



**Oregon
Farm & Home**

★ B R O K E R S ★

12976 PARRISH GAP ROAD

TURNER

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



INTRODUCTION

This stunning two-level home is nestled on a picturesque hillside, offering breathtaking views of the surrounding countryside and an expansive 17.8 acres of land. With six spacious bedrooms and 4.5 bathrooms, this home provides ample room for family living and entertaining. The lower level features a fully equipped mother-in-law suite with its own kitchen, perfect for guests or multi-generational living. The property boasts a beautiful garden, lush pastures, and scenic wine rows, ideal for anyone with a passion for gardening, farming, or wine production. Enjoy outdoor living at its finest with a charming patio for dining and relaxation, complemented by a cozy firepit for evenings under the stars.

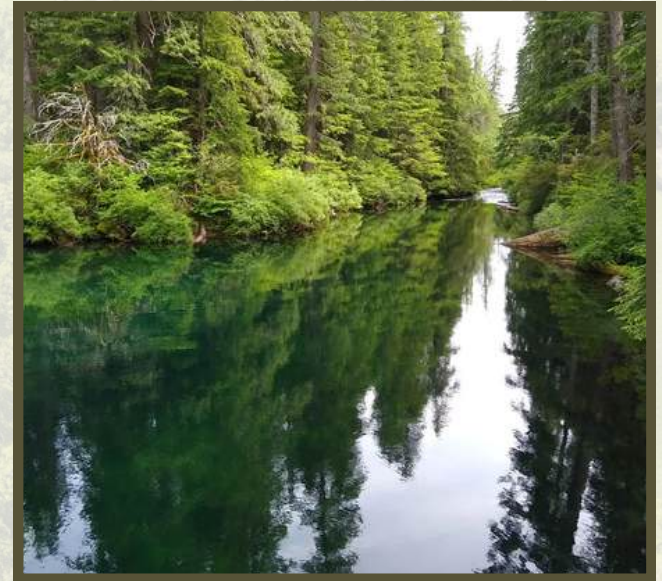
In addition to the main house, this property includes impressive outbuildings that enhance its functionality and versatility. A massive 3456 sqft shop offers plenty of space for storage, projects, or even a home-based business, while the 2720 sqft barn is perfect for housing livestock, equipment, or creating additional living spaces. The property also features a well-maintained chicken coop for those interested in raising chickens, making it a true self-sufficient retreat. With so much space both inside and out, this property offers endless possibilities for enjoying rural life in comfort and style.

ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

LOCATION

This charming property is ideally situated just outside of Turner, Oregon, offering the perfect balance of peaceful country living with easy access to nearby cities. Located in the heart of the Willamette Valley, it's only a short drive from Albany and Salem, making it an ideal base for exploring the best of Oregon's rich natural beauty and cultural attractions. With easy access to I-5, commuting and road trips to other parts of the state are a breeze. Whether you're enjoying the serenity of the countryside or heading into town for work or leisure, this location offers the best of both worlds.

The surrounding area is filled with a variety of activities to suit all interests. Outdoor enthusiasts will enjoy exploring the nearby Willamette National Forest, with its hiking trails, fishing spots, and stunning scenic views. Wine lovers will find themselves surrounded by renowned vineyards, offering wine-tasting experiences amidst the beautiful valley. For those interested in local history, both Albany and Salem have charming downtown areas with historical sites, museums, and unique shops. Plus, the proximity to I-5 provides easy access to a variety of other attractions, from the Oregon Coast to Portland's vibrant cultural scene.



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LAND



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LAND

17.8 Acres

- Cross Fenced
- Electric Gate at Driveway
- Underground Sprinklers
- Garden
- Landscaped
- Fruit Trees
- Wine Rows
- 7 Pastures
- Sloped
 - Elevation Ranging from 400' to 590'
- Gravel Roads
- Previous Hardship Site with Line to Well/Septic with Own Meter

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HOME



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HOME

4001 SqFt Home

- 6 Bedrooms
- 4.5 Bathrooms
- 2 Levels
 - Main Level
 - Kitchen, Living Room, Primary Suite, Additional Bedrooms, Large Utility Room
 - Mother in Law Suite
 - Full Kitchen *Excluding Range*
 - Full Bathroom
 - Bedroom is ADU Accessible *Except Interior Bathroom Door to Bedroom*
 - Lower
 - Finished Daylight Basement, Living Room, Certified Wood Stove, Multiple Bonus Rooms, Cold Storage
- Attached Two Car Garage
- Front Deck
- Back Patio with Large Concrete Slab and Firepit
- Wired for Generator



SCAN HERE
FOR
PHOTO
GALLERY!

