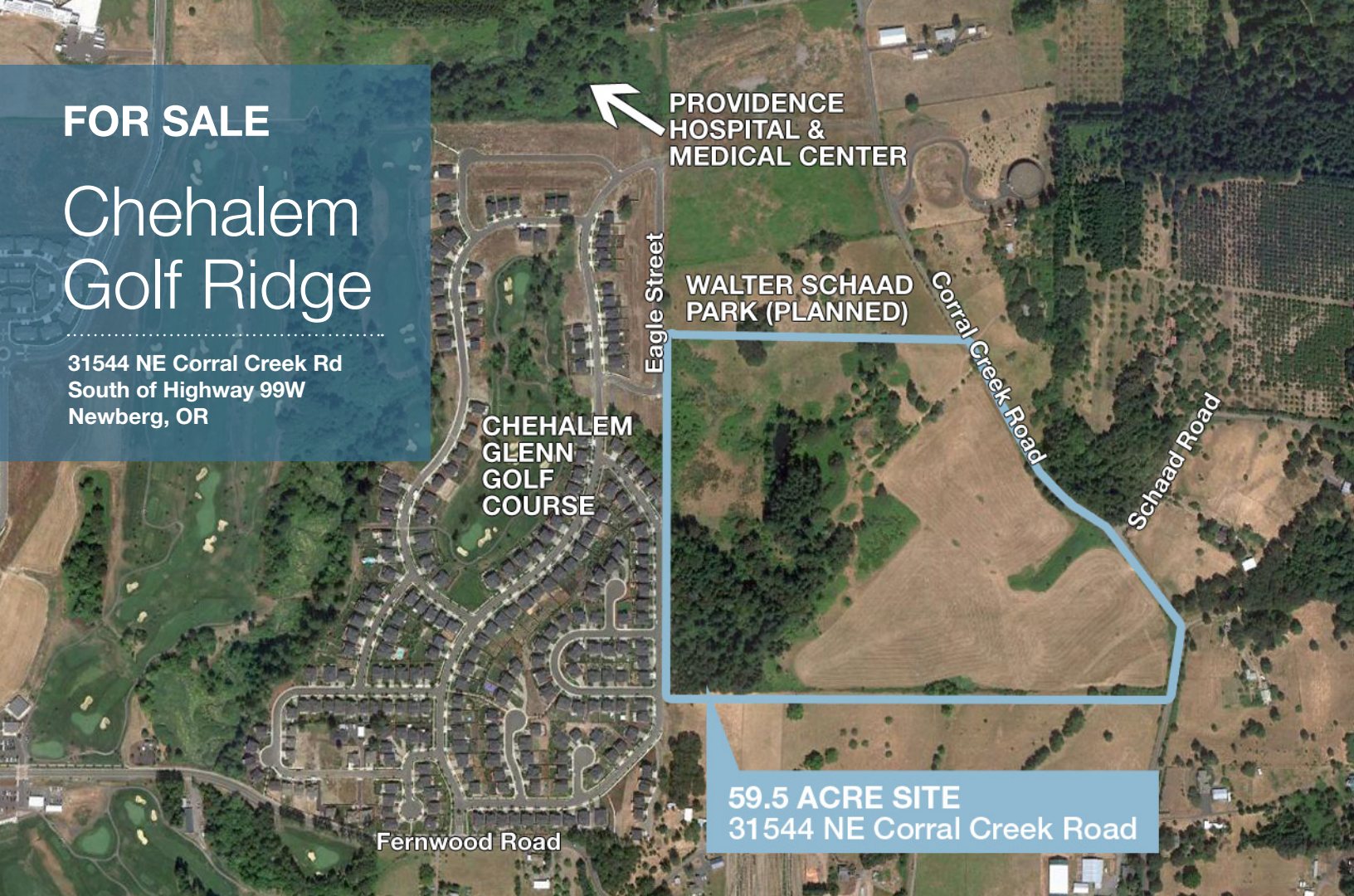


FOR SALE

Chehalem Golf Ridge

31544 NE Corral Creek Rd
South of Highway 99W
Newberg, OR



PROVIDENCE
HOSPITAL &
MEDICAL CENTER

WALTER SCHAAD
PARK (PLANNED)

