

# —yamhill county homes & living realestateguide —

JANUARY 2026

NO ONE SELLS **MORE** REAL ESTATE IN  
YAMHILL COUNTY!

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real estate group

For the 2nd consecutive year, Bella Casa  
tops the chart in total sales.

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As a seasoned local Realtor with over three decades of experience, I offer unparalleled expertise in the unique Oregon Wine Country Properties market. My connection to this land goes deep, understanding both its beauty and its business.

I thrive on helping clients buy and sell the properties that define this renowned region – from charming residential homes to complex land parcels. My goal is always a successful and satisfying transaction for everyone involved.

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## ANITA BORGAES

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Licensed in the State of Oregon

**Direct: (503) 550-8050**

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[www.wcpcompanies.com](http://www.wcpcompanies.com)



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*Buy or Sell in Willamette and Yamhill Valley Oregon*

## CANBY 5-PLEX

**\$539,000** Attention investors and builders, prime redevelopment lot in growing Canby, perfect for developers or buyers wanting a custom build. Unlock the potential of 442 NW 4th Ave, minutes from downtown, schools, parks, and transit a rare and versatile redevelopment opportunity in one of Canby's most desirable and fast-growing neighborhoods. Whether you're a builder seeking a shovel-ready project or a homebuyer dreaming of a custom home, this oversized R2-zoned, just under ¼ ac lot offers incredible flexibility and future value. The existing structure is not currently habitable, making this a true land-value opportunity. Developers will appreciate that the property comes with city-approved engineering plans for a 5-unit development, including a



3-unit building facing NW 4th Ave and a 2-unit duplex accessible from the alley. Ideal for rental units, townhomes, or resale product. With approvals already in place, you can bypass lengthy pre-development timelines and move directly toward construction. Individual buyers can take advantage of the generous lot size and zoning to create a custom single-family home, a home with an ADU, or a layout designed for multi-generational living options that are nearly impossible to find in central Canby. Buyer to perform Due Diligence.



## NEW LISTING

### RENOVATED 55+ GEM IN ELDORADO MOBILE VILLA

**17041 SW Eldorado Dr., Portland — \$134,900**

**2 Bed | 2 Bath | 1,152 Sq Ft | Financing Available**

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!



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## SALE PENDING

### IMPECCABLY MAINTAINED DUNDEE HILLS VIEW HOME 409 SW Red Hills Dr., Dundee — \$649,900

Cared for by one owner since 1976, this 2,814 sq. ft., 5-bedroom home sits in the heart of wine country. The main level features a primary suite with deck access and a living room with a fireplace and valley views. The lower level offers dual-living potential with a family room, two bedrooms, and patio access. Notable perks include massive storage, AC, and a deer-proof fenced yard. Enjoy proximity to top wineries and dining.



## NEW LISTING

### 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 sq ft 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.



## NEW PRICE

### CUSTOM VIEW HOME ON 4.31 ACRES

#### 5655 VIOLET Dr., Sheridan — \$999,900

This **custom 2009** home on **4.31 private acres** offers stunning **mountain and valley views**. It features **4 beds, 3.5 baths**, including **two primary suites** (main and upper), and high ceilings throughout. The **4,477 total SF** includes a 1,710 SF partially finished lower level with potential for dual living. The large, open kitchen boasts SS appliances and ample counter space. Enjoy a **large deck** for entertaining, a **covered front porch**, a **detached 3-car garage**, and a **large outbuilding** with **power and water**. An **adjacent 2.26-acre** parcel (#565633) is **available for \$50,000** with the home.



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Your guide to the new FinCEN escrow rule for 2026.

January 28, 2026

11:00AM PST | 2:00PM ET

### In this session, you will:

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- See how the updated reporting person hierarchy affects your workflow
- Get an early demo of First American's new online experience designed to keep your closings moving

\*National live webinar, will not be recorded\*

### Presenters:



**Sandy Abisaab**  
Director Area Manager



**Heather Levy**  
Principal Escrow Advisor

Scan now and  
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**Katie Engerman**  
Yamhill County Business Development Executive  
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# AMITY PERRYDALE FARMHOUSE