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OUTBUILDINGS

Shop

- 3456 SqFt
- 3 Bays
- 14' Doors, 16' Eaves
- Metal Roof and Siding
- Lean To on Both Sides
- Restroom with Utility Sink
- Woodstove (Not Certified)
- Workbenches
- RV Hookups
 - Plug and Dump
- Wired for 200 AMP Service with 400 AMP Capabilities
- Wired for Generator

Barn

- 2720 SqFt
- Partial Concrete Floor/Partial Dirt Floor
- Designated Pens
- 50 Amp Service

Chicken Coop

Animal Shelter



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SYSTEMS

Well

- Located Parallel to Shop
- Pump Controls in Shop
- Pentek Variable Frequency Well
- Automatic Pump Installed 10 Years Ago

Septic

- Located Between House and Garden
- 1100 Gallon Tank
 - Tank Installed 10 Years Ago

Security System

- Brinks, \$58 Per Month, Exterior Cameras, Door Alert

Internet

- Hughes Net

SELLER PREFERRED TERMS

OREF Forms

3 Business Days for Seller's Response

45 Calendar Days Closing

1 Week Occupancy Post Close

Personal Property Included: Fridge, Range, Dishwasher, Built In Microwave, All Conveyed at \$0 Value

Excluded: Washer, Dryer, Generators

Negotiable: Auto Lift in Shop, Cattle Guard

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PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- *PROPERTY BOUNDARIES*
- *TOPOGRAPHIC*
- *AREA, CITY LIMITS*



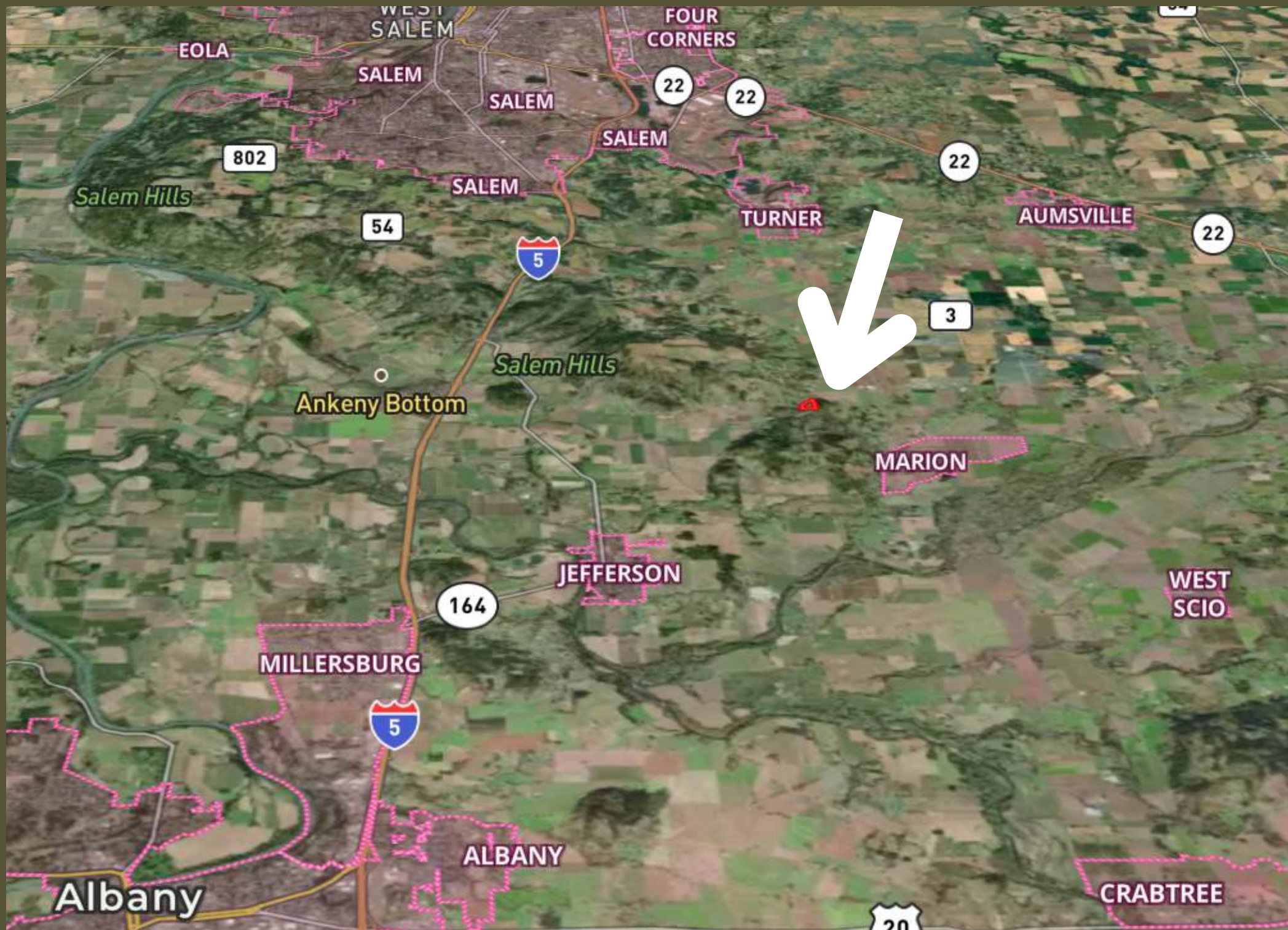
SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- NEKIA SILTY CLAY LOAM