CHEHALEM
GLENN
GOLF
COURSE

59.5 ACRE SITE
31544 NE Corral Creek Road

59.5 Acre Proposed Residential Parcel

- Chehalem Golf Ridge is situated above and immediately contiguous to the Chehalem Glenn Golf Course providing unobstructed territorial westerly views.
- This proposed 59.5 acre subdivision was adopted by the City of Newberg and Yamhill County on July 16, 2008 as an Urban Reserve Area (URA). The URA is expected to be adopted by LCDC and submitted to the State of Oregon Department of Land Conservation and Development (DLCD) by 12/31/2011. The subject property has been identified by the City of Newberg as a high priority for annexation because of the proximity to services, with the eventual zoning as residential subdivision
- The site consists of Tax Lot R3222 02700, located in the City of Newberg, Yamhill County, Oregon
- The current zoning falls under the jurisdiction of Yamhill County designated as EF-20 with a minimum lot size of 20 acres
- The proposed zoning upon redesignation as an Urban Reserve Area is expected to be R-1. The proposed zone change shall be interpreted to mean that the maximum density shall be 4.4 units per gross acre as Low Density Residential

FOR MORE INFORMATION CONTACT

William H. Burton
503.221.2294
bburton@kiddermathews.com
www.kiddermathews.com



Skip Rotticci
503.279.1744
skip.rotticci@cushwake.com
www.cushwake.com



The City of Newberg's Newberg Urban Area Management Commission ("NUAMC") proposed an amendment to the Newberg City Council to expand the Urban Reserve Area to approximately 2063 acres including the subject 59.5 acre Chehalem Golf Ridge Property. On October 15, 2007, The Newberg City Council adopted the subject 2063 acres as a new Urban Reserve Area. Yamhill County adopted the New Urban Reserve Area in July, 2008. This concluded the City and County process and began the State of Oregon Legislative Process to designate the subject property as Urban Reserve Area and bring it in the Newberg Urban Growth Boundary along with the balance of the properties as recommended by NUAMC, The City of Newberg and Yamhill County. The URA is expected to be adopted by LCDC and submitted to the State of Oregon Department of Land Conservation and Development (DLCD) by 12/31/2011. The subject property has been identified by the City of Newberg as a high priority for annexation because of the proximity to services, with the eventual zoning as residential sub-division.

Site Description

The topography of the site is gently rolling on the easterly and southeasterly portions of the site and more steeply sloping on the westerly portion. Some slopes are in excess of 30 degrees with this portion of the site being heavily wooded. The property was reportedly farmed with a variety of orchard and row crops over the years and most recently has been used for hay production. Site provides unobstructed westerly views of Chehalem Glenn Golf Course and the Willamette Valley.

Soil Conditions and Floor Plain/Wetlands

The land consists of well-drained Jory, Nekia, and Laurelwood soils accounting for 52% of the property with the balance primarily made up of Amity and Panther soils. This property is located on the Federal Emergency Management Agency (FEMA) Panel Number 410249 0195C, dated September 20, 1983. The property is located within the "C" flood zone which is defined as areas of minimal flooding.

Utilities

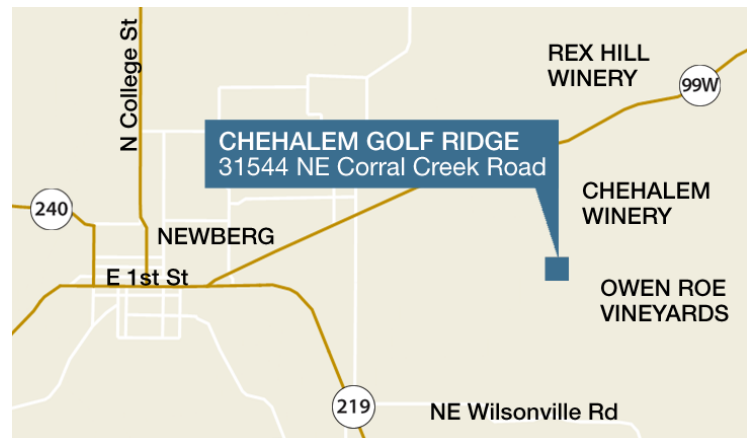
Water & Sewer: Newberg Water/Sewer Department
Electricity: Portland General Electric
Gas: NW Natural
Verizon Telephone
Comcast Cable and Satellite TV

Asking Price

\$3,275,000 (\$55,000 per acre)

(based on LDC R-1 zoning)

