

Majestic Private Estate

13520 SE KIMSEY RD DAYTON



VIDEO TOUR LINK

<https://vimeo.com/1069729170>





ESCAPE TO NATURE

- **ANDREW SCOTT CONSTRUCTED** CUSTOM HOME
 - DESIGNED TO CAPTURE THE SCENIC NATURAL SURROUNDINGS
 - BUILT 2005: 3,578 SF 3BD, 3BA, PRIVATE OFFICE, HIDDEN "TREEHOUSE" ROOM
- **PAVED, GATED ENTRY** WITH CIRCULAR DRIVEWAY
- **±22 ACRES** OF BEAUTIFUL LAWNS, FOREST WITH GROOMED TRAILS, GARDEN AREA, FENCED PASTURE, STREAMS, AND SUBSTANTIAL PALMER CREEK FRONTAGE



AMY PENDLEY

Principal Broker/Co-owner
Agri-Business Real Estate Services

amy@agribis.com

503.910.4689

 AgriBisRE

 @agribis_real_estate

CALL FOR DETAILS



This information deemed reliable, but not guaranteed. All maps and exhibits presented are based on information obtained from county records and must be verified by interested parties. ACREAGE ESTIMATED AND SUBJECT TO LOT LINE ADJUSTMENT.

THE HOME

meticulously designed to capture the beautiful natural surroundings

Stunning custom Andrew Scott Construction home, built in 2005 and offering 3,578 SF of meticulously designed living space, perfectly blended with the surrounding natural landscape. Ideal for both entertaining and private relaxation, this home provides breathtaking views of manicured lawns, meandering creeks + ample Palmer Creek frontage, majestic forest, and a distant view of the Amity Hills. The open-concept kitchen, dining, and living areas create a welcoming space for gatherings, while private areas ensure comfort and tranquility, including 3 spacious bedrooms, 3 full bathrooms, a dedicated office, and art studio/craft room. High-quality finishes such as Beaudry's custom wood cabinetry, solid wood doors, hardwood flooring, plush carpeting, and surround sound system in living and patio space, enhance the home's charm. Natural light pours into every room and the unique 'treehouse' room offers 360-degree views. Additional features include a private sauna, laundry room and oversized 900 SF 2-car garage with finished interior for secure parking and extra storage.

[**CLICK FOR 3D TOUR + FLOORPLAN**](#)



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THE GROUNDS

open fields, majestic forest, meandering creeks, and spectacular views

Escape to your own private oasis complete with substantial **Palmer Creek frontage**, peaceful **forest** with old growth and **groomed trails**, **open lawn** areas, and fenced **pasture**. Enjoy the beautifully **landscaped** areas surrounding the home including mature trees, potted flowers, sprinkler systems, and **garden area**.



- Distant views of the Amity Hills
- Private forested trails
- Palmer Creek + small unnamed creeks flow through the property
- Apple trees, pear trees & table grapes
- Fenced garden area with irrigation
- Fenced pasture with animal shelter



OTHER IMPROVEMENTS

- Expansive 2,450 SF Shop with 3 partitions
 - Shop/equipment storage bay
 - Recreation bay with overhead propane heat and matted floors
 - Storage bay complete with heavy duty steel storage racks
- Plenty of overhead lighting & shop/storage bays are plumbed to add propane heat



- Expansive outdoor spaces & patios
- Basketball/pickleball court
- Dog kennel
- Animal shelter - two stalls
- Domestic well (nearby w/easement)
- Standard septic system
- Sprinkler systems
- Bullfrog 7-person hot tub



AMENITIES AND UPGRADES

RECENT UPDATES

The home has been updated over the years and below are some of the most recent upgrades

- 2025**
 - Interior Paint
 - Hardwood floors refinished
- 2024**
 - Energy Efficient Heat Pumps (2)
 - Septic Tank Pumped (October)
- 2022**
 - Generac home generator
 - 500 gallon Propane Tans
- 2019**
 - Refrigerator
- 2018**
 - Exterior Painted
 - Dishwasher
- 2015 -2017**
 - Architectural Composition Roof with ± 7 years warranty remaining
 - Water Heater (West)
 - Clothes Washer & Dryer
 - Water Heater (South)

INTERNET SERVICE:

Hunter communications (line of site high speed); or StarLink (satellite)

