE PINOT NOIR VINEYARD
- PLANTED IN 2004/2012; CLONES 777, 667, & 115
 - YIELDS RANGE FROM ±1.7-±3.9 TONS PER ACRE (AVG ±3T/AC)
- TURN OF THE CENTURY FIXER/ REPLACEMENT HOME (AS-IS)
- ABUNDANCE OF OPPORTUNITY AND POTENTIAL



AMY PENDLEY

Principal Broker/Co-owner
Agri-Business Real Estate Services
amy@agribis.com
503.910.4689

 amypendleyABRE

 @agribis_real_estate

CALL FOR DETAILS

This information deemed reliable, but not guaranteed. All maps, exhibits, and water rights presented are based on information obtained from the county and OWRD and should be verified by interested parties. Buyer to complete due diligence regarding all uses of the property.



17450 SW Oldsville Rd McMinnville OR



OPPORTUNITY *B&B, winery/tasting room potential*

This peaceful vineyard estate was settled on 21-acres of gently sloping terrain with nearly 15-acres of mature Pinot Noir grafted vines established on south-facing slopes. Located in Oregon's beautiful Willamette Valley just south of McMinnville and within the McMinnville AVA, this estate is well situated adjacent to the state's geological landmark Erratic Rock and 1/2 mile from the Coast Highway. With views of the coastal range and Mt Hood, this property is beaming with potential, the homestead includes a 1897 fixer/replacement farmhouse (as-is) with replacement dwelling permit on file, with Yamhill County, historic loft barn, and outbuildings ready for your vision. The well-managed vineyard provides added potential for establishing a tasting room, winery, vacation rental, or VY business right in the heart of Oregon wine country.

More details at: www.agribis.com

Vita-Culture Report: [Here](#)



WWW.AGRIBIS.COM



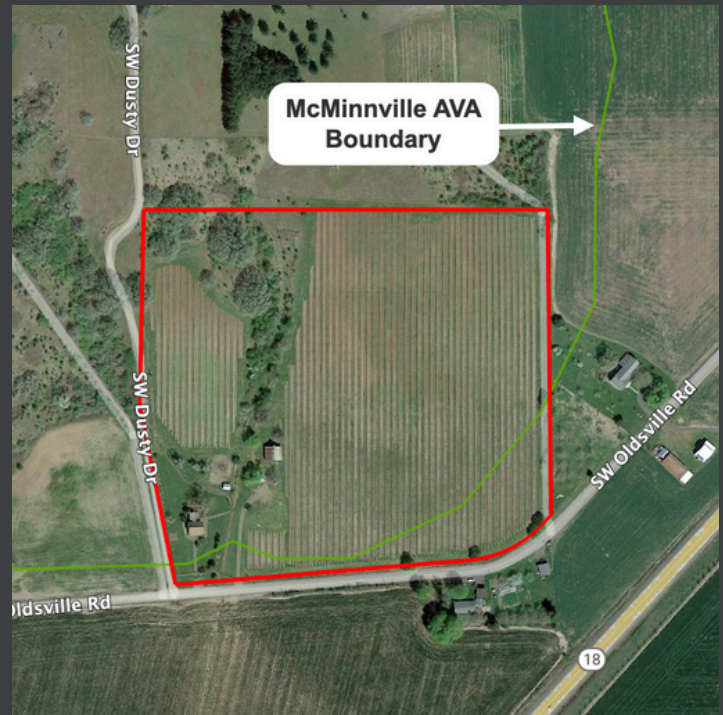
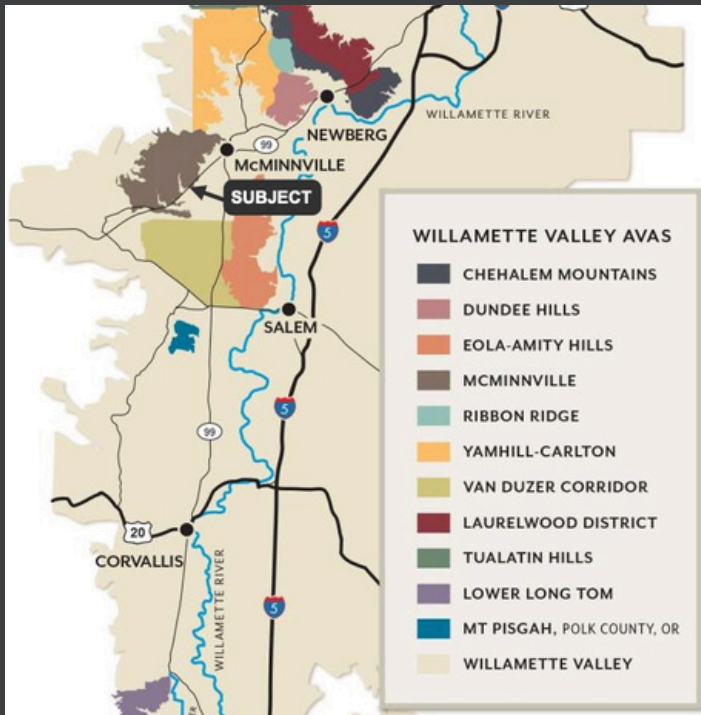
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- Fix, replace, or restore this old farmhouse (as-is)
 - Replacement Permit on file
- 1,716 SF 2-Story + Unfinished Basement
- Spacious Rooms
- 4 bedrooms
- 3 bathrooms
- Covered Porch and Deck