Code	Description	Acres	%	CPI	NCCPI	CAP	?
NeD	Nekia silty clay loam, 12 to 20 percent slopes	9.2	51.8%	-	60	3e	?
NeE	Nekia silty clay loam, 20 to 30 percent slopes	8.38	47.18%	-	47	4e	?
AbA	Abiqua silty clay loam, 0 to 3 percent slopes	0.17	0.96%	-	85	1	?
Totals		17.76 ac					
	0 CPI Average			54.07 NCCPI Average		3.45 Cap. Average	



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WELL LOG PROVIDED BY OWRD

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COUNTY INFO

*LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY*

Property Identification

Account ID:

535397

Tax Account ID:

535397

Tax Roll Type:

Real Property

Situs Address:

12976 PARRISH GAP RD SE TURNER

Map Tax Lot:

092W20D001400

Owner:

KEMRY, JONATHAN & KEMRY, MICHAEL

12976 PARRISH GAP RD SE
TURNER, OR 97392

August 7, 2023

Property Identification

Account ID:

535397

Tax Account ID:

535397

Tax Roll Type:

Real Property

Situs Address:

12976 PARRISH GAP RD SE TURNER OR 97392

Map Tax Lot:

092W20D001400

Owner:

KEMRY, JONATHAN & KEMRY, MICHELLE D

12976 PARRISH GAP RD SE

TURNER, OR 97392

Manufactured Home Details:**Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:**Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
KEMRY,JONATHAN & KEMRY,MICHELLE D 12976 PARRISH GAP RD SE TURNER OR 97392	WILLIAMS,MICHAEL T & WILLIAMS,DARLA M PO BOX 3108 SALEM OR 97302	8/7/2006 \$498,600.00 27 1	8/7/2006 26880137 WD 535397
WILLIAMS,MICHAEL T & WILLIAMS,DARLA M PO BOX 3108 TURNER OR 97392	PARKER,DARWIN D & DOROTHY D 12976 PARRISH GAP RD SE TURNER OR 97392	1/29/2003 \$299,900.00 27 1	1/29/2003 20610245 WD 535397
PARKER,DARWIN D & DOROTHY D 12976 PARRISH GAP RD SE TURNER OR 97392	TOLL,LARRY M	11/26/1980 \$71,910.00 23 1	11/26/1980 02340532 DEED 535397

Property Details

Property Class:

551

RMV Property Class:

551

Levy Code Area:

05590

Zoning:

(Contact Local Jurisdiction)

Notes:**Exemption (Begin/End):****Deferral (Begin/End):****Land/On-Site Developments Information:**

ID	Type	Acres	Sq Ft
0	On Site Development - SA OSD - AVERAGE		
2	005 Farm Homesite	1	43560
3	005 Woodlot WOOD FARM WOODLOT	7.3	317988
4	005 Farm Use - EFU 4HD FOUR HILL DRY	9.5	413820