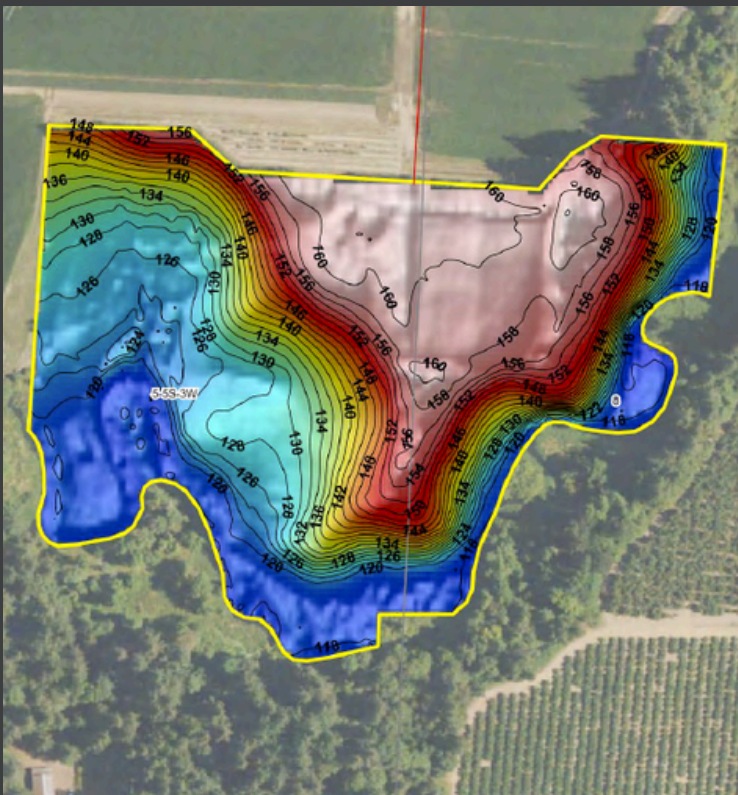
PERSONAL PROPERTY FOR SALE

Farm equipment/items listed are available to purchase outside of the listing.

- **2002 John Deere 4100** w/261 grooming mower, 647 tiller, hydrostatic transmission, and 4wd (475 hours) - **\$10,000**
- **2013 John Deere XUV 625i Gator** w/dump box, and 4wd (100 hours) - **\$10,000**
- **2020 John Deere 5075e** w/weights, 7' Rears flair mower, hydro static transmission, and 4wd (100 hours) - **\$40,000**



MAPS & INFORMATION



BOUNDARIES & ACREAGE ESTIMATED &
SUBJECT TO LOT LINE ADJUSTMENT



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COUNTY INFO

Obtained through county records



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ACREAGE ESTIMATED AND SUBJECT TO LOT LINE ADJUSTMENT.

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 LOCATION

13520 SE KIMSEY RD

ALT NO: R5305 00702

Account Acres: 60.3300

ACCOUNT NO: 478432

Tax Code Area: 8.3

Potential Additional Tax Liability
For Special Assessment

CARLTON NURSERY CO LLC
ATTN: SWEET PEA FARMS LLC
PO BOX 306
DAYTON OR 97114

2024 - CURRENT TAX BY DISTRICT:

CHEMEKETA COMMUNITY COLLEGE	247.80
DAYTON SD 8	2,014.83
WILLAMETTE REG ESD	117.46
EDUCATION TOTAL:	2,380.09

CHEMEKETA LIBRARY	32.38
DAYTON FIRE	487.04
YAMHILL CO EXT SERVICE	17.78
YAMHILL COUNTY	1,020.44
YAMHILL SOIL & WATER	14.01
GENERAL GOVERNMENT TOTAL:	1,571.65

CHEMEKETA COLLEGE BOND	95.45
DAYTON SD 8 BOND	816.51
BONDS AND OTHER TOTAL:	911.96

2024 - 2025 TAX BEFORE DISCOUNT 4,863.70

VALUES: LAST YEAR THIS YEAR

REAL MARKET VALUES (RMV):		
LAND	685,307	710,780
STRUCTURES	724,063	772,294
RMV TOTAL	1,409,370	1,483,074
M5 REAL MARKET TOTAL:	961,793	1,011,618
*ASSESSED VALUE:	384,521	395,902
TOTAL TAXABLE	384,521	395,902
PROPERTY TAXES:	4,762.45	4,863.70

Online 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): 4,717.79

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	145.91 3% Discount.....	\$4,717.79
2/3 PAYMENT	Nov 15, 2024	64.85 2% Discount.....	\$3,177.62
1/3 PAYMENT	Nov 15, 2024	No Discount.....	\$1,621.24

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 instructions

TEAR ↑
HERE

2024 - 2025 Property Tax Payment Yamhill County, Oregon
PROPERTY LOCATION: 13520 SE KIMSEY RD