Seller Financing available



FOR MORE INFORMATION CONTACT

William H. Burton
503.221.2294
bburton@kiddermathews.com
www.kiddermathews.com

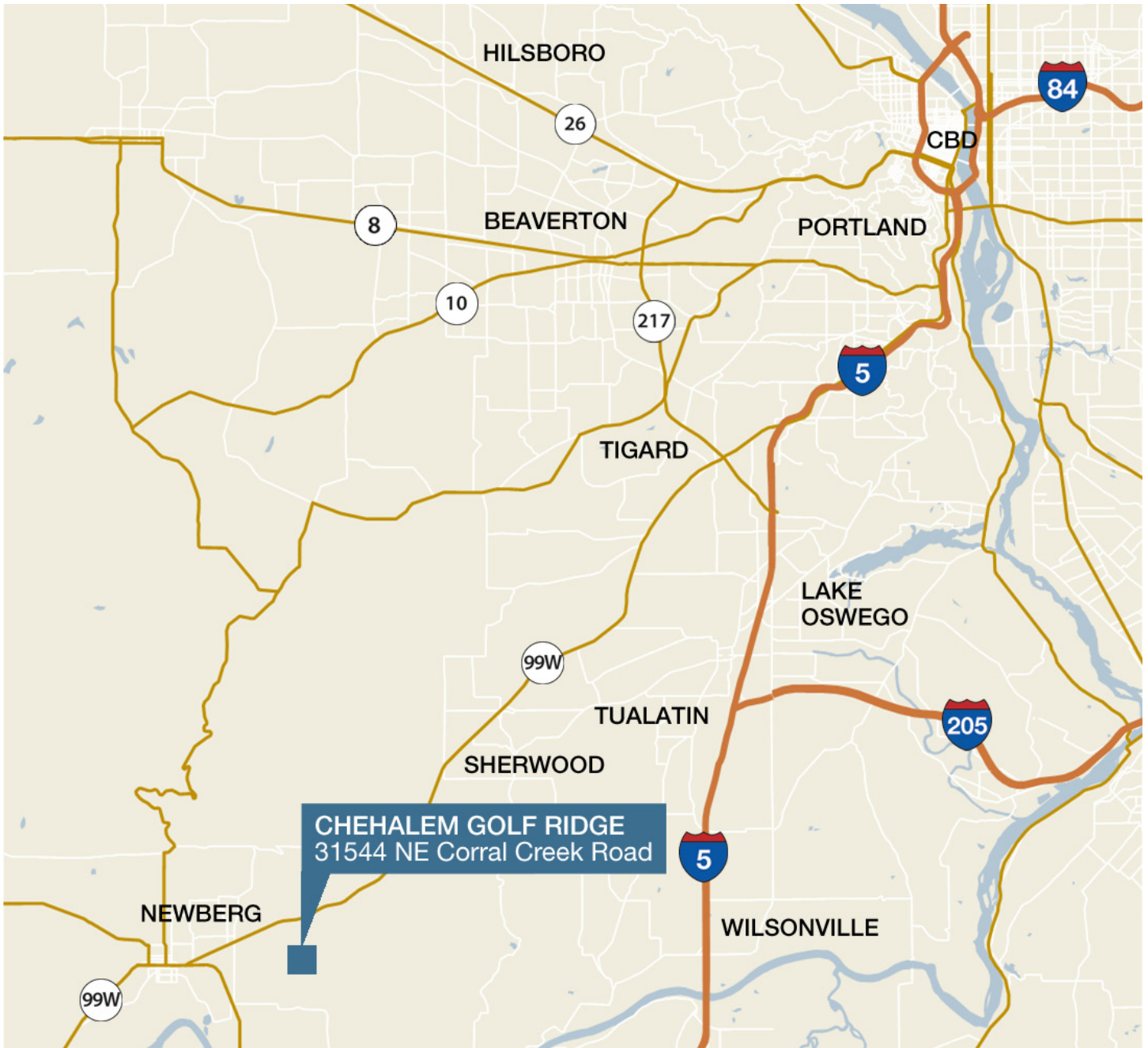


Skip Rotticci
503.279.1744
skip.rotticci@cushwake.com
www.cushwake.com



FOR SALE

Chehalem Golf Ridge



FOR MORE INFORMATION CONTACT

William H. Burton
503.221.2294
bburton@kiddermathews.com
www.kiddermathews.com



Skip Rotticci
503.279.1744
skip.rotticci@cushwake.com
www.cushwake.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.