17450 SW Oldsville Rd McMinnville OR



VINEYARD SUMMARY

Block	Variety	Clone	Year Planted	Vine Spacing	Row Spacing	Acres
1	Pinot Noir	777/101-14	2004	5	8	3.98
2	Pinot Noir	667/101-14	2004	5	8	2.20
3	Pinot Noir	115/101-14	2004	5	8	2.10
4	Pinot Noir	115/3309	2004	5	8	1.90
5	Pinot Noir	667/3309	2004	5	8	2.28
6	Pinot Noir	777/3309	2012	5	8	2.00

14.46

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COUNTY INFO

Obtained through county records



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Buyer to complete due diligence regarding all uses of the property.

7/1/2024 to 6/30/2025 REAL PROPERTY TAX STATEMENT

YAMHILL COUNTY, OREGON 535 NE 5TH ST., ROOM 42, MCMINNVILLE, OR 97128 (503) 434-7521

PROPERTY LOCATION17450 SW OLDSVILLE RD
MCMINNVILLE, OR 97128**ALT NO: R5515 00800**

Account Acres: 21.0000

ACCOUNT NO: 207252

Tax Code Area: 40.4

Potential Additional Tax Liability
For Special AssessmentCOELHO DEOLINDA
PO BOX 790
AMITY OR 97101**2024 - CURRENT TAX BY DISTRICT:**

CHEMEKETA COMMUNITY COLLEGE	74.73
MCMINNVILLE SD40	495.41
WILLAMETTE REG ESD	35.42
EDUCATION TOTAL:	605.56

CHEMEKETA LIBRARY	9.77
SHERIDAN FIRE	133.58
SHERIDAN FIRE LOCAL OPTION	105.07
YAMHILL CO EXT SERVICE	5.36
YAMHILL COUNTY	307.74
YAMHILL SOIL & WATER	4.23
GENERAL GOVERNMENT TOTAL:	565.75

CHEMEKETA COLLEGE BOND	28.79
FIRE PATROL PRINCIPAL - NW	40.12
FIRE PATROL SURCHARGE - NW	47.50
MCMINNVILLE SD 40 BOND	294.37
BONDS AND OTHER TOTAL:	410.78

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
LAND	589,667	686,758
STRUCTURES	144,516	156,409
RMV TOTAL	734,183	843,167
M5 REAL MARKET TOTAL:	190,336	206,058
*ASSESSED VALUE:	115,925	119,395
TOTAL TAXABLE	115,925	119,395
PROPERTY TAXES:	1,530.94	1,582.09

2024 - 2025 TAX BEFORE DISCOUNT 1,582.09Online or Telephone payment options available - for instructions
and conditions go to: www.yamhillcounty.gov/assessor* If you have questions about your assessed value increasing more
than 3% this year, please contact our office.**TOTAL (after discount): 1,534.63**
Delinquent tax amount is included in payment options listed below.

(See back for payment instructions)

TAX PAYMENT OPTIONS

Payment Options	Date Due	Discount Allowed	Net Amount Due
FULL PAYMENT	Nov 15, 2024	47.46 3% Discount.....	\$1,534.63
2/3 PAYMENT	Nov 15, 2024	21.09 2% Discount.....	\$1,033.64
1/3 PAYMENT	Nov 15, 2024	No Discount.....	\$527.35

NO STATEMENTS ARE SENT FOR THE FEBRUARY 15 OR MAY 15 INSTALLMENT DATES IF PAYING THE 2/3 OR 1/3 OPTION.

