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homes & living
realestateguide

MARCH 2026

LUXURY
Living

ON THE COVER

ON A PARK-LIKE ACRE IN MCMINNVILLE

PRESENTED BY LACEY SUMMERS, PRINCIPAL BROKER

BELLA CASA REAL ESTATE GROUP

\$865,000 | SEE PAGE #8 FOR DETAILS

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RESIDENTIAL & COMMERCIAL HOMES AND LAND FOR SALE | LOCAL BUSINESS PARTNERS



2 | March 2026

LUCY A. HEBERT

Owner/Principal Broker, GRI
Licensed in the State of Oregon

503-434-1922

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249 S. Bridge St., Sheridan, OR.
lucywvr@wbcable.net



FOR ADVERTISING INFORMATION - 503.550.5530



\$360,000: DUAL-LOT FARMHOUSE WITH A MASSIVE SHOP! Spacious 3bd,2ba with remodeled attic for total of 1691SF. All the hard work is done , just a few finishing touches to go!! Set back from street, this property includes 2 separate lots! Check with City for possible different build able uses, including cottage cluster, and ADU's. Regardless you have a .28 Acre lot to enjoy and relax at. There is a GREAT shop , 30 x 40 with cement floor, elect, and loft.



\$134,500: Beautifully updated MFH w/open floor plan. Premium engineered vinyl flooring installed just two years ago! NEW FURNACE & A/C HEAT PUMP (2023). Newer roof (approx 5 yrs), New walk in shower, in primary bathroom with high-seat toilets (2023). Enjoy new 30-ft deck, new front porch(2024) low maintenance,partially fenced yard. TWO POWERED OUTBUILDINGS - NEW 12x 8 insulated workshop(2025),and 10x5 shed,w/power. Carport with extra storage. NOT IN FLOOD PLAIN. MOVE - IN READY, at unbeatable price!



\$279,500: Beautiful, Secluded , and Private setting. 4.92 Acre parcel with Creek frontage. 24 x 48 Shop with cement floor and loft for extra storage. 12 Ft doors. Survey has been done, road in, gated, with assorted trees, mostly Fir. Community water available, and was tested for standard septic, expired, and elect to property.



\$179,000: 5 ACRES!!! ROCK CREEK RUNS YEAR ROUND THROUGH THIS "NATURE ENTHUSIAST" 5 ACRES OF WILDLIFE FILLED PROPERTY!!! Assorted marketable timber, (Fir, Maple, Alder). Several possible building sites. Nice meadow for possible building site, per Yamhill County Planning Dept. #503-434-7516**Lance. Property will need 'Forest Template'. Good news is County says it IS possible to build in the flood plain, per county application process, Probably after the 'Forest Template' application. Buyers to do their due diligence. Sellers have done no improvements. Creek is listed as fish bearing stream.

4 BD 3.5 BA 4414 SqFt
15000 NW Blacktail Ln., McMinnville

offered at
\$1,469,000



Mountain Vistas Meet Masterful Craftsmanship

Experience the pinnacle of country living just minutes from McMinnville. This meticulously maintained estate features vaulted ceilings and floor-to-ceiling windows that frame breathtaking mountain views and a majestic rock fireplace. A chef's kitchen with granite counters and dual convection ovens anchors the home, while the main-floor primary suite offers a private deck oasis. Downstairs, a spacious family room and climate-controlled wine cellar provide the ultimate space for entertaining.

The grounds are a true sanctuary, boasting two spectacular custom waterfalls, dual propane fire pits, and rain-guarded patios for year-round enjoyment. Complete with a full-home Kohler generator and 400 square feet of extra storage, this home seamlessly blends sophisticated luxury with rugged natural beauty.

3 BD 2 BA 1723 SqFt
149 NW 25th St. McMinnville

offered at
\$474,950



Classic 60's ranch with lots of character.

Entry opens to dining area with a custom built in buffet open to the kitchen. Luxurious living room showcases the unique 3 sided brick fireplace open to living and family rooms. Kitchen is centrally located with a door leading to the back covered patio. Utility area has a sink and is next to the kitchen. All 3 bedrooms have beautiful hardwood floors and large closets. Primary bedroom has a vintage ensuite with pink tile counters and shower. New sewer line installed November 2025. Roof in 2024. Furnace/heat pump 2013. Interior paint in 2025. Property has 2 tax lots combining to .48 acre. Back lot has an air easement in place restricting some construction. Refer to City Planner for additional information.