4BD | 2BA | 2183 SQFT

**\$799,000**

MLS# 522311464

## OVERVIEW



Discover country living at its finest in this exquisitely renovated 4-bedroom, 2-bathroom farmhouse on 15 picturesque acres. This property is the ideal blend of historic charm and modern convenience. Inside, enjoy a dedicated office and a **bright sunroom**. Outside, find a fully established **garden** with a **greenhouse** for year-round growing. The acreage boasts a **spacious shop** with a loft, a **detached garage**, and a serene, **year-round creek**. Served by Perrydale water, this private rural location is ready for your homestead, hobby farm, or peaceful retreat. **Your country dream is waiting.**

**971.241.1751**

4110 SE Amity Rd. Amity, OR 97101

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**STONE RIDGE**  
REAL ESTATE

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**Steve Ruyle**

Broker

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4BD | 2.5BA | 3724SQFT

# \$1,399,000

### OVERVIEW



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.

## 971.241.1751

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*Stone Ridge*  
**STONE RIDGE**  
REAL ESTATE



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All Brokers Licensed in the State of Oregon



**Barb Hofenbredl**  
Principal Broker/  
Owner



**Dallas \$434,900:** This affordable, energy-efficient 1394 sq ft single-level home offers 3 bedrooms plus an office. It features stone counters, SS appliances, and soft-close cabinets. Green-built with low VOC flooring, it also includes a finished garage, fenced backyard, and landscaped front yard with sprinklers.



**Sheridan \$425,000:** Build your dream home or place a manufactured home on 14.76 acres with an already cleared site. The property includes PGE, a well, and a 24x36 shop with cement floors. This beautiful, wildlife-filled location has potential to be split into three lots (two 5-ac, one 4.76-ac) and has septic perk test approval for division.



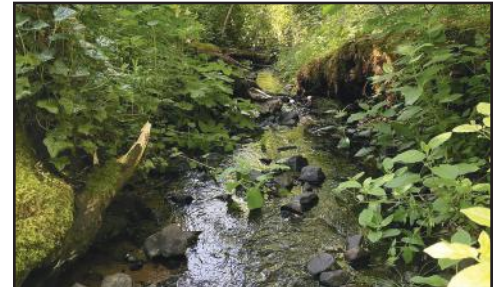
**Willamina:** Charming 3-bed, 1-bath home near downtown Willamina, parks, and restaurants. Features a large kitchen with oak cabinets and stainless steel appliances, plus a spacious living room vented for a woodstove. Includes a bonus/hobby room, large utility room, and a fenced backyard with a deck and shed. Perfect for first-time buyers, investors, or downsizing.



**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.



**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!



**Sheridan \$179,000:** 5 acres off of Hwy 18B up Rock Creek out of Sheridan with Rock Creek running through it year round creek. Several possible building sites. Property is on both sides of creek Its got plenty of Marketable mature trees. (Fir, Maple, Alder) Lots of wildlife. No testing done buyers to do their own due diligence. Come build your dream home



**Sheridan:** 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 \$599,900:** 66.46 acres comprised of 12 tax lots, presenting a substantial investment opportunity. Ideal for developers and investors seeking a strategic land acquisition.





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**Barb Hofenbredl**  
Principal Broker/  
Owner



**\$990,000— Sheridan:** Discover a **private 20-acre park-like estate** featuring a **3-bed, 3-bath** home with **new windows and roof**, plus a **bonus room** and **dual climate systems**. This property boasts **950+ feet of creek frontage**, a **5-stall barn** with **tack room, machine shed**, and **fenced pastures** with **water rights** and **troughs**, perfect for horses. Enjoy a chicken coop, greenhouse, raised garden beds, and fruit trees, along with an included John Deere tractor (29 hrs). Benefit from **established horse boarding income** with growth potential. **Ideal for events, gardening, and outdoor recreation**, with easy access to **McMinnville, Spirit Mountain Casino**, and the **Oregon Coast**.



**Sheridan \$1,850,000:** Calling all nature lovers and entrepreneurs! This captivating 1860 Historic farmhouse offers 6 bedrooms, 1.5 bath, and 2368 sq ft. with wraparound porch, exuding original charm. Has various stages of marketable timber on property. Owners have been logging off 20 loads a year and replanting. 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.

**Amity:** Beautiful 2023 Fleetwood home on 5.5 acres. This 4-bed, 2-bath house features an open floor plan, a large primary suite with two closets, a soaking tub, and a separate shower. The kitchen has stainless steel appliances and an island. A covered back deck with a built-in BBQ is perfect for entertaining. The property includes a fenced backyard, garden, a 20'x20' barn, and a huge 36'x74' shop with multiple doors. There is also a second manufactured home on the property for storage.



