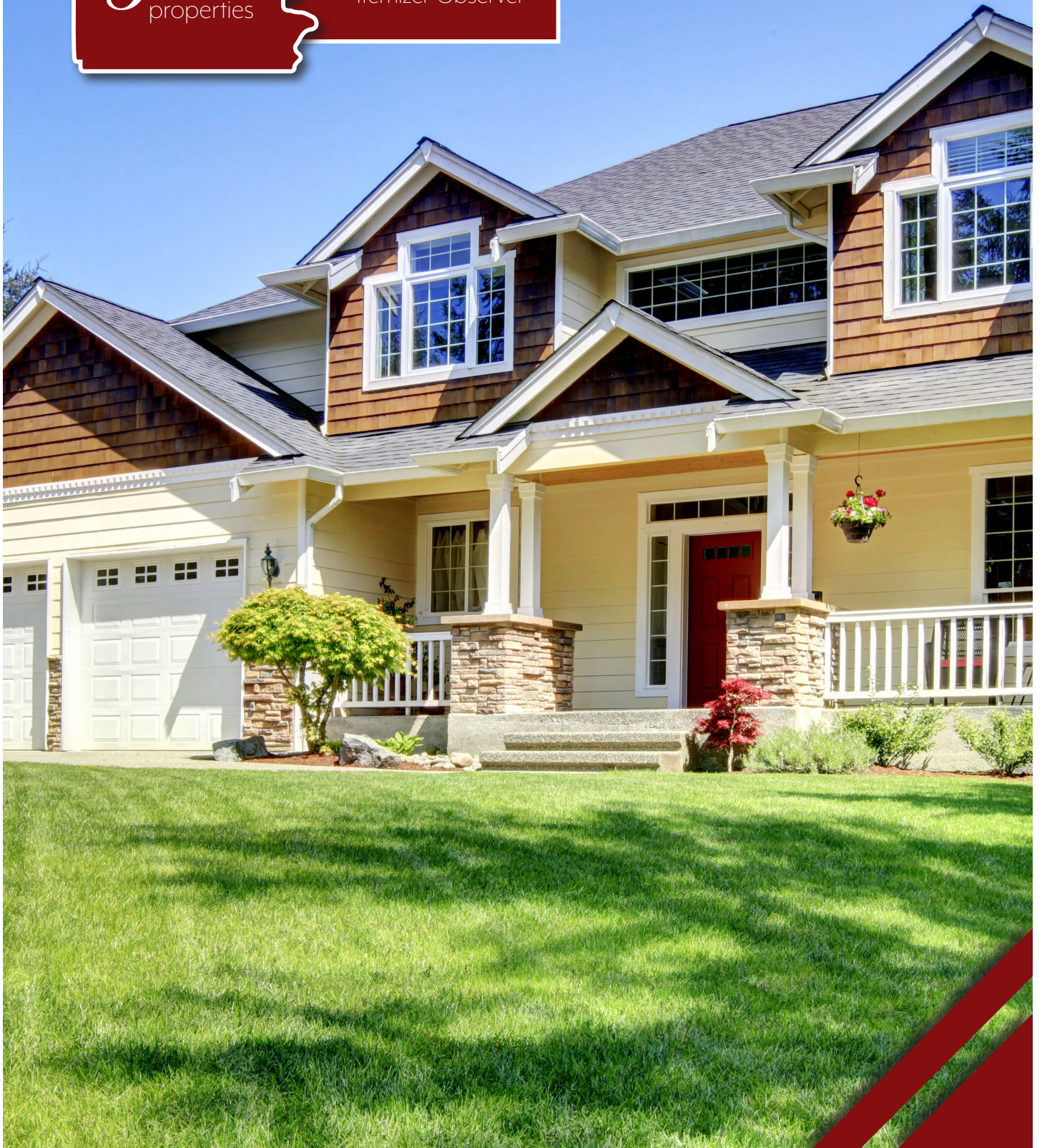


Polk
properties

SEPTEMBER 2018

Itemizer-Observer





44 years of Quality Service • Since 1974

503-838-1912

1697 Monmouth St., Independence • View our listings at www.wvmls.com



Cathy McLean,
Broker 503-580-0571



Tanna Cable Girod,
Broker 503-931-6800



Timm Cable,
Broker 503-551-5357

THIS WEEK WE WOULD LIKE TO FEATURE



GREAT FLOOR PLAN – Single level 3 BR, 2 BA w/large entry, living room in front adjoins room which could be either family room or formal dining. Dining nook (8x16) next to open kitchen. Lots of storage. Brick accents. Fenced yard, covered patio, 550 sq ft garage. Walking distance shopping and schools. **\$268,000.** #736821