ACCOUNT NO: 478432

Delinquent tax amount is included in payment options listed below

FULL PAYMENT	(Includes 3% Discount)	DUE Nov 15, 2024	\$4,717.79
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 15, 2024	\$3,177.62
1/3 PAYMENT	(No Discount offered)	DUE Nov 15, 2024	\$1,621.24



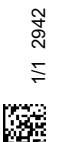
Mailing address change on back

2942*7**G50**0.663**1/2*****AUTO5-DIGIT 97106
CARLTON NURSERY CO LLC
ATTN: SWEET PEA FARMS LLC
PO BOX 306
DAYTON OR 97114



Please make payment to:
YAMHILL COUNTY TAX COLLECTOR
535 NE 5th ST, ROOM 42
MCMINNVILLE, OR 97128-4532

Enter Amount Paid



36 00478432 0000471779 0000317762 0000162124 2

MAPS

Estimated based on county GIS mapping records
(ACREAGE ESTIMATED AND SUBJECT TO LOT LINE ADJUSTMENT)



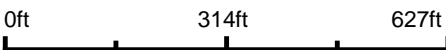
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Aerial Map



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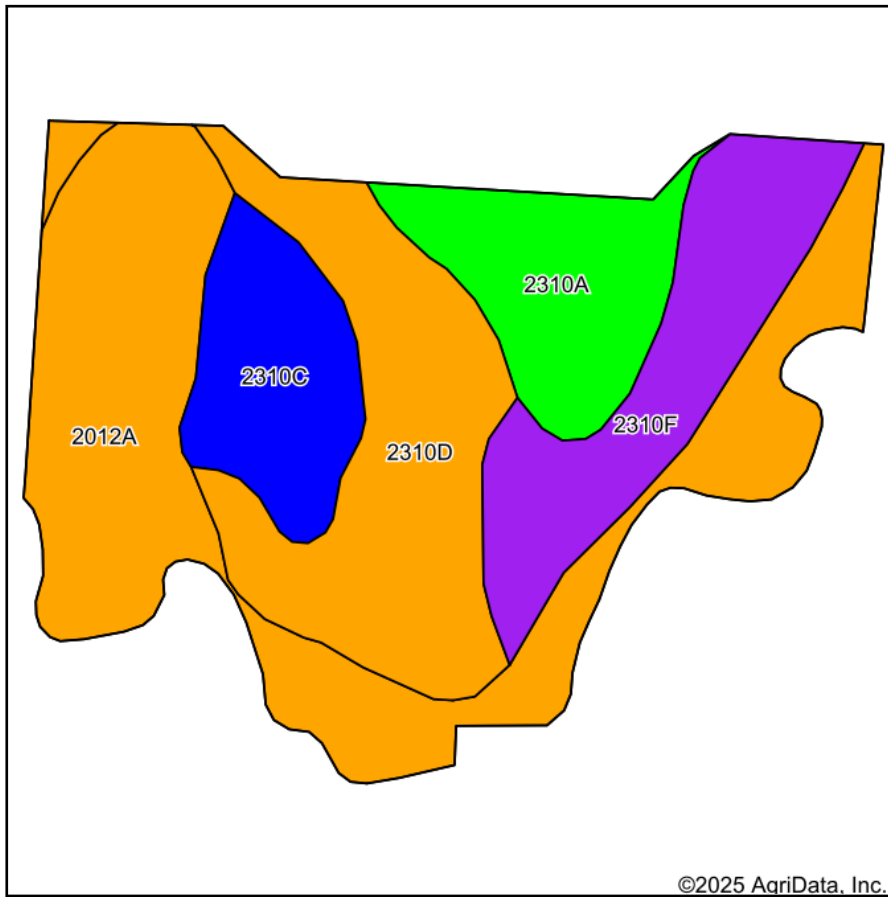
Boundary Center: 45° 9' 29.17, -123° 4' 47.49



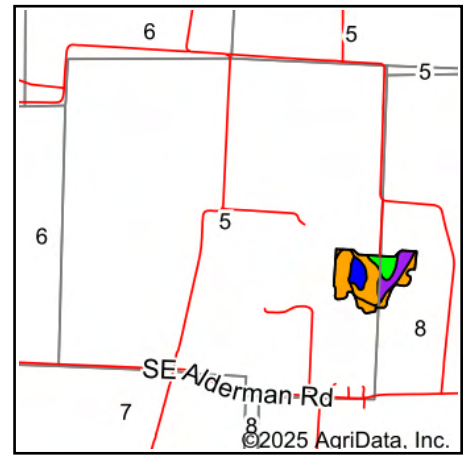
5-5S-3W
Yamhill County
Oregon



Soils Map



Soils data provided by USDA and NRCS.