**\$760,000 — Sheridan:** This 4-bed, 4.5-bath home on 1.31 acres features a granite/SS kitchen, vaulted family room with deck access, and a main-floor master suite. The lower level offers a rec room with a separate entrance, a non-conforming 4th bedroom, pantry, and bar. Enjoy three fireplaces, a laundry room, and a breakfast nook. The property includes a 24x36 shop with power, fenced yard, chicken coop, greenhouse, Trex deck, and fruit trees. Comes with solar panels and generator hookup.





**797 NE Yamhill St., Sheridan**  
**\$355,000 / PENDING**  
**3bed/2bath/1553sqft**



**2050 SW Fox Swale Ln, McMinnville**  
**\$1,325,000 / FOR SALE**  
**4bed/2.5bath/3331 sqft**



**2683 NW Mt. Hood Dr., McMinnville**  
**\$1,035,000 / FOR SALE**  
**4bed/3bath/2200sqft**



**196 W 15th St., Lafayette**  
**\$260,000 / FOR SALE**  
**3bed/2bath/1296sqft**



**695 SW Westview Dr., McMinnville**  
**\$480,000 / PENDING**  
**3bed/2bath/1554sqft**



**130 SW West Hills, McMinnville**  
**\$459,000 / PENDING**  
**3bed/2bath/1282sqft**



**1481 NW Riesling Way., McMinnville**  
**\$260,000 / PENDING**  
**3bed/2bath/1296sqft**



**525 NW Hillcrest Loop, McMinnville**  
**\$634,000 / SOLD**  
**4bed/2.5bath/2755sqft**



**2103 NW Woodland Dr., McMinnville**  
**\$530,000 / SOLD**  
**5bed/3bath/2365sqft**



**263 NW Mt. Baker St., McMinnville**  
**\$595,000 / SOLD**  
**4bed/2.5bath/2249sqft**



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# it's all in the ~~details.~~ people

**No one sells more Yamhill County Real Estate.**

For the second consecutive year, Bella Casa Real Estate Group is ranked the #1 brokerage in **total volume, total units sold, and total market share.** We're taking a moment to celebrate our Realtors who work diligently to serve with local insight, industry expertise, and a high level of professionalism and care for you, our clients and this community, who continue to entrust us with your homes.

*Cheers! ...to a wonderful 2026.*







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3bd | 2.5ba | 1817 sqft

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Your riverfront oasis awaits. Fish, swim, or sip your coffee with an ever-changing water view from this home on over .25 acres. The backyard features a covered deck, a large walnut tree, and room for a garden. Working from home? A separate 10' x 20' bonus space makes an ideal private office or studio, ready for your personal touch.



**\$69,900**

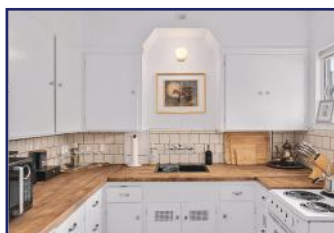
2bd | 1ba | 850 sqft

ML# 794721833

Don't miss this cozy gem in a quiet, desirable 55+ community! Surrounded by mature landscaping, this well-cared-for home offers the perfect retreat with both a spacious deck and an enclosed sun porch for year-round enjoyment. Ideally located, you'll enjoy easy access to nearby stores, restaurants, and services. A wonderful opportunity for low-maintenance living! Call for details.



507 NE Davis St., McMinnville  
\$1,300,000 | ML 262186389



**Prime investment opportunity** in the heart of Historic McMinnville, just steps from downtown (Walk Score 92). This beautifully updated **5-unit property** blends historic character with modern upgrades and strong income potential. Two units are successful **short-term rentals** with a proven track record.

**Four units** feature **renovated kitchens** and **baths**, and **new ductless heat pumps** are installed throughout. The basement offers potential for **shared space, tenant storage, or wine lockers**. Includes updated wiring for an EV charging station. This is a versatile gem in a vibrant community.