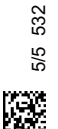
PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructionsTEAR ↑
HERE**2024 - 2025 Property Tax Payment Yamhill County, Oregon**
PROPERTY LOCATION: 17450 SW OLDSVILLE RD**ACCOUNT NO: 207252**

Delinquent tax amount is included in payment options listed below

FULL PAYMENT	(Includes 3% Discount)	DUE Nov 15, 2024	\$1,534.63
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 15, 2024	\$1,033.64
1/3 PAYMENT	(No Discount offered)	DUE Nov 15, 2024	\$527.35



Mailing address change on back

532*1**G50**1.431**9/10*****AUTO5-DIGIT 97106
COELHO DEOLINDA
PO BOX 790
AMITY OR 97101**Enter Amount Paid**Please make payment to:
YAMHILL COUNTY TAX COLLECTOR
535 NE 5th ST, ROOM 42
MCMINNVILLE, OR 97128-4532

36 00207252 0000153463 0000103364 0000052735 0



Yamhill County, Oregon

"In the heart of the Willamette Valley"

535 NE 5th
Street
McMinnville,
OR 97128
503-434-7521

Property Account Summary

12/16/2024



Click image above for more information

Account Number	207252	Property Address	17450 SW OLDSVILLE RD , MCMINNVILLE, OR 97128
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General Information

Alternate Property #	R5515 00800
Property Description	See Metes & Bounds
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	40.4
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	12.5170

Property Characteristics

Neighborhood	Rural McMinnville
Land Class Category	551 Farm EFU Receiving FUV/imp
Account Acres	21.0000
Change Property Ratio	Farm

Parties

Role	Name
Owner	COELHO DAVID &
Owner	COELHO DEOLINDA

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Assessed Value AVR	\$119,395	\$115,925	\$112,555	\$109,282	\$106,103

Exempt Value EAR					
Taxable Value TVR	\$119,395	\$115,925	\$112,555	\$109,282	\$106,103
Real Market Land MKLTL	\$686,758	\$589,667	\$480,186	\$363,645	\$335,567
Real Market Buildings MKITL	\$156,409	\$144,516	\$163,405	\$132,636	\$106,306
Real Market Total MKTTL	\$843,167	\$734,183	\$643,591	\$496,281	\$441,873
M5 Market Land MKLND	\$44,289	\$40,500	\$34,295	\$26,840	\$25,979
M5 Limit SAV M5SAV	\$5,360	\$5,320	\$5,100	\$4,960	\$4,880
M5 Market Buildings MKIMP	\$156,409	\$144,516	\$163,405	\$132,636	\$106,306
M50 MAV MAVMK	\$117,775	\$114,345	\$111,015	\$107,782	\$104,643
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$1,620	\$1,580	\$1,540	\$1,500	\$1,460

Active Exemptions

No Exemptions Found

Tax Balance

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/13/2024 12:25:00	1305626	\$1,582.09	\$1,582.09	\$1,534.63	\$0.00
11/08/2023 00:00:00	1254676	\$1,530.94	\$1,530.94	\$1,485.01	\$0.00
11/04/2022 00:00:00	1199905	\$1,495.81	\$1,495.81	\$1,450.93	\$0.00
11/12/2021 00:00:00	1171819	\$1,396.03	\$1,396.03	\$1,354.15	\$0.00
11/17/2020 00:00:00	1131160	\$1,356.14	\$1,356.14	\$1,315.45	\$0.00
11/18/2019 00:00:00	1080959	\$1,322.47	\$1,322.47	\$1,282.79	\$0.00

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
05/13/2016	05/13/2016	2016-06830	\$875,000.00	171377		S	No
08/22/2000	08/22/2000	2000-12041	\$330,000.00	102275		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2484	0 X 0	1897	3	2	4	1	1