State: **Oregon**
 County: **Yamhill**
 Location: **5-5S-3W**
 Township: **Dayton-Amity**
 Acres: **22.02**
 Date: **3/18/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OR071, Soil Area Version: 13

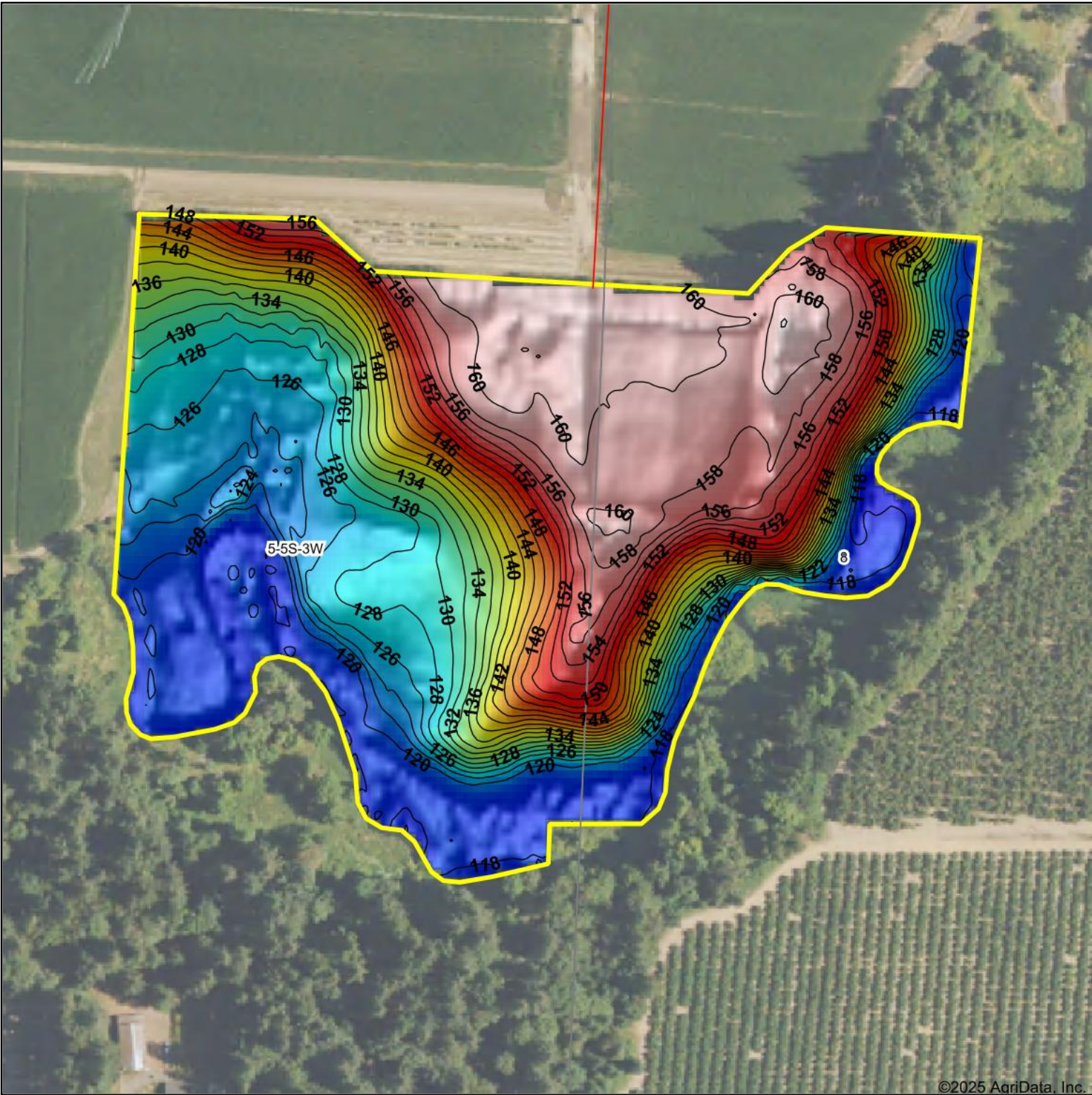
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
2012A	Waldo silty clay loam, 0 to 3 percent slopes	8.10	36.8%		Poorly drained	IIIw	IIIw	55
2310D	Woodburn silt loam, 12 to 20 percent slopes	5.24	23.8%		Moderately well drained	IIle		85
2310F	Woodburn silt loam, 20 to 55 percent slopes	3.54	16.1%		Moderately well drained	VIle		61
2310A	Woodburn silt loam, 0 to 3 percent slopes	2.71	12.3%		Moderately well drained	Iw	Iw	93
2310C	Woodburn silt loam, 3 to 12 percent slopes	2.43	11.0%		Moderately well drained	IIle	IVle	92
Weighted Average						3.13	*-	*n 71.9

*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.