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914 NE 26th St., McMinnville  
LISTED at \$499,000  
3BD 2BA | 1714 SqFt



1700 SW Alexandria St., McMinnville  
LISTED at \$405,000  
3BD 2BA | 1396 SqFt



2331 NW Fendle Way, McMinnville  
LISTED at \$505,000  
3BD 2BA | 1663 SqFt



1012 NW Oakwood Cir., McMinnville  
LISTED at \$472,500  
3BD 2BA | 1783 SqFt



1636 NW Madrona Ct., McMinnville  
LISTED at \$390,000  
3BD 2BA | 1512 SqFt



2055 NW Victoria Dr., McMinnville  
LISTED at \$675,000  
4BD 2.5BA | 2113 SqFt



0 Red Hawk LN #2., Sheridan  
LISTED at \$195,000  
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

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2877 NW Mt. Ashland Ln., McMinnville  
LISTED at \$879,000 | 5BD 2.5BA | 2708 SqFt



1786 NW Landon St., McMinnville  
LISTED at \$409,000 | 3BD 2.5BA | 1639SqFt



20470 SE Cherry Blossom Ln., Amity  
LISTED at \$739,000 | 3BD 2BA | 2196 SqFt



409 SE Davis St., McMinnville  
LISTED at \$880,000 | 4-Plex 2bd 1b Units



2275 NE MCDANIEL LN, McMinnville  
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**11790 SW Fox Ridge Rd. McMinnville... ML#784980304** This custom 4,500 sq ft single-level home sits on 4.83 acres near McMinnville's 3rd Street. The open floor plan features hardwood floors, a vaulted living room, and a dedicated office with a wet bar. Highlights include an elegant dining room with a Schonbek chandelier and a private primary suite with a fireplace. Three additional bedrooms and an oversized 3-car garage complete this serene country estate.



**2250 NW Homer Ross Loop, McMinnville... ML #416955681** Elegant West Wind Estates home on .5-acres w/ farm views. Main level has hardwood floors, great room w/ 18ft ceilings & stone fireplace, & kitchen w/ SS appliances. Main-floor primary suite w/ spa bath (heated floors, jetted tub). Upstairs: 2 guest suites, flex room, & media room. 3-car garage w/ EV charger. Fenced yard w/ fruit trees, grapes, & greenhouse.



**16800 NW Willis Road, McMinnville... ML#795980435** Built in 2012 on 40 private acres, this farmhouse blends antique charm with modern luxury. The home features a custom kitchen with high-end appliances, a library, and a primary suite with panoramic Cascade views. With forest and farm tax deferrals, the land includes established Douglas Fir and lavender, offering diverse agricultural potential.



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Happy  
New Year  
2026



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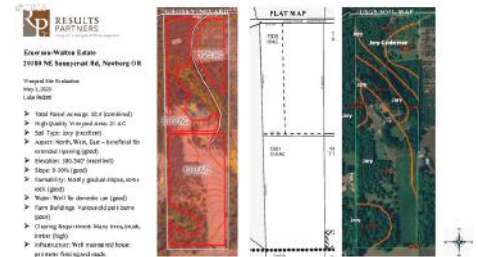
***Teri Steneck***  
Principal Broker/Owner  
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***Fiona Sanders***  
Listing & Staging  
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**19945 NE RIBBON RIDGE RD, NEWBERG** - This was one of the original homes in the area. Remodeled with 2286sf with a full basement. Features 4 Bedrooms & 2 Full Baths. Plant your Hobby Vineyard or Bring Your Horses or Animals. With Several Shops. **OFFERED @ \$949,900**



**LARGE FENCED YARD! 3229 N. MERIDIAN, NEWBERG** Charming 4 Bedroom and 2 1/2 Bath Home in the Quiet and highly desirable Oak Knoll neighborhood in Newberg! Great for an Investment Property or your New Family Home ! Updated in 2018 with a New Roof & Gas Hot Water Heater are just the beginning of the great features of this home. **OFFERED @ \$455,000**

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Larissa L DeHart

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# *Thank you* **YAMHILL** *County*

**Bella Casa Real Estate Group ends 2025 as the  
#1 Real Estate Brokerage in 3 categories:**

- ✓ **Total Volume Sold**
- ✓ **Total Units Sold**
- ✓ **Total Market Share**

Thank you for entrusting us with the opportunity to earn your business in 2025.  
We are proud to be a part of such an amazing community, & cheers to a great 2026 for all!

*Amy McCormick, Catherine Summers, & Joni McCreith*  
Principal Brokers with Bella Casa Real Estate Group, Licensed in Oregon

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