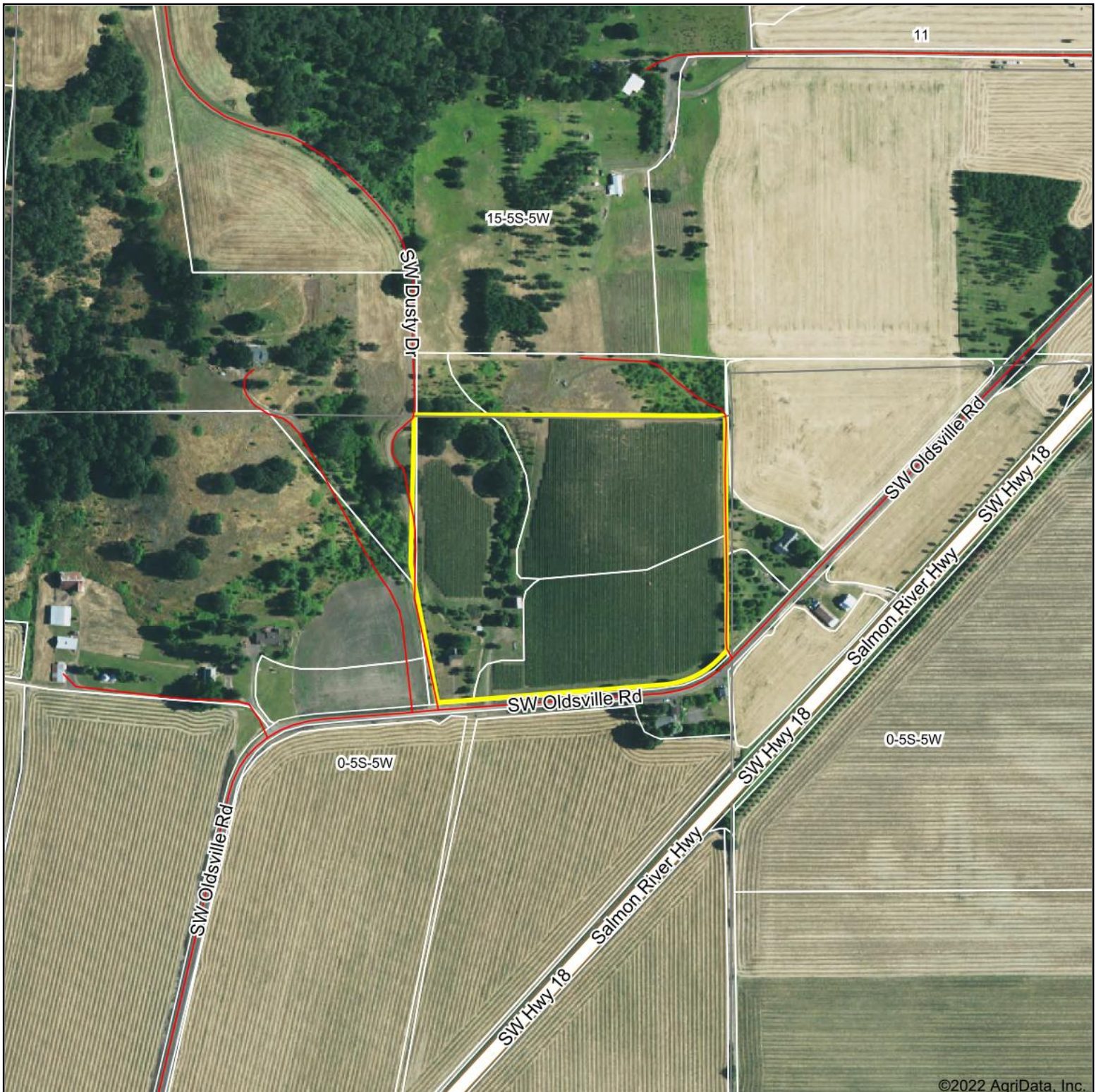
MAPS

Estimated based on county GIS mapping records



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Aerial Map



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Map Center: 45° 8' 18.74, -123° 17' 35.11

0ft 505ft 1010ft

0-5S-5W
Yamhill County
Oregon



12/21/2022

Maps Provided By:

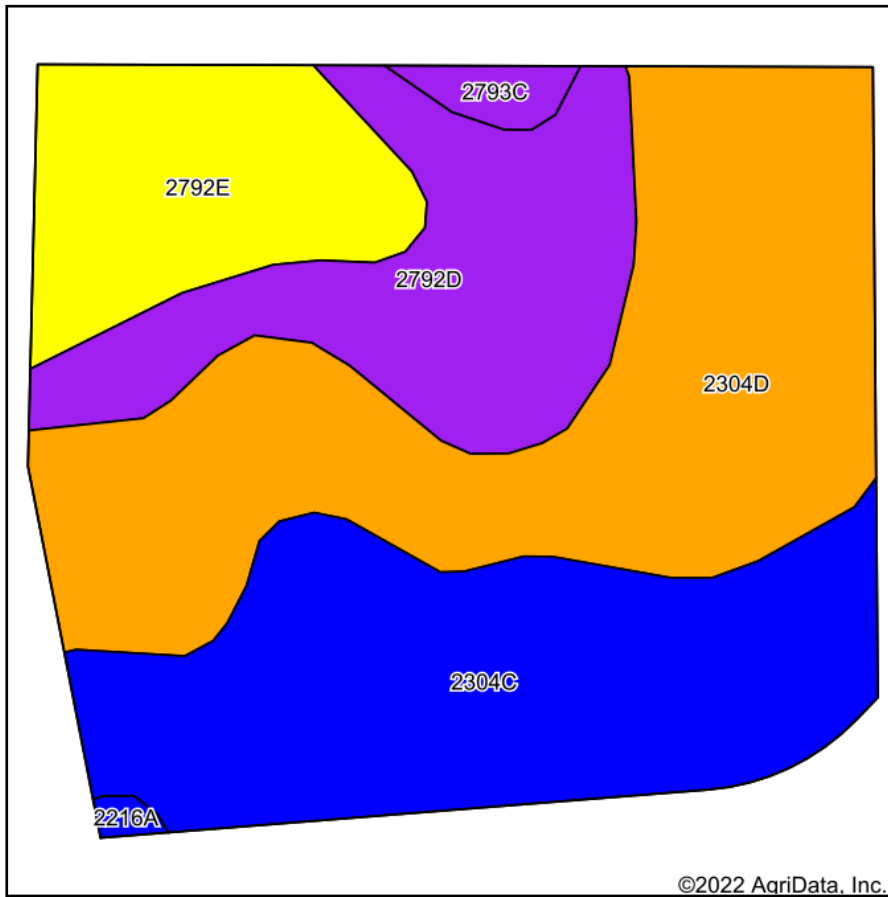


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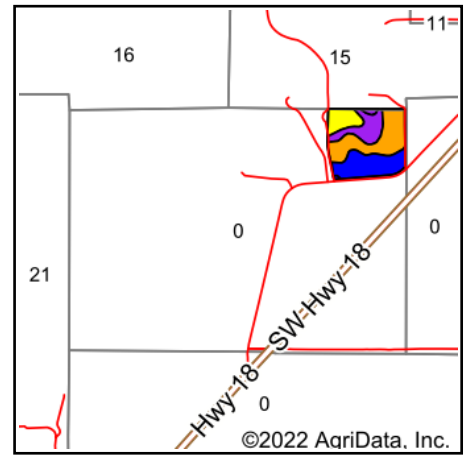
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Oregon**
 County: **Yamhill**
 Location: **0-5S-5W**
 Township: **Sheridan**
 Acres: **20.5**
 Date: **12/21/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OR071, Soil Area Version: 11								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
2304D	Carlton silt loam, 12 to 20 percent slopes	7.58	37.0%		Moderately well drained	IIIe		77
2304C	Carlton silt loam, 2 to 12 percent slopes	6.14	30.0%		Moderately well drained	IIe	IVe	85
2792D	Witzel-Dixonville complex, 12 to 20 percent south slopes	3.70	18.0%		Well drained	VIIs		51
2792E	Witzel-Dixonville complex, 20 to 30 percent south slopes	2.73	13.3%		Well drained	IVe		40
2793C	Witzel-Dixonville complex, 2 to 12 percent slopes	0.27	1.3%		Well drained	VIIs		54
2216A	Chehalem silty clay loam, volcanic, 0 to 3 percent slopes	0.08	0.4%		Somewhat poorly drained	IIw	IIw	86
Weighted Average						3.41	*-	*n 69.5