Topography Hillshade



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Low

Elevation

High

Source: USGS 3 meter dem

Interval(ft): 2

Min: 116.8

Max: 162.7

Range: 45.9

Average: 138.8

Standard Deviation: 15.49 ft

0ft

246ft

493ft

3/18/2025

5-5S-3W

Yamhill County

Oregon

Maps Provided By:

surety[®]

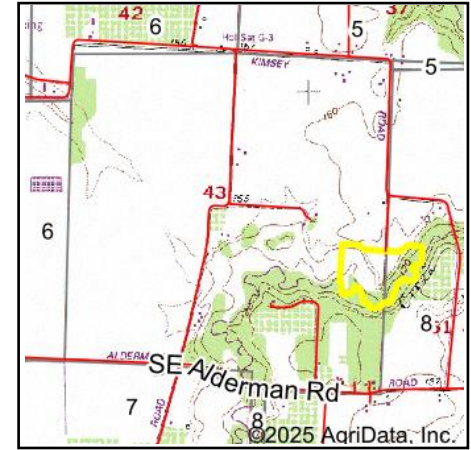
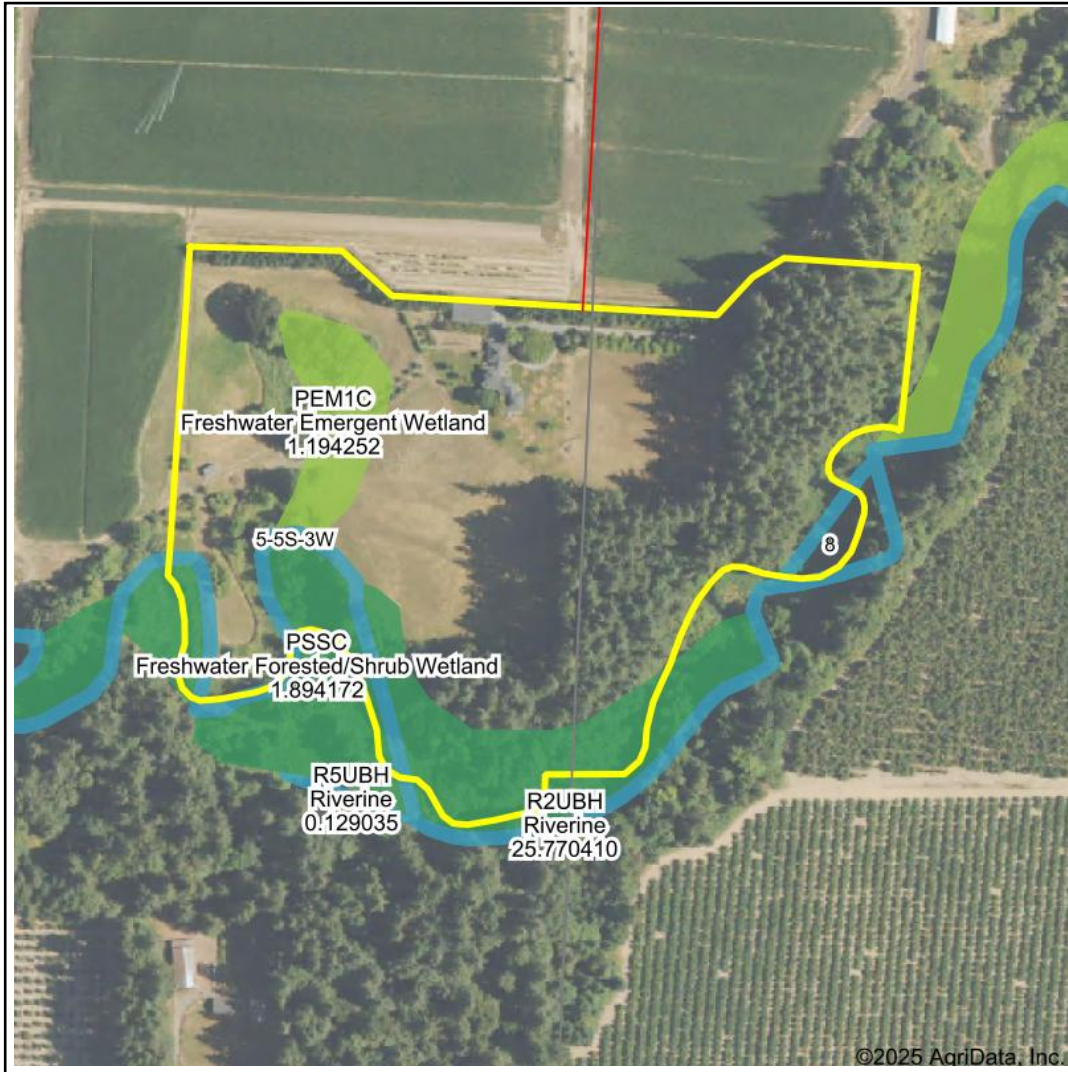
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 45° 9' 29.17, -123° 4' 47.49