DEBBIE JOHNSON

Licensed OR Broker

503.434.0570

debjohnsonhomesales@gmail.com

Bella Casa Real Estate
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11790 SW Fox Ridge Rd. McMinnville... ML#784980304 One word describes this property "STUNNING"! One level, custom built home with a "prize-winning" floor plan. The 4,500 SQ FT, 4 bedroom and 3 and a half bath home has an exquisite open layout with gleaming hardwood floors that seamlessly integrate throughout the home. A chef's dream kitchen with a large island, custom cabinets, quartz counter tops and glass pendent lights. Located in a private wing of the home is the primary bedroom with a fireplace, Juliet balcony and a large bathroom with a walk-in shower and a modern soaking tub. The 4.83-acre property grounds look like a wedding venue in a park.



16800 NW Willis Road, McMinnville... ML#795980435 Experience modern luxury on 40 secluded acres of mountain-view forest, just 8 miles from McMinnville's vibrant 3rd Street. This 2,495 sq. ft. architectural masterpiece blends traditional farmhouse charm with high-end contemporary design and bespoke accents. From the stunning balconied library to the 3BD 3BA layout, every inch of this 2012 estate offers a sophisticated sanctuary for those seeking a truly one-of-a-kind retreat.



323 NE Fircrest PL, McMinnville... ML#233974300 Welcome to Easy Living! You can put up your feet and relax in this warm updated 1,449 SQ FT, 3 bedroom and 2 bath townhouse style condominium in a 55+ community. The owner's suite is conveniently located on the main level. The home features, vaulted ceilings and an open floor plan.



MIKKEL JACOBSEN
 BROKER
971-241-2052
mjacobsen@windermere.com

BETH JACOBSEN
 BROKER
503-550-8565
beth@bethjacobsen.com

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914 NE 26th St.,
McMinnville
LISTED at \$489,000
3BD 2BA | 1714 SqFt



1925 NW St. Andrews Dr.,
McMinnville
LISTED at \$759,000
3BD 2BA | 1774 SqFt



1116 NW Springwood Ln.,
McMinnville
LISTED at \$389,900
2BD 1.5BA | 1110 SqFt



2490 NW Horizon Dr.,
McMinnville
LISTED at \$699,000
4BD 3BA | 2440 SqFt



518 NW Willamette Ct.,
McMinnville
LISTED at \$439,000
3BD 2BA | 1399 SqFt



412 SE Grant St.,
Sheridan
LISTED at \$375,000
3BD 1.5BA | 1372 SqFt



0 Red Hawk LN #2.,
Sheridan
LISTED at \$185,000
2.51 Acres



3032 NW Elizabeth,
McMinnville
LISTED at \$235,000
.3 Acre (13,068 SqFt Lot)



1761 SW Songbird St.,
McMinnville
LISTED at \$444,000
3BD 2.5BA | 1402 SqFt



375 SW Spruce St.,
Willamina
LISTED at \$265,000
3BD 1BA | 1417 SqFt



1800 NW Elm St.,
McMinnville
LISTED at \$545,000
3BD 2.5BA | 1880 SqFt



2275 NE MCDANIEL LN,
McMinnville
LEASE at \$1.18/SF
4150 sqft

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NEW LISTING

MODERN LIVING IN PARR ACRES

483 Rye St., Woodburn — \$212,000

Discover the perfect blend of **space and efficiency** in this beautifully updated **1,512sqft doublewide** located in the sought-after, **all-ages community of Parr Acres**. Built in 1997, this **3BR+Den** home has been thoughtfully refreshed to offer a modern aesthetic with peace-of-mind upgrades.

Features a chef's kitchen with SS appliances, tile/laminate floors, and a private owner's suite with a nursery/office nook. Efficient heat pump + newer roof (1-2 yrs). Includes a fenced yard, shed, and rare 2-car garage. Space rent \$553/mo. Park approval required. Move-in ready!



SALE PENDING

RENOVATED 55+ GEM IN ELDORADO MOBILE VILLA

17041 SW Eldorado Dr., Portland — \$89,900

Step into this **beautifully remodeled** double-wide home in a **quiet 55+ community**. The interior shines with new paint, durable LVP flooring, and a modern kitchen featuring butcher-block counters, stainless appliances, and a gas range. The primary suite offers a **custom closet** and a refreshed bath with a soaking tub, while the guest wing includes a walk-in shower and premium tile.

The **low-maintenance** backyard is a true retreat, featuring a gazebo, firepit, and a finished, **powered bonus shed** perfect for an office or hobby room. **Major updates** include a new heat pump A/C, water heater, gutters, and a cedar-wrapped carport. Residents enjoy access to a pool, fitness room, and walking paths. **All appliances stay**, and seller concessions are available! Contact us today to **schedule your private tour** or to learn more about available financing options!

