



**Presented by:** Kelly McDonald **Agent Full**  
 Berkshire Hathaway HomeServices NW Real Estate  
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**LOTS AND LAND** **Status:** ACT **8/31/2018** **10:14:45 AM**  
**ML#:** 18249695 **Area:** 156 **List Price:** \$2,950,000  
**Address:** 1800 NE Colvin Ct **Unit/Lot #:**  
**City:** McMinnville **Zip:** 97128  
**Additional Parcels:** /  
**Zoning:** M2 **List Type:** ER **LR:** N  
**County:** Yamhill **Tax ID:** 435078  
**Subdivision:** MIP  
**Manufhs Okay:** **CC&Rs:** Y  
**Elem:** **Middle:**  
**High:** **Prop Type:** COM/IND  
**Legal:** 12.82 ACRES IN SEC 15 T4S R4W  
**Internet/Address/No Blog/No AVM:** Y/Y// **Offer/Nego:** CALL-SA  
**Open house:** N

**GENERAL INFORMATION**

<b>Lot Size:</b> 10-19.99AC	<b>Acres:</b> 12.82	<b>Lot Dimensions:</b>	
<b>Waterfront:</b> /	<b>Body Water:</b>	<b>Availability:</b> SALE	<b>#Lots:</b> 1
<b>Perc Test:</b> /	<b>RdFrntg:</b>	<b>Rd Surf:</b>	
<b>Seller Disc:</b> DSCLOSUR	<b>Other Disc:</b>	<b>View:</b> TERRITR	
<b>Lot Desc:</b>		<b>Soil Type/Class:</b>	
<b>Topography:</b> LEVEL		<b>Present Use:</b> RAWLAND	
<b>Soil Cond:</b> FILLED, NATIVE			

**IMPROVEMENTS**

**Utilities:** GAS-AVL, PHONE-AVL, POW-AVL, SWR-AVL, WAT-AVL  
**Existing Structures:** /

**REMARKS**

**XSt/Dir:** Riverside Drive, left on Miller, Rt on Rivergate to Colvin Ct  
**Private:** Storm-water easement in NE Corner. Ask LA for CCR's and setbacks. Small lot subdivision application applied for with City of McMinnville  
**Public:** M2 general industrial zoned acreage. Municipal services extended or in street. ESA phase I, topographic survey and wetland delineation reports available. Currently one parcel. Seller has applied for 5 lot subdivision. See documents for site plan. Contact listing agent for additional details. Seller is a licensed real estate broker in the State of Oregon.

**FINANCIAL**

<b>Property Tax/Yr:</b> \$3,410.74, 2017	<b>Spcl Asmt Balance:</b>	<b>Tax Deferral:</b> N	<b>BAC:</b> %2.5
<b>Crop/Land Lease:</b>	<b>Short Sale:</b> N	<b>\$ Pre-Approv:</b>	<b>Total Comm Differs:</b> N
<b>HOA: N Dues:</b>	<b>Other Dues:</b>	<b>3rd Party:</b> N	<b>Bank Owned/REO:</b> N
<b>HOA Incl:</b>			
<b>Terms:</b> CALL-SA, CASH, CONV		<b>Escrow Preference:</b>	

**BROKER / AGENT DATA**

<b>BRCD:</b> BHHN05	<b>OF:</b> Berkshire Hathaway HomeServices NW Real Estate	<b>Lic#:</b> 201208506	<b>Ph:</b> <a href="tel:503-472-8411">503-472-8411</a>	<b>Fax:</b> 503-472-8866
<b>SAID:</b> MCDONALK	<b>AG:</b> Kelly McDonald	<b>Lic#:</b> 201221911	<b>Ph:</b> <a href="tel:503-209-9591">503-209-9591</a>	<b>Cell/Pgr:</b> <a href="tel:503-209-9591">503-209-9591</a>
<b>Email(s) AG:</b> <a href="mailto:kmcdonald@bhhsnw.com">kmcdonald@bhhsnw.com</a>			<b>Agent Ext:</b>	
<b>CoSAID:</b>	<b>CoBRCD:</b>	<b>CoAgent:</b>	<b>CoPh:</b>	
<b>CoAgent Email:</b>		<b>Owner Perm. Resid:</b>		
<b>List:</b> 8/31/2018	<b>Exp:</b> 2/28/2019	<b>Show:</b> EMAILSA, TEXT-SA	<b>Poss:</b>	
<b>Tran:</b> 8/31/2018	<b>Owner(s):</b> GOMACGO LLC	<b>FIRPTA:</b> N	<b>Phone:</b>	
	<b>Tenant/Other:</b>		<b>Phone:</b>	

**COMPARABLE INFORMATION**

<b>DOM:</b>	<b>O/Price:</b> \$2,250,000
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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.