



MLS #: **801716 23301 SW McKibben (& 23220)**

Price **\$3,780,000**

Status: **ACTIVE**

Approx Total SqFt **2738**

Zoning **EFU** City **Sheridan**
 Elem **Sue Buel** State **OR**
 Middle **Duniway** Zip **97378**
 High **McMinnvill** County **Yamhill**
 55+ HOUSING **No** Lot **02300**

Year Built **1960**
 Beds **4**
 Total Baths **3**
 Full Baths **3**
 Half Baths **0**

Deferral
 Taxes **\$2,694**
 Tax # **209786 & 43914**
 Tax Years **2022**

Block
 Subdivision
 XStreet
 Dirs

Garage Capacity **2**
 Garage Type **Att**
 Acres **16.200**
 Class **RE**

Assessment
 SUITABLE FOR **Agribusiness**

Type **Residence**
 Area **OS**
 Auction **No**

Virtual Tour

Virtual Tour 2

Click for Map/Assoc



IDX Include: **Y**

Public Visibility: **MLS Public Listing**

Home Interior: Approx Total SqFt: **2738** SqFt Data Source: **County**
 Basement:
 Bonus Rms: **Mudroom, Rec Room, Walk-in Pantry**
 Dining: **Area (Combination)**
 Dishwasher: **Yes**
 Disposal
 Dual Living: **No**
 Fireplace:
 Flooring: **Carpet, Vinyl, Tile, Laminate, Marble**
 Handicap Amnties: **No**
 Heating/Cooling: **Oil, Forced Air**
 Range Facility: **Electric, Built-in, Microwave Included, Downdraft**
 Security System: **No**
 Smart Hm Feat: **No**
 Water Heater: **Electric**
 Wood Brn Stv:
 View: **Territorial, Water Frontage**

This 16.2ac berry farm has 8.25ac of planted organic Ananasnaya Kiwi Berries in Cloquato soils w/ 12.7ac of Water Rights, w/ a 1981 priority date. The property features a 21,525SF processing facility, a 9,200SF warehouse w/ dry storage, 4,032SF 10-controlled atmospheric rooms that hold 75,000lbs each & various other buildings! The property also has a 2,738SF home & a 1,955SF manufactured home that recently underwent improvements. Excellent infrastructure, quality soils, & a beautiful home!

Private Remarks / Confidential Data:
 Call **SHOWINGTIME 800-746-9464**. Please see ASSOC DOCS for more info. Offers to pterjy@kw.com. All offers req. min 72 hr response time. Offers after 5pm Friday will be responded to by 5pm Mon. Additional MLS #801718 & 802715

WVMLS Lockbox **No**
 Location

SHOWING INSTRUCTIONS **Appt Nec, 24-Hr Notice, Refer to Pvt Rmks**

Listing Broker / Company
PAUL TERJESON - Cell: 541-740-7752
960900133
pterjy@kw.com
KELLER WILLIAMS REALTY -ALBANY
201110079

Co-List: **STEVE HELMS - Cell: 541-740-7752**
201210000

Negotiable Inclusions **Freezer/Fridge/Coolers**
 Exclusions **Call Listing Agent**

Seller Terms **Cash, Conventional**
 Selling Office Commission **2.5 Percent**
 Expected Active Date
 Agency Type **Exclusive Right to Sell**

DFCoopOf **No** Price Per SQFT **\$1,380.57**
 DualVar **Yes** Orig Price **\$3,780,000**
 Escrow At **Fidelity** Lst Date **2/8/2023**
 Possess DOM **0**
 CDOM **0**

Owner/Occupant:
 Owner **Hurst, Mark and Patricia**
 Owner Phn
 Owner US Citizen (FRPTA) **Yes** Tenant
 Occ Name
 Occ Phone
 SaleSign **No**

Sold Information: Sold for:

Contract Date
 Closing Date
 How Sold
 Closing Notes
 Buyer Name
 Sell Brk - Agt Name
 Sell Ofc - Ofc Name
 SellTeam - Team Name

Structure(s): LR Level **L** LR Dim
 City Sewer? **No** DR Level **L** DR Dim
 Energy Score: Kit Level Kit Dim
 Exterior Color: **Yellow** FR Level **L** FR Dim
 Foundation: **Continuous** Util Level **L** Util Dim
 Green Home: **No** BR1 Level BR1 Dim
 HiSpd Comms **Available** BR2 Level BR2 Dim
 Home Style: **2 Story** BR3 Level BR3 Dim
 Home Warranty: BR4 Level BR4 Dim
 New Constr? **N** AddRmLv AddRmDm
 Patio: **Patio** #Baths 1L
 Roof: **Composition** #Baths 2L
 Septic: **Standard** #Baths NMS
 Siding: **Vinyl**
 Siding Type: **Lap** Garage Dims:
 Water: **Well**

Manufactured Home Data:
 MH Size **1,955** Moved 2x? **N**
 MH Type
 MHDetitled **No**
 MH Make
 MH Model
 MH Serial#

Lot/Land: Acres: **16.200** Acres Irrigated:
 Approx Lot SqFt: Appr Lot Dims:

Fenced Yard:
 Flood Plain **Yes**
 Inspec Rpt Avail?
 Landscape: **Yes**
 Lot Type: **Irregular**
 RV Amenities: **Area/Room For**
 Soil Type: **Cloquato**
 Swimming Pool:
 Timber: **No**
 UG Sprinklers: **No**
 Water Rights? **Yes**
 Water Rights Source: **River**

HOA?
 HOA Fee
 HOAFeeFreq

Land Description: Used For: Size: **8.25 AC**
Kiwi Berries