SALE PENDING

MODERN FARMHOUSE CHARM

16326 NE Butteville Rd., Woodburn — \$525,000

Experience the perfect blend of **1920s charm** and **modern convenience** in this **2-bed, 1.5-bath farmhouse** on **.60 acres**. This 1,605 sqft home features a living room with a **gas fireplace** and **oak hardwoods**, a **versatile loft/bonus area**, and an **updated kitchen** with SS appliances, a gas range, and an island.

The **fully fenced, gated** property is an outdoor oasis with a **2-car garage**, **RV parking** with full hookups, an **EV charger**, and a **generator outlet**. Enjoy an established garden, covered patios, a firepit, and a massive chicken coop. With **updated electrical** and a convenient location **just minutes from I-5**, this is the slice of country life you've been searching for.



Carrie Casey

Real Estate Broker
Licensed in Oregon

503-849-3502

carrie@carriecasey.com



Lauren Casey

Real Estate Broker
Licensed in Oregon

503-849-7440

lauren@lauren-casey.com

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FEATURED HOME

1795 NW WALLACE RD., MCMINNVILLE | \$865,000



Trusted local expertise to make your move smooth, profitable, and stress-free.

Walk to the city pickleball courts, enjoy a quick golf cart ride to Michelbook Golf Course, or stroll to downtown from this beautifully positioned property. Offered at **\$865,000**, this custom built Alan Ruden home sits on a landscaped 1-acre lot with vaulted ceilings, oak hardwood floors, two gas fireplaces, and a well-appointed kitchen. Relax and entertain in your own private outdoor retreat, featuring a tranquil pond, hot tub, spacious patio with gas hookup, and elevated deck. The fully fenced backyard also offers room for hobbies and storage with sheds, RV parking, a sprinkler system, and a circular driveway with waterfall feature, delivering rare in-town space and privacy.



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Jolie Richards

jolie@solderaproperties.com

971.241.2508

@jolierichardsbroker

FB Jolie Richards

Jessie Acevedo

jessie@solderaproperties.com

503.473.0533

@jessieacevedorealestate

FB Jessie Acevedo

Say 'Yes' to a new address!

\$1,399,000

4BD | 2.5BA | 3724SQFT

FOREST GROVE

PRIVATE WOODED RETREAT

This stunning 2006-built home delivers everything savvy buyers demand: **4 spacious bedrooms, 2.5 baths, and flexible dual-living potential on 10 pristine wooded acres.** The gourmet kitchen features granite counters and custom cabinetry, while the dedicated theater room and dual outdoor entertaining spaces—including a large covered deck with serene views—create unmatched lifestyle advantages. With **complete privacy just minutes from town**, this property offers the perfect blend of luxury, functionality, and investment potential.



\$849,500

4BD | 2BA | 2527 SQFT

DETROIT LAKE VIEWS

MOUNTAIN-LODGE LUXURY

Built in 2022, Custom mountain-lodge home with panoramic lake, mountain, and forest scenery—ideal full-time, getaway, or rental. Open-concept great room with vaulted knotty pine ceilings, wall of windows, and wood stove. Chef's kitchen with island, stainless appliances, and walk-in pantry. Loft with wet bar. 4 bed, 2 bath, granite throughout. Terraced patios, oversized driveway, 2-car garage + private shop, generator-ready. **A rare blend of comfort, craftsmanship, and unforgettable scenery. No HOA.**



Nicole Ruyle

Principal Broker/Owner

971.241.1751

snruyle@msn.com

Steve Ruyle

Broker

503.930.5819

Licensed In the State of Oregon

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BETH CASTER

OR Licensed Principal Broker



Beth Caster is an amazing REALTOR® and person! She always gave us great advice

and after working with her for awhile, she always seemed to know what houses would be the best fit for us. Beth was always on time professional and knowledgeable but best of all friendly, caring and attentive to all of the small details that made the process less stressful."

- N.V, McMinnville

BETH CASTER PROPERTIES GROUP

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\$450,000

4BD | 2BA | 1608 SQFT



AMITY
SPACE. STYLE. PRIVACY.

Updated single-level living with room to breathe. This 4-bedroom, 2-bath home offers 1,608 sq. ft. on a rare, nearly 1/2-acre level lot. Enjoy fresh interior paint, a beautifully updated kitchen with modern finishes, and a comfortable, flowing floor plan with generous bedrooms. Outside, the flat, usable yard is ideal for gardening, play, pets, or future projects—plus abundant parking and an attached 1-car garage. Private feel, minutes to town amenities.