Wetlands Map



State: **Oregon**
 Location: **5-5S-3W**
 County: **Yamhill**
 Township: **Dayton-Amity**
 Date: **3/18/2025**

Maps Provided By:

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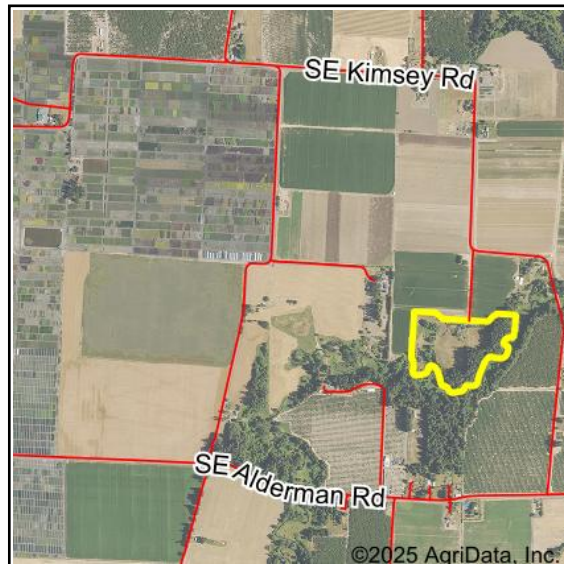
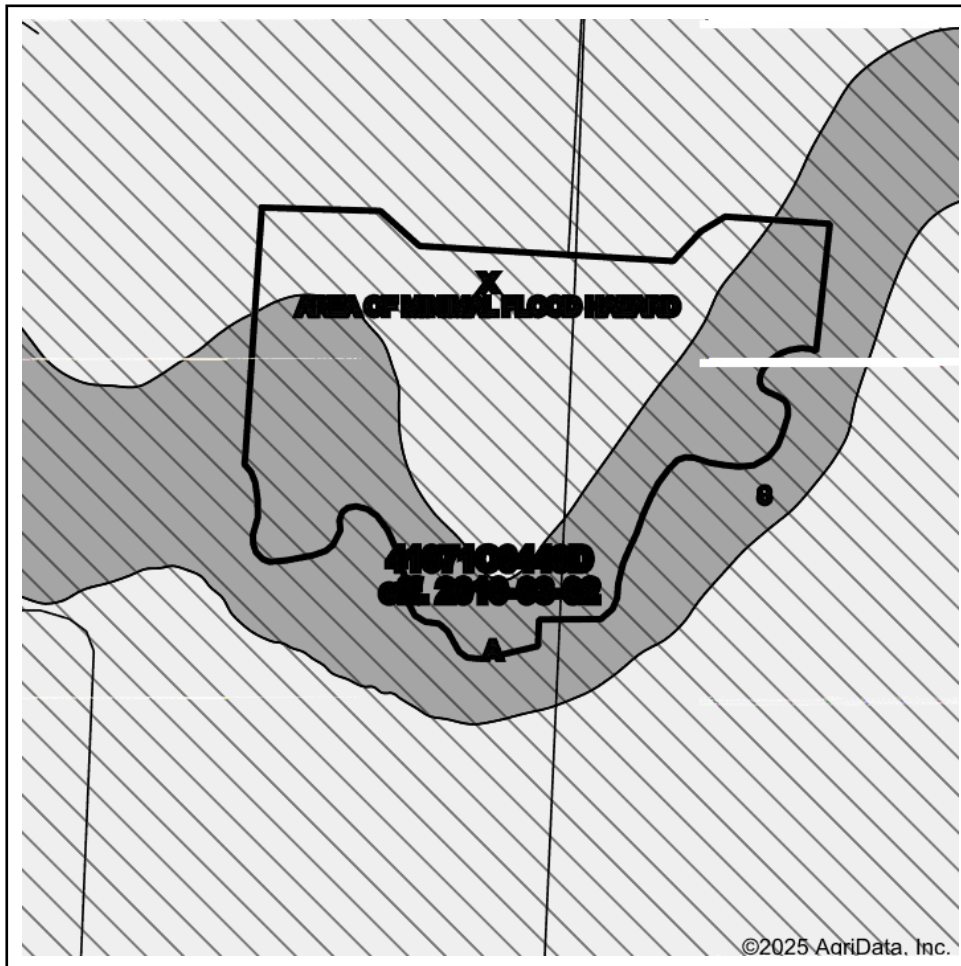