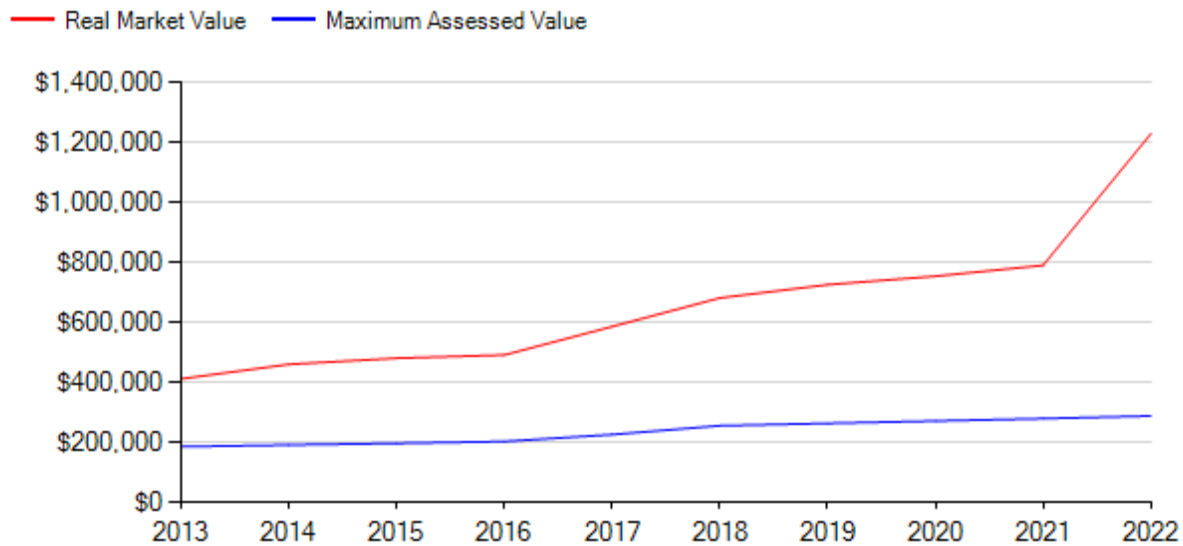
Improvements/Structures:

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
1	RESIDENCE	133 One Story with basement		3	4001	1981
1.1		YARD IMPROVEMENTS AVERAGE			1	1990
2	FARM BLDG	351 General Purpose Building (GB)		4	2720	1990
3	FARM BLDG	351 General Purpose Building (GB)		6	3456	2016
4	FARM BLDG	341 Multi Purpose Shed (MP)		5	288	2010
5	FARM BLDG	341 Multi Purpose Shed (MP)		4	224	2010
6	FARM BLDG	355 Lean-to Heavy (LTH)		6	480	2017

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$545,430
Assess.:	
RMV Structures:	\$685,140
RMV Total:	\$1,230,570
AV:	\$314,397
SAV:	\$49,083
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$734,223
MAV:	\$288,720
MSAV:	\$25,677

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$685,140	\$0	\$545,430/\$25,677	None	\$314,397
2021	\$463,820	\$0	\$327,800/\$25,040	None	\$305,350
2020	\$427,450	\$0	\$327,800/\$24,430	None	\$296,580
2019	\$399,020	\$0	\$327,800/\$23,840	None	\$288,070
2018	\$401,600	\$0	\$280,960/\$23,000	None	\$279,540
2017	\$331,790	\$0	\$255,160/\$22,710	None	\$249,600
2016	\$249,810	\$0	\$242,710/\$22,160	None	\$225,810
2015	\$240,770	\$0	\$240,670/\$21,650	None	\$219,370
2014	\$227,980	\$0	\$233,120/\$21,140	None	\$213,110
2013	\$221,990	\$0	\$190,780/\$20,560	None	\$206,940

Taxes: Levy, Owed

Taxes Levied 2022-23: \$3,770.97
Tax Rate: 11.9943
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2022	\$3,770.97	\$3,770.97

Year	Total Tax Levied	Tax Paid
2021	\$3,678.28	\$3,678.28
2020	\$3,569.35	\$3,569.35
2019	\$3,493.01	\$3,493.01
2018	\$3,410.87	\$3,410.87
2017	\$3,045.63	\$3,045.63
2016	\$2,757.79	\$2,757.79