\$405,000

3BD | 1BA | 1102 SQFT



SHERIDAN
SPACE. SHOP. COMFORT.

Corner-Lot Charmer with Heated Shop. Discover easy single-level living in this bright 3-bedroom, 1-bath home on a spacious fenced corner lot. Enjoy fresh paint and brand-new carpet, an attached 2-car garage, plus a heated shop ideal for projects or extra storage. Cozy gas heat, a newer roof, and ample parking round out this practical, inviting property.



Nicole Ruyle
Principal Broker/Owner
971.241.1751
snruyle@msn.com



Steve Ruyle
Broker
503.930.5819
Licensed In the State of Oregon

STONE RIDGE
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\$438,000

3BD | 2BA | 1315 SQFT

AMITY
SERENE MODERN HAVEN

Discover privacy and efficiency in this 1,315 sq. ft. 3-bed, 2-bath gem. Tucked at the end of a quiet street and backing onto an open field, this newer home features vaulted ceilings, granite countertops, and stainless steel appliances. Enjoy unobstructed views from the large patio and fenced yard. A standout feature is the fully paid 1-year-old solar system, offering immediate utility savings. Move-in ready comfort meets natural tranquility.

\$457,500

3BD | 2BA | 1907 SQFT

AMITY
MODERN SPACE DEFINED

Experience the perfect blend of style and scale in this 1,900-square-foot, two-story home. The heart of the home is a gourmet kitchen featuring sleek stainless steel appliances and a spacious central island designed for effortless entertaining. The layout offers a seamless flow for both relaxation and daily life. An oversized garage provides premier storage and parking, completing this turnkey residence. Modern, functional, and move-in ready—your new chapter starts here.

\$799,000

4BD | 2BA | 2183 SQFT

AMITY
PERRYDALE FARMHOUSE

15-Acre Renovated Farmstead. Exquisite 4BR/2BA farmhouse featuring a sunroom, office, and Perrydale water. This 15-acre retreat is turnkey-ready for hobbyists, boasting a year-round creek, greenhouse, established gardens, and a spacious shop with a loft. Private, picturesque, and ready for your country dreams.



Nicole Ruyle

Principal Broker/Owner

971.241.1751

snruyle@msn.com

Steve Ruyle

Broker

503.930.5819

Licensed In the State of Oregon

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Hofenbredl Realty, LLC

322 E Main St. Willamina, OR 97396
 Office: 503-876-9004 Fax: 503-876-9115
 Cell: 503-910-9261
 Email: barbhofenbredl@yahoo.com



Barb Hofenbredl
 Principal Broker/
 Owner

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Sheridan \$435,000: Beautiful River frontage on .25ac 3 bed,2.5 bath and its 1817Sq ft. Open concept, living room with woodstove, big windows and sliding door. Main bedroom on first level with walk-in closet, bathroom with two sinks. Upstairs bedroom 2 and 3 are both spacious with walk-in closets. Bonus storage room upstairs 5x10. Large covered back deck, 10x20 Multipurpose sperate building. Back yard with river frontage has a park like setting perfect for family gatherings, fishing and relaxing. Large walnut tree for shade, and space for a garden.



Sheridan \$1,799,000: Historic 1860 farmhouse offers 6BD, 1.5 bath, and 2368 sq ft. with wraparound porch. Has various stages of marketable timber on property. Roughly 50 acres to be replanted January 2027. 142 acres under farm deferral 60 of them with water rights, and ample space for a garden, hobbies or recreation. A total of 259.61 acres



Willamina \$425,000: Custom 3bd/2ba Home featuring, open kitchen with SS appliances and ample counter space. Enjoy Vaulted ceilings in living room with fireplace and large windows. One primary suite with walk in closet. Enjoy a covered deck off dining room for entertaining, covered front porch. Two car garage and room for RV parking. Large backyard partially fenced.



Willamina \$435,000: Main level living with bonus space upstairs. Large lot with covered patio, sprinkler system, beautifully landscaped, fully fenced backyard with fruit trees, raised garden beds and shed. 3bd/2ba Main bedroom with bathroom has duel sinks, a walk-in shower & walk-in closet. Kitchen w/island, ss appliances & Granite counter tops, living room with vaulted ceilings, gas fireplace.



Dallas \$410,000: This beautifully updated 3-bed, 1-bath home is on a large corner lot outside city limits. It features a new kitchen with quartz countertops and stainless steel appliances, a fully renovated bathroom, and a new roof and siding (1-year old). The home also has a bonus room, a large shed, and a 1.5-car garage. Too many updates to list!