0ft 402ft 804ft

Classification Code	Type	Acres
PSSC	Freshwater Forested/Shrub Wetland	2.52
PEM1C	Freshwater Emergent Wetland	1.21
R2UBH	Riverine	0.81
Total Acres		4.54

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

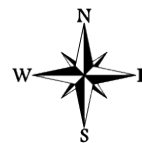
FEMA Report



Map Center: 45° 9' 27.93, -123° 4' 49.04

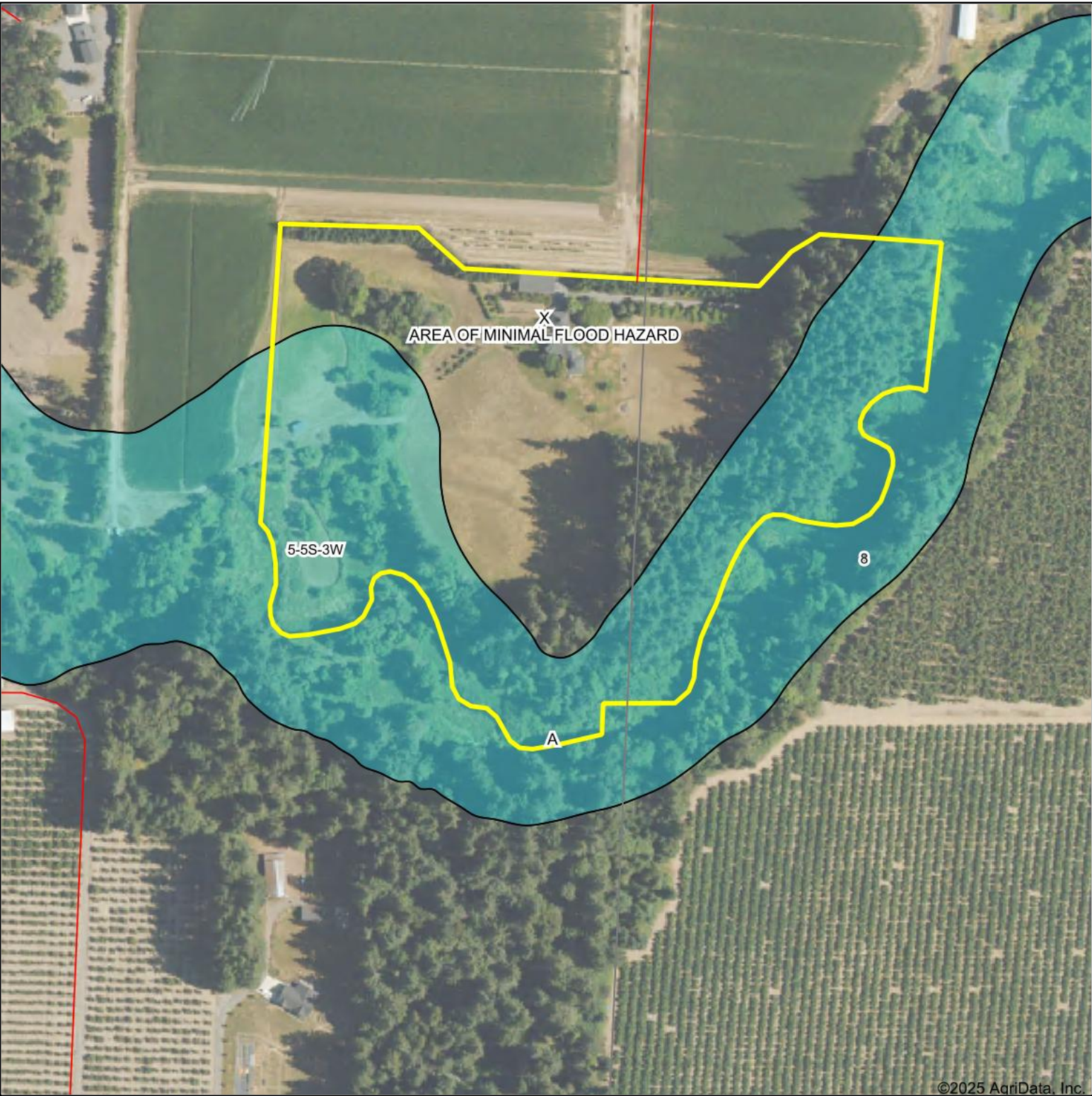
State: OR Acres: 22.02
County: Yamhill Date: 3/18/2025
Location: 5-5S-3W
Township: Dayton-Amity