MANUFACTURED HOME

DON'T MISS THIS ONE! So many upgrades. 2006 Fleetwood. New cabinets, new counter tops and backsplashes, new flooring, interior doors, new ss appliances (w/ 3 yr warranty). New fixtures, drywall and trim, 110 amp service, 50 gal water heater. Wood stove (1 yr old). Enjoy all the private outdoor spaces. New fencing, decks, wood shed & 11x12 garden shed. **\$78,000.** 736955



DOM! 45 VIEW ACRES consisting of 3 meadows, 6 pastures/hay fields, 3 POTS OF GOLD (AKA water meters), oak woods and planted timber. All of this just minutes from Salem (10 miles), Portland (45 miles), PDX (55 miles), Pacific Ocean (50 miles), skiing (65 miles), Casino (20 miles), outlet mall (30 miles). Large barn, machine shed and usable out buildings help to make this great working opportunity! **\$900,000.** #735313 ►



◀ **IF YOU ARE LOOKING FOR PEACEFUL** this is what you are looking for. **5 ACRES** of privacy in a natural setting. Groomed walking trails & seasonal creek. Yard is beautifully landscaped and has fenced garden area. One level 3 BR, 2 BA home with flexible floor plan. Living space expands on to deck & covered porch. Space for RV parking or add a shop. **THIS IS A DREAM PROPERTY!! \$429,000.** #733684

3 BR, 2.5 BA HOME located in a desirable area features numerous unique touches & features. Large airy & bright family room with unique hearth, pellet stove & retractable shades. Covered patio, beautiful landscaping, shop, wonderful yard. Must see to appreciate. **NOW \$365,500.** #737174

BEAUTIFUL BUILDERS HOME on Cul-de-sac. Large entry. Both formal & informal dining, separate laundry room, So much storage throughout w/both closets & cabinets. Beautifully landscaped yard with pond, covered deck, raised garden beds and privacy **\$350,000.** #738293

GREAT OPPORTUNITY for investment or owner occupied property. Nice floor plan on .20 acre lot zoned medium density. Flexible floor plan w/4 bedrooms, living room, family room & formal dining. Home is updated w/new paint, flooring, appliances. Big lot w/ space to add a unit or shop. Easy access to Western Oregon University & downtown Monmouth. **\$345,900.** #735989



◀ **JUST LISTED – SPACIOUS FLOOR PLAN** on one level. 3 BR, 2 BA, LR & FR. Updated kitchen, formal dining. Big rooms w/ lots of natural light. .22 acre lot. Fenced yard. Double car garage & workshop. 18 x 52 RV pad. Low trafficked street just 1 block from WOU. Home has been freshly painted & is ready for its new owner. **\$305,000** #738230

PEACEFUL & TRANQUIL PROPERTY located at the end of private lane offers so much. Creek side setting is that private park on the banks of Rock Creek - just right for outdoor hosting. Abundance of wildlife is spectacular. More than half dozen organic fruit trees & area to garden. Shop building for those your projects. Live in the current 3 BR, 2 BA home or take advantage of the partially developed elevated home site. **\$221,000.** #738218

THINKING OF SELLING? WE HAVE BUYERS LOOKING FOR JUST THE RIGHT PROPERTY. GIVE US A CALL AND WE WILL BE HAPPY TO ASSIST YOU IN ANY WAY WE CAN.



• Locally Owned & Operated • Licensed Mobile Home Dealer • Member Willamette Valley Multiple Listing Service

We're excited to help your business grow!

Neighborhood EXPERTS
Itemizer-Observer



Digital & Print

It's easier and more affordable than you think it is!

Give us a call!