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3897570	-\$3,770.97	\$113.13	\$0.00	\$3,657.84	11/11/2022
2021	3878801	-\$3,678.28	\$110.35	\$0.00	\$3,567.93	11/11/2021
2020	3859029	-\$3,569.35	\$107.08	\$0.00	\$3,462.27	11/14/2020
2019	128945	-\$3,493.01	\$104.79	\$0.00	\$3,388.22	11/6/2019
2018	277713	-\$3,410.87	\$102.33	\$0.00	\$3,308.54	11/6/2018
2017	392267	-\$3,045.63	\$91.37	\$0.00	\$2,954.26	11/13/2017
2016	539597	-\$2,757.79	\$82.73	\$0.00	\$2,675.06	11/14/2016



MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535397**

Tax Lot: **092W20D001400**

Owner: Kemry, Jonathan

CoOwner: Kemry, Michelle D

Site: 12976 Parrish Gap Rd SE

Turner OR 97392

Mail: 12976 Parrish Gap Rd SE

Turner OR 97392

Zoning: SA - Special Agriculture

Std Land Use: RSFR - Single Family Residence

Legal: ACRES 17.80, HOME ID 318567

Twn/Rng/Sec: T:09S R:02W S:20 Q:SE QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,230,570.00**

Market Land: **\$545,430.00**

Market Impr: **\$685,140.00**

Assessment Year: **2022**

Assessed Total: **\$314,397.00**

Exemption:

Taxes: **\$3,770.97**

Levy Code: 05590

Levy Rate: 11.9943

PROPERTY CHARACTERISTICS

Year Built: 1981

Eff Year Built:

Bedrooms: 5

Bathrooms: 4.5

of Stories: 1

Total SqFt: 4,001 SqFt

Floor 1 SqFt: 4,001 SqFt

Floor 2 SqFt:

Basement SqFt: 1,381 SqFt

Lot size: 17.80 Acres (775,368 SqFt)

Garage SqFt: 700 SqFt

Garage Type: Attached Finished Garage

AC:

Pool:

Heat Source: Heat Pump

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 5 - Cascade

Census: 4007 - 010801

Recreation:

SALE & LOAN INFORMATION

Sale Date: 08/08/2006

Sale Amount: \$498,600.00

Document #: 26880137

Deed Type: Deed

Loan Amount: \$398,880.00

Lender: WELLS FARGO BK NA

Loan Type: Conventional

Interest Type:

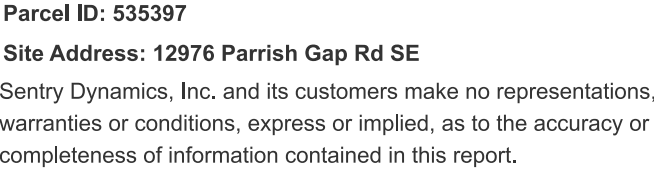
Title Co: AMERITITLE

Assessor Map

**Parcel ID: 535397**

Site Address: 12976 Parrish Gap Rd SE

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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Aerial Map