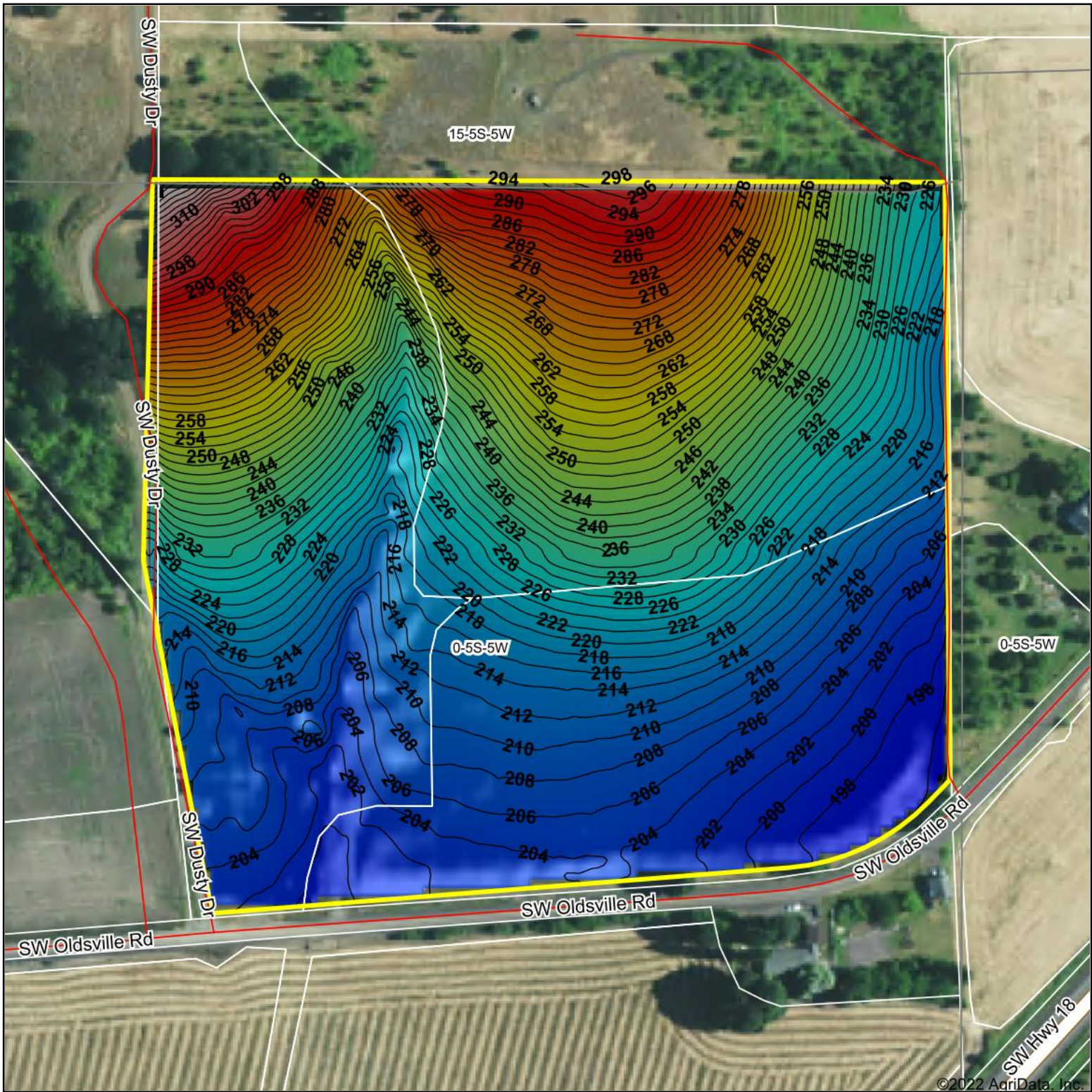
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 2

Min: 194.8

Max: 323.9

Range: 129.1

Average: 233.0

Standard Deviation: 28.05 ft

0ft 198ft 396ft



12/21/2022

0-5S-5W
Yamhill County
Oregon

map center:45° 8' 18.74, -123° 17' 35.11

Maps Provided By:

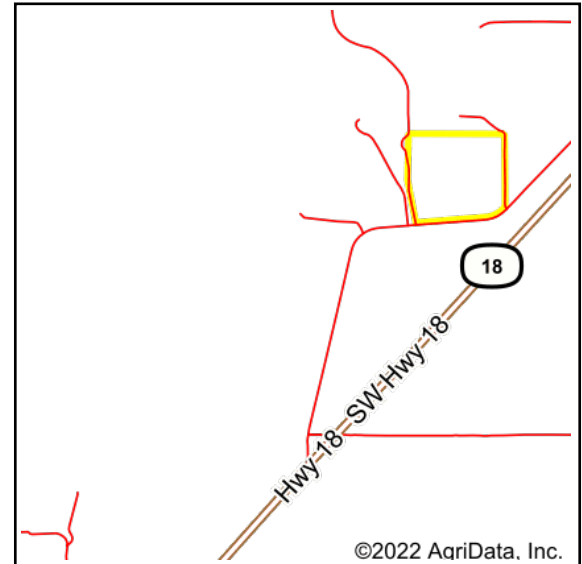
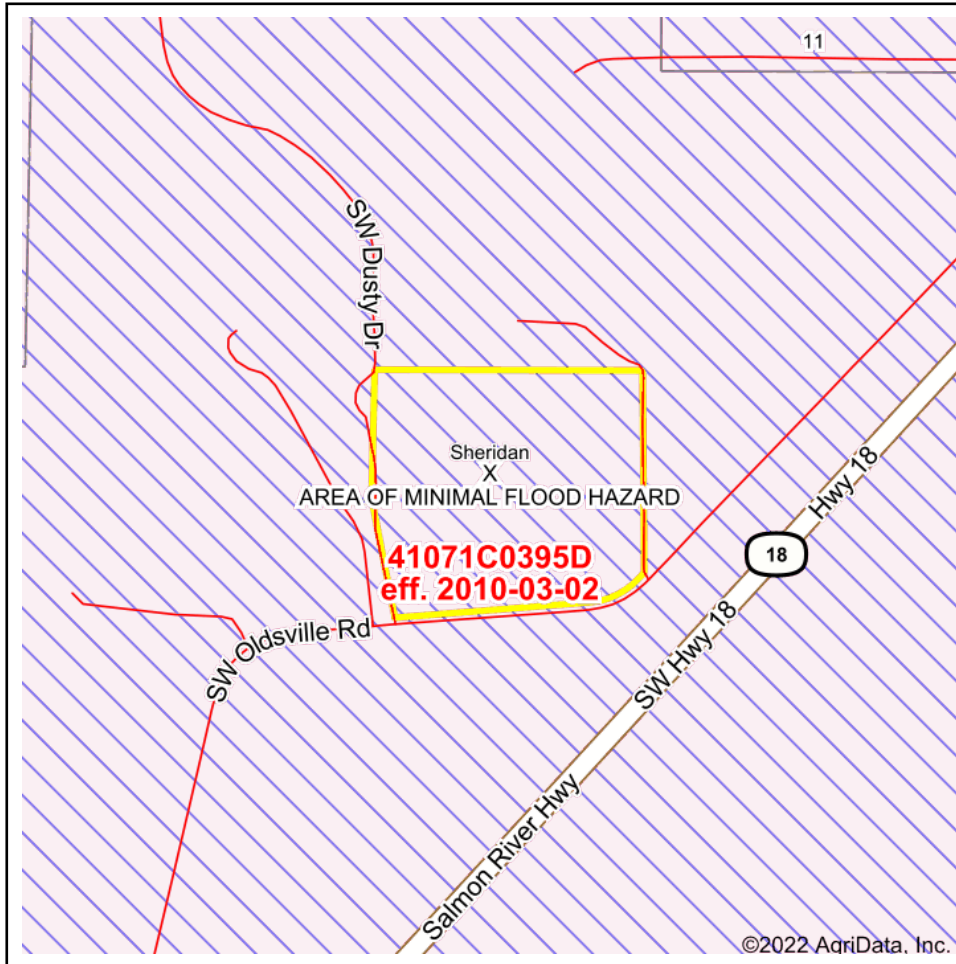


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Field borders provided by Farm Service Agency as of 5/21/2008.

FEMA Report



Map Center: 45° 8' 18.74, -123° 17' 35.11
 State: OR Acres: 20.5
 County: Yamhill Date: 12/21/2022
 Location: 0-5S-5W
 Township: Sheridan