503-623-2373



HORSEPOWER REAL ESTATE

"Helping clients buy and sell their Homes since 2011!"



Tory Boline, Broker Cell: 503.991.6783

4975 Enterprise Rd, Dallas, Oregon

ToryBoline@gmail.com • ToryBoline.com • WesternOregonHorseProperties.com



Dallas — Beautiful usable 28.41 acres! Mt Jefferson Views from the Charming updated 3 bed, 2 bath, 1729 sq ft Farmhouse. This property is ready for your animals. It is currently set up for cattle with a 64x42 Barn used for a feeder barn, hay storage and equipment storage. The Shop is 48x30 with 4 slider doors, electricity and a 12x12 tack room, 2nd barn 48x48, 8 fenced pastures, fruit trees, seasonal pond, 2-3 acres in Oak and Fir. (737851) \$549,900



Sheridan — 38 beautiful usable acres with 2 homes and Water Rights! This is a great opportunity for dual living in a rural setting. Main home is 1466 sq ft with 3 bed, 1 bath, pellet stove, updated kitchen & floors and new roof. The 2nd home is 768 sq ft built in 1997 with 1 bed, 1 bath, Kitchen, Laundry and metal roof. 2 septic systems, 2 Red Prairie Water meters, well, 78x48 Barn with stalls, tack room, hay and equipment storage. 72x30 Shop. Horse Pastures, hay field, fruit trees and seasonal pond. Potential for Hazelnuts (18062210) \$575,000



Yamhill — 75 beautiful acres! The 2435 sq ft, 4 bed, 2 bath home was built in 2009. 48x36 Barn, 52x24 Shop, 12x25 RV Cover, 60+ acres of Timber, Pastures, Pond, Creek and more! Trail Ride or hike throughout the property on miles of trails! Also great to practice extreme trail. The barn has 3 horse stalls w/ runs, 2 stalls currently set up for goats, tack room, hay storage. 2nd barn down below for animals or storage. (737236) \$798,000

Specializing in Equestrian Properties, Acreage, Farms, Ranches, & Residential

Desirable One Level

NEW LISTING



312 SE Orchard View Lane, Dallas

\$265,000 3/2 with 1,414 SF on 0.29 Acre lot. LR fireplace, oak kitchen cabs, eating bar, dining area with slider to back yard. Some hardwood flooring. 16x20 Shop & 12x16 Storage. #738585

3.08 Acre and Home in the Trees



4890 Liberty Road, Dallas

\$384,500 Cute 3/2 Ranch Home with 1,653 SF. New Vinyl Windows. Laminate Flooring. New Kitchen Tile. Covered front and back patios, deck, small shop. Great Setting! #736485

Ceres Gleann 55+ Community!



2033 SE Magnolia Avenue, Dallas

\$299,500 Light and Bright Home with 2/2, 1,646 SF + ofc.. LR gas frplc, A/C. Kitchen eating bar. Skylight in the master bath. Deluxe back yard with covered patio. #736845

Charming Cottage-Style!



1421 SW 9th Street, Dallas

\$245,000 Super cute 4/2 with 1,546 SF. New Roof and New Exterior Paint! Some updating in kitchen. Vinyl Windows. Original Touches. Fenced yard. Covered Patio. #737394

Cute Bungalow-style Home



1246 Main Street, Dallas

\$165,000 1920's Charmer with 2/1 and updated Kitchen and Bath. Lg Util Room. Covered Back Porch. Walkways. Newer Detached Garage with Alley Access. #736046

Expansive Bridlewood Home on .39 Ac



PENDING SALE

1849 SW Boxwood Lane, Dallas

\$419,000 Top of the hill 6/5, 2,937 SF+. Dual Living Potential! Deluxe kitchen. Mstr on Main. Ofc area and bonus rm on 2nd floor. Lower level kitchenette. New View Deck! #730762

Contact me for Proven Results

Donna Graham 503-931-5677 Direct



Windermere
REAL ESTATE

Windermere/Western View Properties

Broker, CRS, ABR, GRI
Licensed in the State of Oregon

donnagraham@windermere.com



DonnaGrahamRealtor.com



Windermere

REAL ESTATE



974 SE Academy St., Dallas

\$349,900 3Bd/2.5Ba 2,034 SF one level home in great neighborhood. Many updates w/new carpet, vinyl flrs, counters in Kitch & Baths, sinks, faucets, stove, refrig & oven. #736365