Maps Provided By:



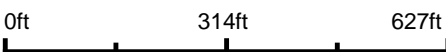
Name		Number	County	NFIP Participation	Acres	Percent
YAMHILL COUNTY		410249	Yamhill	Regular	22.02	100%
Total					22.02	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		11.12	50.5%
A			100-year Floodplain		10.9	49.5%
Total					22.02	100%
Panel			Effective Date		Acres	Percent
41071C0440D			3/2/2010		22.02	100%
Total					22.02	100%

Aerial Map



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Boundary Center: 45° 9' 29.17, -123° 4' 47.49



5-5S-3W
Yamhill County
Oregon



Maps Provided By:
 **surety**[®]
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3/18/2025

Flood related information provided by FEMA

WELL LOG

Obtained through Oregon Water Resources Department



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(1) OWNER: Well No. 2355
Name JOHN BARTCH
Address POB 398
City DAYTON St OR Zip 97114

(2) TYPE OF WORK: NEW WELL

(3) DRILL METHOD: CABLE

(4) PROPOSED USE: DOMESTIC

(5) BORE HOLE CONSTRUCTION:

Special Construction Approval NO Depth of Compl. Well 118 ft
Explosives used NO Type Amount

HOLE			SEAL			
Diam.	From	To	Material	From	To	Amount
10.5	0	118	BENTONITE CHIP	0	31	26 SAX

Seal placement method POURED/HYDRATED

Backfill: from ___ ft to ___ ft Material
Gravel: from 31 ft to 118 ft Size 3/8" PEA

(6) CASING/LINER:

Casing	Diam.	From	To	Gauge	Material	Connection
6	+2	118	.25	STEEL	WELDED	

Liner

Final Location of shoe(s)

(7) PERFORATIONS/SCREENS:

[X] Perf. Method TORCH

[] Screens Type

From	To	Slot	Size	Number	Diam.	Tele/pipe	Casing/liner
106	115	.2X7"	54				CASING

(8) WELL TESTS: Minimum testing time is 1 hour

Test type BAILER

Yield GPM	Draw-down	Drill stem at	Time
26	27		1 hr.
20	22		6

Temperature of water 54F Depth Artesian Flow Found

Was water analysis done? NO By whom

Reason for water not suitable for use

Depth of strata

(9) LOCATION OF WELL by legal description:

County YAMHILL Lat. ' ' ' Long. ' ' '
Township 5 S Range 3 W WM.
Section 5 SW 1/4 SE 1/4
Tax Lot 702 Lot Block Subdivision
Street Address of Well (or nearest Address)
NVA, NEAR 13500 KIMSEY RD DAYTON, OR

(10) STATIC WATER LEVEL:

28 ft. below land surface. Date 03/23/05
Artesian pressure ___ lb per square in. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 28

From	To	Est Flow Rate	SWL
28	118	50	28

(12) WELL LOG:

Material	Ground elevation 158		SWL
	From	To	
TOP SOIL	0	5	
CLAY, BROWN/SILTY	5	15	
CLAY, BROWN W/SILTY STREAKS, BROWN	15	44	28
CLAY, BROWN W/FINE BROWN SAND	44	49	28
SAND, DARK BROWN W/CLAY BINDER	49	54	28
CLAY, BLUE/GRAY W/FINE GRAY SAND	54	59	28
CLAY, BLUE/GRAY W/OCC GRAY SAND	59	70	28
CLAY, BROWN/RED W/SOME SAND	70	75	28
SAND, BROWN/RED FINE TO MEDIUM	75	81	28
CLAY, BLUE/GRAY W/SOME SAND	81	104	28
CLAY, BLUE/GRAY W/SCATTERED FINE GRAVELS	104	105	28
SAND, GRAY MEDIUM	105	115	28
CLAY, BLUE/GRAY	115	118	28

DAVE PAYSINGER, BLUE WATER DRILLING CO.
(503) 868-7878

Date started 03/18/05

Completed 03/23/05

(unbonded) Water Well Constructor Certification: I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed _____ WWC Number _____
Date _____

(bonded) Water Well Constructor Certification: I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed *David L. Paysinger* WWC Number 1438
Date 03/26/05

APR 19 2005

WATER RESOURCES DEPT
SALEM, OREGON