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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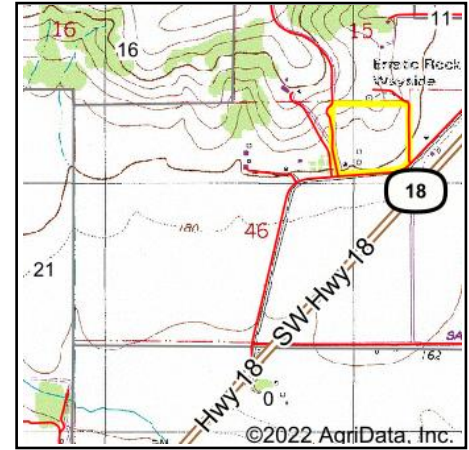
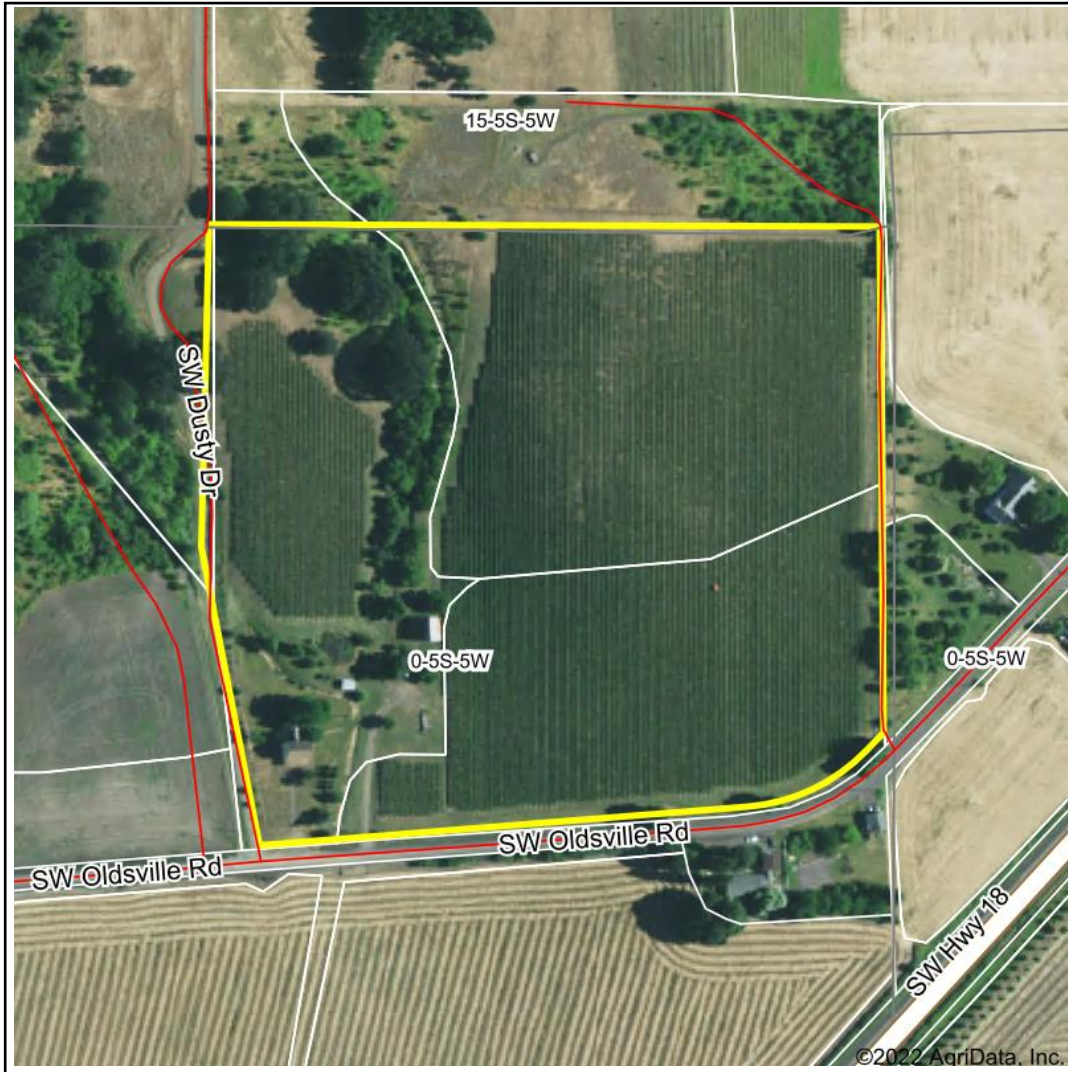
Name	Number	County	NFIP Participation	Acres	Percent
YAMHILL COUNTY	410249	Yamhill	Regular	20.5	100%
Total				20.5	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	20.5	100%
Total			20.5	100%

Panel	Effective Date	Acres	Percent
41071C0395D	3/2/2010	20.5	100%
Total		20.5	100%

Wetlands Map



State: **Oregon**
 Location: **0-5S-5W**
 County: **Yamhill**
 Township: **Sheridan**
 Date: **12/21/2022**

Maps Provided By:



0ft 332ft 663ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>