Jana Fogg Prin. Bkr 503-930-1047



312 SE Orchard View Ln, Dallas

\$265,000 Desirable One Level 3Bd/2Ba with 1,414 SF on 0.29 Acre lot. LR fireplace, oak kitchen cabs, eating bar, dining area with slider to back yard. Some hardwood flooring. 16x20 Shop & 12x16 Storage Shed. #738585

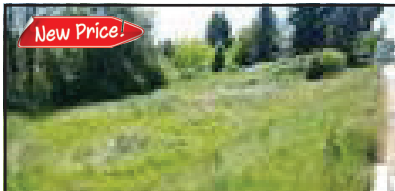
DonnaGrahamRealtor.com Bkr 503-931-5677



1004 SW Aspen Ln, Dallas

\$259,500 1004 SW Aspen Ln, Dallas - Darling Home in Great Area! Vaulted Spacious LR w/2 Skylights and Gas Stove. Slider from Kitch/DR to Back Yard. Main Level BR & 2 BR Upper, 1,318 SF total. Nice yard with deck. #738407

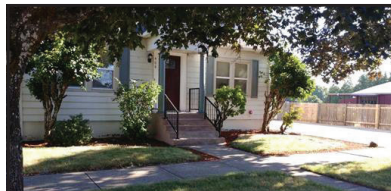
DonnaGrahamRealtor.com Bkr 503-931-5677



1060 NW Cornelius Schefflin Rd., Cornelius

\$224,900 Build or bring your own home to this .92 acre creekside property within city limits of Cornelius. City water, sewer & power all set up. Manuf. Home pad on property from previous home. #734527

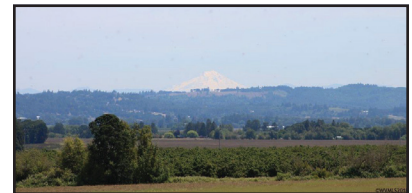
Lorenzo Flores Bkr 971-237-3605



408 SW Mill St., Dallas

\$350,000 4Bd/2Ba 3,124 SF bungalow w/lots of charm & updated kitch. Fireplace in LR. Full finished bsmnt. Lrg bckyard w/refurbished deck. Upstrs rm w/door to upstrs deck & stairway #736938

Marian Fitts Bkr 503-949-3334



7865 Highland Rd., Independence

\$179,000 2.0 Acres Great location with private, treed property. Close to town, this 2 acre building site has potential for views of Salem Hills. Luckiamute water, meter to Highland Road, new gravel road access. Buyer responsible for due diligence as per vacant land. #721343

Sarah Jobe Bkr 503-559-1280



783 SW Wyatt St., Dallas

\$245,900 Single level move-in ready updt'd home on lrg corner lot w/room for RV. Fresh paint in/out, new flooring, remodeled bathroom, Ductless Heat Pumps, pellet stove & vinyl wndws. Roof approx. 6 yrs old, 10X12 grdn shed & Indscpd. Just blocks from City Park & Kingsborough Park. #738548

Nicole Noland Bkr 503-580-4042



1118 SW Bridlewood Dr., Dallas

\$315,000 Freshly updt'd 3Bd/2Ba home on .43 acre. Kitch has quartz ctrs, lrg island & white subway tile bck splsh. Liv Rm w/brick frplc & shiplap wall. Solid maple hrdwd flrs in all liv. spaces. Main Ba w/new vanity, sinks & flr. New Mstr ensuite bath. New carpet, int. & ext paint. New roof, grg dr & concrete driveway w/RV pad. Lrg Mudroom. #738204

Debbie Butler Bkr 503-580-3211



6160 Treehouse Rd., Monmouth

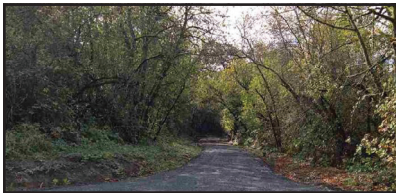
\$499,900 Extravagant home w/detailed finishes throughout incl. wainscoting, crown molding & trim work. Dream kitch w/SS appl, farmhouse sink & granite. Travertine, marble & HW. Radiant flr heat downstairs. Gas FP w/mantle & blt-ins. 3bd/2ba 1728 SF on 5 acres. Extensive paver stone patio areas, new roof, UGS & attached storage area. #729232