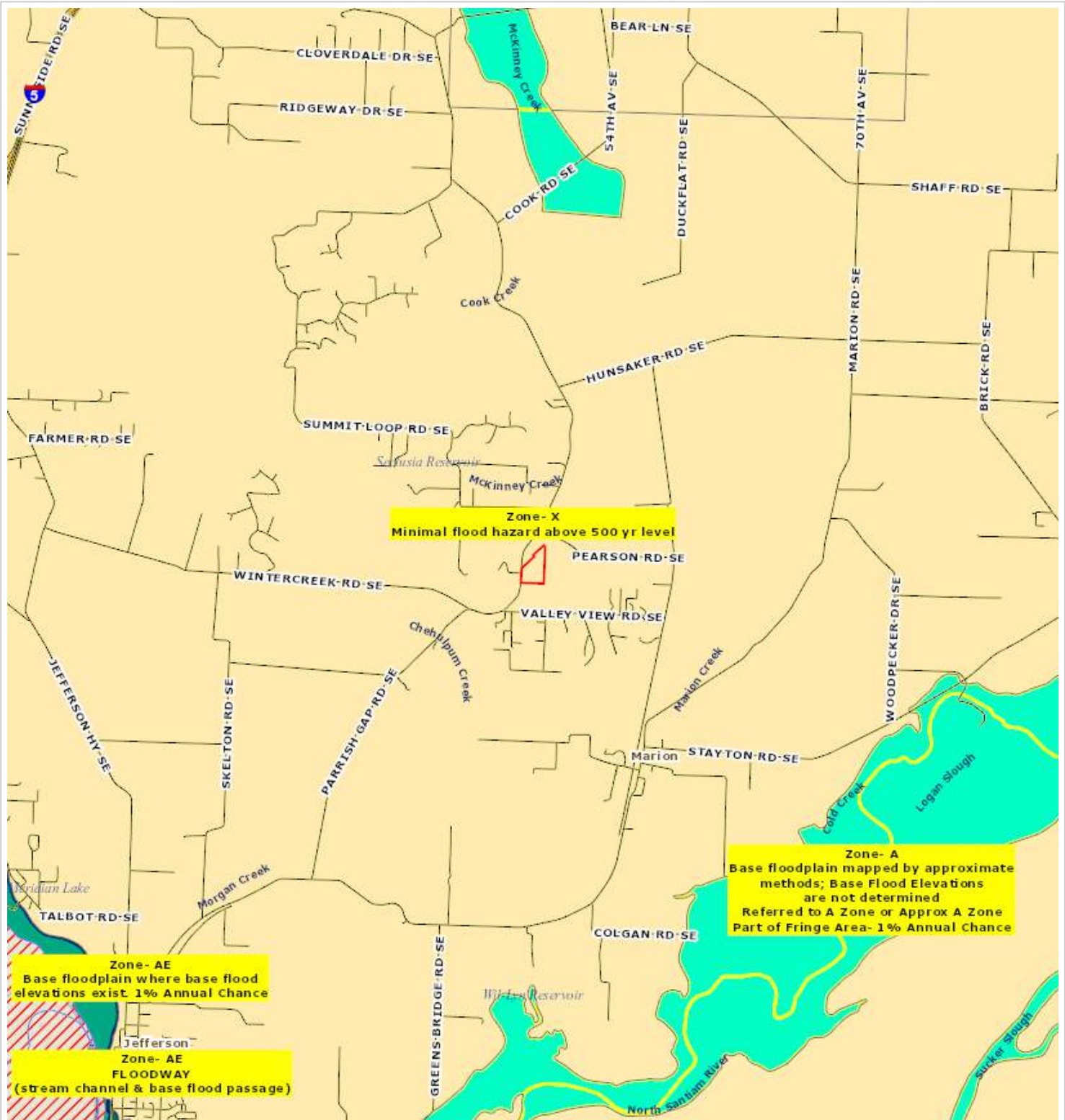


Parcel ID: 535397

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Flood Map



Parcel ID: 535397

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Reel	Page
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After recording return to:

Jonathan Kemry

12976 Parnish Creek Rd SE
Turner OR 97372

Until a change is requested all
tax statements shall be sent to

The following address:

Jonathan Kemry

see above

Escrow No. 12-407049

Title No. 0713238

SWD

STATUTORY WARRANTY DEED

Michael T. Williams and Darla M. Williams, Grantor(s) hereby convey and warrant to **Jonathan Kemry and Michelle D. Kemry, husband and wife**, Grantee(s) the following described real property in the County of **MARION** and State of Oregon free of encumbrances except as specifically set forth herein:

~~Exhibit "A"~~

Beginning at a County Monument marking the most Southerly Southeast corner of the William B. Frazer Donation Land Claim No. 42 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 0°48'35" West along the East line of said Claim 1259.40 feet to a County Monument marking an angle in said East line; thence North 46°41'40" East along said East line 16.45 feet to an iron rod; thence North 43°57'50" West 79.00 feet to an iron rod; thence South 48°10'54" West 502.95 feet to an iron rod; thence South 39°12'03" East 66.18 feet to an iron rod; thence South 43°44'43" West 622.03 feet to an iron rod in the center of County Road No. 924; thence South 1°46' West along the center of said County Road 483.05 feet to an iron pipe on the South line of said Claim No. 42; thence South 89°24'46" East along said South line 838.71 feet to the point of beginning.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$498,600.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 7th day of August, 06.

Michael T. Williams
Michael T. Williams

Darla M. Williams
Darla M. Williams



State of Oregon
County of MARION

This instrument was acknowledged before me on August 7, 2006 by Michael T. Williams and Darla M. Williams.

Heather Zink
(Notary Public for Oregon)

My commission expires 9-9-2006

REEL:2688

PAGE: 137

August 08, 2006, 12:49 pm.

CONTROL #: 174136

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 31.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEEVEHELMS@KW.COM | 541-979-0118



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!





PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

PTERJY@KW.COM | 503-999-6777



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