Grand Ronde \$365,000: 2 bedrooms, 1 bath home on 7 acres surrounded by Marketable timber and Semi secluded. 2 car garage, 24x32 shop with electric and cements floors. This is a fixer upper. Well water, standard septic. Beautiful property with lots of wild life.



Sheridan \$375,000: Charming 3 bed, 1 bath, river frontage on a large lot .33 of an acre. New vinyl window, fresh paint inside and out, newer roof, newer gutters, new kitchen cabinets with quartz counter tops, all new SS appliances. New carpet and trim throughout the house. French doors in dinning room going out to deck off back of house.

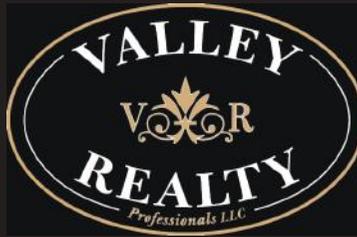


Seaside \$525,900: 66.46 acres comprised of 12 tax lots, presenting a substantial investment opportunity. Ideal for developers and investors seeking a strategic land acquisition.



Jeri Steneck

Principal Broker/Owner
503-888-9444



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Fiona Sanders

Listing & Staging
Coordinator



20180 NE SUNNYCREST, NEWBERG - VINEYARD POTENTIAL! Welcome home to your private retreat of 32 Lush Acres of Vineyard, Farm, or Livestock potential! Approx. 20 acres is cleared, Approx. 21 Acres with vineyard potential with Jory soils and elevations of 300-540. Loads of options for whatever dreams you bring with you or have yet to dream!! Horses, cattle, vineyard, crops.....all can be yours.. Multiple barns, tractor sheds, and outbuildings.. Surround yourself with peace and stunning views, but only 15 minutes to everything you need. 5 minutes to tasting rooms and vineyards. Immerse yourself in the heart of wine country and real farm to table living. A MUST SEE Magical Place!! **OFFERED @ \$1,075,000**

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WELCOME TO RED HILLS HORIZON. TWO BEDROOM GUEST SUITE WITH PRIVATE HOT TUB. This lower level suite is the perfect size for two couples escaping from a busy life, that needs a quick wine country getaway!

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Build The PEACEFUL Life

8501 SE Three Trees Ln., Amity: Set on 20 scenic acres in Amity, this property has been approved to build under forest template rules through June 2026 (buyer to verify extension with Yamhill County). Truly beautiful property with expansive territorial and valley views. Electricity, well, and older septic are in. Take a moment to view what your home can be!



Offered At
\$585,000



Rena Herring, Principal Broker Licensed in Oregon

Direct: 503.793.2594

rena@thebellacasagroup.com | TheBellaCasaGroup.com





\$819,000 - MCMINNVILLE

GRAND STYLE, HOT TUB READY. 4 BEDS & 2.1 BATHS. 2,763 SF

Custom-built with soaring ceilings, a dreamy kitchen, and a primary suite that opens to your own private star-gazing escape, this gorgeous McMinnville gem is nestled in a walkable neighborhood where quiet streets meet the best restaurants, tasting rooms, and boutiques Third Street has to offer.



\$424,999 - SHERIDAN

MOVE-IN READY. 4 BEDS & 2.1 BATHS. 1,792 SF

Pre-inspected and move-in ready, this well-maintained home features fresh updates throughout including new carpet, laminate floors, and a spacious backyard with room to make it your own, all in a peaceful, centrally located neighborhood at a price that just makes sense.



\$579,000 - MCMINNVILLE

CRAFTSMAN HOME. 4 BEDS & 2 BATHS. 2,158 SF

This 1911 Craftsman beauty sits just two blocks from Historic Third Street, offering original wood floors, sun-drenched spaces, a lush yard with fruit trees, and rare bonus living with a finished basement and charming carriage house studio.



\$998,000 - NEWBERG

BIG SHOP. DUAL LIVING. HOBBY FARM DREAMS.

From the sprawling 108'x60' shop and multiple outbuildings to the pasture ready for animals or vines, this one-owner mid-century ranch with dual living potential is a rare find brimming with possibility.



\$899,000 - DAYTON

7 ACRES UNDER \$1,000,000

Build and fully customize a brand-new single-level Adair Home featuring the stunning 2,382 sq ft Josephine floor plan: 3 beds, 2.1 baths, and 3-car garage on 7 usable acres with a shop already in place. Financing available as low as 4.99% for qualified buyers!



Joni McCreith | 503-310-5613

Amy McCormick | 503-310-7803

Catherine Summers | 971-219-9858