Debbie Butler Bkr 503-580-3211



Windermere

REAL ESTATE



7865 Highland Rd., Independence

\$225,000 5.25 acres Private, treed property with gorgeous coastal range views. Depending on home location and thinning out of trees, views north, south and west. Great location, 5.25 acre building site. Luckiamute water/meter to Highland Road, new gravel road/access. Buyer responsible for due diligence as per vacant land #721344

Sarah Jobe Bkr 503-559-1280



175 SE Pleasant Dr., Dallas

\$265,000 Adorable single story rancher on lrg .45 acre lot. Updated with a newer roof, laminate flooring, forced air gas heating & new vinyl wndws. Huge fully fncd yard w/garden. RV parking & easy access to Hwy. 22. #738681

Amber Archibald Bkr 503-551-3244



1720 SW Bridlewood Dr., Dallas

\$595,000 2Bd/3Ba 2815 SF custom built home on .44 acre lot in City limits at top of Bridlewood Estates w/beautiful views. Possible dual liv., lrg kitch, lots of wndws for natural light, covered wrap around deck & RV parking. Also included, 7.87 acre parcel zoned Suburban Res. w/2 wells on property in UGB, lrg metal barn w/livestock stalls & potential riding arena. City approved access from Bridlewood. #733452

Amber Archibald Bkr 503-551-3244



16355 McBee Rd, Dallas

\$420,000 Home on 14.63 Scenic Acres! Seclusion Awaits! Wooded property w/fencing. 24x72 Outbldg w/3 stalls & tack rm. Covered RV parking, Nice 3Bd/2Ba manf home with open plan, 16x34 deck and Mt. Top Views! #738077

DonnaGrahamRealtor.com Bkr 503-931-5677

767 SE Cooper St., Dallas
\$378,990 New Fowler Home! Open flr plan 3Bd/2Ba+Den 1,811 SF home w/vaulted ceilings in GR & mstr bd. SS appl. Kitch island w/sink & DW. Fully tiled shower w/shelves in mstr ba. Corner gas frplc in LR & full laminate in GR. Front & back Indscpd w/UGS. 3-car tandem garage. #734960

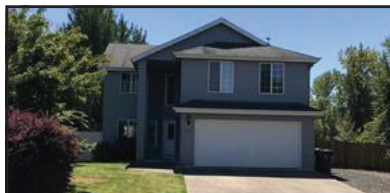
Windermere Team Advantage Bkrs 503-559-6439



1783 SE Osoberry St. Dallas

\$289,990 3bd/2.5ba 1452 SF on corner lot w/covered front porch. Open flr plan w/standard features. Kitch peninsula w/eating bar, upstairs utility, Indscpd front yd w/UGS, cedar fencing in bk yard. #730244

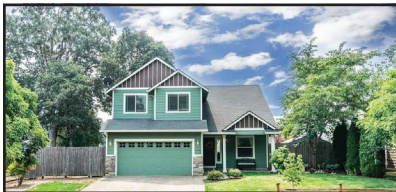
Windermere Team Advantage Bkrs. 503-559-6439



1669 SW Filbert Ln., Dallas

\$314,900 3Bd/2.5Ba home w/high ceiling & balcony overlooking LR. Lrg mstr w/dbl closets & soaking tub. Upstrs laundry rm. Lndscpd front/ back w/UGS, 3 fruit trees & grdn area. Room for RV. #737259

Jana Fogg Bkr 503-930-1047



923 SW Sequoia Ln, Dallas

\$279,900 Classy Craftsman-style! Wonderful home with newer gas furnace, A/C & Dishwasher. 3Bd/2.5Ba w/1,597 SF. LR on main, FR on 2nd level with all bedrooms. Fenced yard. Possible space for RV. #738176

DonnaGrahamRealtor.com Bkr 503-931-5677

1666 SE Osoberry St., Dallas
\$293,990 Fowler Built 3Bd/2Ba Open flr plan w/vaulted ceilings in GR plus 19X16 bonus rm above garage. Kitch island w/eating bar. Enclosed cedar fenced backyard & front yard landscaped w/UGS. #736430

Windermere Team Advantage Bkrs. 503-559-6439



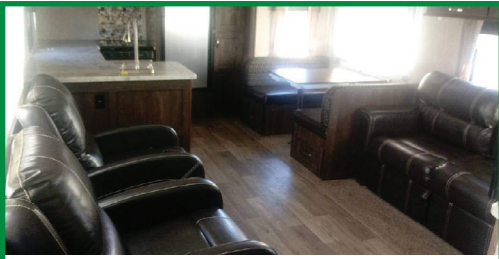
1421 SW 9th St, Dallas

\$245,000 Charming Cottage Style! Super cute 4Bd/2Ba with 1,546 SF. New Roof and New Exterior Paint! Some updating in kitchen. Vinyl Windows. Original Touches. Fenced yard. Covered Patio. #737394

DonnaGrahamRealtor.com Bkr 503-931-5677

Licensed in Oregon

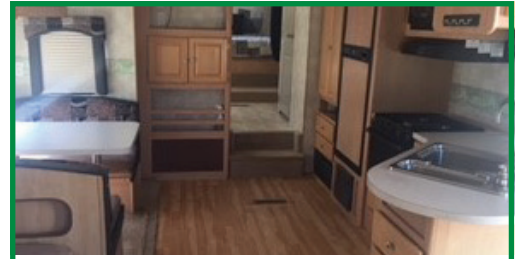
Xtra Mile RV Sales & Stellar RV Repair



31 Ft 2018 Forest River Vibe 268Rks **\$25,500**

Whether you are looking for repair & maintenance or to purchase a new to you RV, we promise **Stellar service every time!**

Don't bother checking out the rest, just come buy from the best!
There's no one that can match what we do for our customers.



30 Ft 2009 Thor Wave 295RIs **\$14,500**

269 NE Polk Station Road, Dallas, OR 97338
Visit us online at xtramilervsales.com

Xtra Mile RV Sales: (503) 508-9472
Stellar RV Repair: (503) 779-6176

Space reservation for **Cultivating Fall Edition** is August 31

Call Today 503-623-2373 Stacey x121, Erin x118



POLK SOIL AND WATER
CONSERVATION
DISTRICT

Cultivating
*Healthy Farms, Forests, Food
and Families in Polk County*

SUMMER 2018

It's all 'Hands-On' at Polk County Fair

BY MITCH LIES

Cultivating Editor

For the past six years, bee-keeper George Woodward, a self-proclaimed "hobbyist gone bad," has enlightened, entertained and piqued the interest of adults and children who flock to his demonstrations to watch queen bees interact with colonies and view drones and worker bees going about their business.

He will be at it again at the Polk County Fair, Aug. 9-11 at the Polk County Fairgrounds in Dallas.



at events like Oregon Ag Fest and the Oregon State Fair.

"Pretty much anytime they asked me to go speak, I tried to make sure it was on my calendar," he said. "Now, however, I'm trying to tone down some of my involvement, because it has gotten to where I was doing more speaking than I was keeping of bees."

Woodward said that he made an exception to his new toned-down approach when the Extension Service called.

"They called and asked me to speak at the fair, and Polk County is a great place to do it," he said.

**EXCELLENT LOCATION**

Dallas - 3 BR, 2 BA, 1080± SF. Newer home has brand new carpet, AC, & fresh backyard sod. Situated for privacy with backyard view of farmland. Stamped concrete patio with fire pit. Garage has storage area. **\$249,900 (737916)**
Oregon Martin Group 503.551.5788

**COMPLETELY REMODELED**

Dallas - 3 BR, 2 BA, 1660± SF. Amazing home near schools and aquatic center. New everything including wide open great room, concrete counter tops, new lam flooring, beautiful landscaping. **\$309,900 (737756)**
John S. Tate 503.580.6540

**LOVELY & SPACIOUS**

Dallas - 3 BR, 2.1 BA, 2300± SF. Awesome back yard, RV or boat parking, small efficient shop, separate living room & family room. Now waiting for a new owner - let this wonderful house love you!! **\$374,900 (737935)**
John S. Tate 503.580.6540

**3.77± ACRES OF PRIVACY**

Dallas - 3 BR, 2.1 BA, 2015± SF. Much to enjoy in this peaceful setting with year-round pond. Open concept main level with dining area, spacious family room with fireplace, kitchen with pantry. **\$469,000 (735300)**
Carol Textrum 503.428.2817

**BEAUTIFUL COUNTRYSIDE PROPERTY**

Dallas - 3 BR, 2 BA, 1926± SF, 10.1± acres. Gorgeous wood floors and accents throughout. Open floor plan with large windows, huge master with private deck. Vaulted BRs. Lovely back yard with newer deck. **\$525,000 (738435)**
Amy Richardson 503.930.8376

**GORGEOUS 360° VIEWS**

Amity - 3 BR, 2.1 BA, 2615± SF, 86.7± acres. Open floor plan with radiant floor heat. Extensive patio. Numerous options for 86.7± acres of rolling land. 3± acre pond has water rights. **\$1,250,000 (733838)**
Mel Counts 503.559.4671



BERKSHIRE HATHAWAY
HomeServices
Real Estate Professionals

www.BHHSRep.com
Call Today 503.371.3013



© 2018 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway Home Services symbol are registered service marks of HomeServices of America, Inc. © Equal Housing Opportunity.



NEW LISTING

1330 E. Ellendale Ave., Dallas

A piece of Dallas history on 2.71 acres! 4 bed/1 bath, 1900 sq. ft. classic farmhouse. High ceilings, blt-ins, wainscoting, formal DR. New roof & septic 2018, all vinyl wndws & outbldgs!

\$449,000 MLS #738141

NEW LISTING

634 NW Jasper St., Dallas

Large single level on corner lot w/ RV pad & AC. 3 bed/2 bath, 1716 sq. ft. single level. Slider from dining room to deck & fenced backyard. Stainless steel appl, gas fireplace & new roof

\$322,900 MLS #738107

**Photos
Coming
Soon!**

NEW LISTING

1417 SE Huckleberry Ave., Dallas

NEW Boylan Home 1930 sq. ft., 3 bed/2 bath. Ktchn has drawer m/w, sink island, wall pantry, & wood range hood. Engd wood through entry, hallway, greatroom & sunroom. Fully fenced, partial covered patio, tandem 3 car garage

\$389,900 MLS #738155

PENDING

886 Warren St. S., Monmouth

Contemporary 2 story near WOU & Hwy 99! 3/2, 2000 sq. ft., Blt. 2007, 2nd floor bonus rm. Vaulted FR w/gas FP & slider to patio. Separate LR could be office, Gas heat & A/C.

\$299,000 MLS #736469

kw CAPITAL
CITY
KELLERWILLIAMS

Yolanda Zuger | 503.580.7031

YolandaZuger@kw.com

289 E Ellendale Ave, Suite 603
Dallas, OR 97338**Cornerstone Team**

Each office is independently owned and operated.





Dallas Office 503-623-2333
**Hablamos Espanol - Sin Compromiso*



A. Archibald
503-551-3244



D. Brinker
503-831-1881



D. Butler
503-580-3211



T. Davis
503-559-6439



L. Flores*
971-237-3605



J. Fogg
503-930-1047



D. Graham
503-931-5677



C. Jacobsen
503-551-5807



J. Johnson
503-910-8644



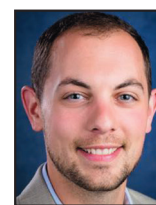
N. Noland
503-580-4042



S. Pal
503-400-9883



N. Rogers
503-930-7665



C. Spink
503-857-7780



C. Woods
503-838-4880

Monmouth/Independence
503-838-1141



M. Fitts
503-949-3334



C. Dalton
541-760-1370



S. Jobe
503-559-1280



C. Larsen
503-409-3716



S. Paoli
503-580-0160



www.WindermerePolkCounty.com
 Windermere/Western View Properties (Licensed in Oregon)

