



**TOUCHET**

**THREE BEDROOM ON A .43 ACRE LOT IN CHARMING TOUCHET WA!**  
\$89,900 MLS # 117839

**Alderson Property Management**  
725 S. Main Street, Milton-Freewater, OR 97862  
Valerie Alderson Broker/Owner  
Office: (541) 938-3331  
Email: [valerie@vtechlink.us](mailto:valerie@vtechlink.us)

Offering full service property management. Serving the Eastern Oregon areas. Call today for a personal consultation!

**ELGIN**

**TURN OF THE CENTURY STYLE**  
2 bedroom, 1 bath with lots of potential!  
\$54,900 RMLS # 17334114

**PENDLETON**

**2 BEDROOM WITH FINISHED basement on NW 8th. \*HUD OWNED\***  
\$125,000 RMLS # 17667488

**PILOT ROCK**

**VIEW OF THE BLUES WITH THIS**  
2 bed, 1 1/2 bath on a corner lot.  
\$57,900 RMLS # 171024017

**MILTON-FREEWATER**

**VERY CUTE 2 BEDROOM 1 BATH**  
with detached single car garage.  
\$110,000 RMLS #17251035

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**AMERICAN WEST**  
PROPERTIES HERMISTON, LLC  
Licensed Oregon Realtors

*Happy Holiday to All*

**REDUCED**

**\$79,900 #17347563**  
Great Investment Fixer upper in Hermiston 3 bedroom 2 bath your dream shop--1440 sf shop with concrete floor! Shop has a half bath. Large .5 acre lot means room to park vehicles and toys. Three bedroom home with enclosed porch has 2 baths. Attached garage. Move here and enjoy country life!  
**Contact Patti Burres 541-571-5888.**

**REDUCED**

**\$112,900 #17552195**  
Home with detached garage on a large corner lot in Pendleton. Lot is chain link fenced. Covered patio. Attractive neighborhood. Hard to find 4 bedrooms!  
**Contact Patti Burres 541-571-5888.**

**REDUCED**

**\$157,500 #17393868**  
**located in Pendleton**  
Just remodeled - New carpet, interior paint, kitchen counters. New tile shower in basement. Downstairs has family room with wet bar and large pantry, bedroom and new bath. Upstairs features kitchen, dining areas (2), 2 bedrooms, 1 bath. This home is move-in ready! Newer exterior paint & new garage roof. Home is full of charm and character!  
**Contact Patti Burres 541-571-5888.**

**BOARDMAN:** 2 Marine Dr. • 541-481-2888    **IRRIGON:** 170 Columbia River Hwy • 541-922-2888  
**HERMISTON:** 320 South Hwy 395 • 541-564-0888

**WWW.AMWESTPROP.COM**

# COLDWELL BANKER

## WHITNEY AND ASSOCIATES

37 SE Dorion, Pendleton, OR 97801 • 541-276-0021 • Fax 541-276-6749

### LOTS & LAND

**PREMIER-Commercial lots available.** Directly across Hwy 395 from the new hospital. SW 37th Extension is complete and the access road to the north side of these lots is also completed with SW 32nd Place. All utilities installed. Lots are ready to develop or build to your needs. Prime location for commercial and business development, take advantage of the increased traffic flow and ease of access. Lots available from 6.73 acres @ \$7,000/sf., 1.27 acres @ \$8.50/sf., .75 acres @ \$8.50/sf., 45 acres @ \$8.50/sf. with a total of 9.2 acres available, all can be adjusted to suit your needs. Kevin Hale 541-969-8243cell. #11336593

**\$507,650 BARE GROUND ONLY, SITE OF OLD ST. ANTHONY HOSPITAL.** Zoned service commercial which allows multi-family. Great visibility right on SE Court/Hwy 11 with high traffic count. East Gate to Pendleton. Lot size is negotiable. Subject to partition and governmental approval. Great commercial location perfect for apartment building, office, retail, etc. 25,509 sf(m/l) office building adjacent to land for sale. Jef Farley 541-969-9539cell. #17199145

**\$350,000 6.29 ACRES OF GROUND ZONED BSC, (Retail Service Commercial),** between Kik Road and Hwy 395. Includes a 1280 sf(m/l) home, 2 bed, and 1 bath. Huge potential for a business location with excellent access. Ideal for storage units, RV park, retail lot or other commercial business. Owner willing to carry contract with 35% down and good credit. Jerry Baker 541-969-6378cell. #16251826

**\$295,000 SOUTHGATE COMMERCIAL LOT.** Be located in this premier traffic and business area. This vacant lot is adjacent to the Pediatric Clinic and offers full utilities at the curb and a ready to build site. Where else can you have access to thousands of potential clients walk and drive by every year? Please call Kevin Hale 541-969-8243cell to find out if this is the right location for your business. #16559795

**\$200,000 NEW/48+ACRES/WESTON 48.89 ACRE** parcel off Hwy 204. Owned by Camp Meadowood. Buildable acreage, partially timbered with gravel and dirt access roads. Call Jerry Baker 541-969-6378. #17350558

**\$199,000 REDUCED** 17.1 ACRES on Hwy 395 South of Pendleton. This acreage has 5.7 acres of water rights and can be divided into two parcels. Located just to the west of the Hwy 395 bridge over McKay Creek, below McKay Dam, this offering is close to town and has direct access to Hwy 395. Seller will have some setbacks / building restrictions for the north property line. Kevin Hale 541-969-8243cell #15607806

**\$195,000 245.89 ACRES STUNNING 246+ ACRE PARCEL.** Great building site with unbelievable views overlooking the Umatilla River with wide open country for miles. Very private, power/phone near home site. Property is full of wildlife and far from the hustle and bustle. Upstream from Echo, Or, one of Oregon's newest wine towns. About equal distance commute to Hermiston and Pendleton. Great potential! Jef Farley 541-969-9539cell. #17350502

**\$99,900 NEW PRICE 4.2** acre parcel in the Riverside area. Power available as well as city water/sewer. The entire area is fenced and is on the reservation. The south half is level, the north half is sloped. Absolutely buildable for a single family home or sub-dividable to build numerous homes, as well as a prime opportunity for a contractor to build much needed apartment complexes. Perfect land extension for homes already bordering the property. Jerry Baker 541-969-6378cell. #17552695.

**\$99,900 RARE RESIDENTIAL LOT-** 9.71 acres overlooking the Umatilla River, downtown Pendleton, and the Blue Mountains. Conveniently close to town yet offers country like feel. Access on private road, utilities are nearby. This

lot will make you think about building a new home. Zoned R2. Price to sell. Jef Farley 541-276-0021. 13112258

**\$90,000 NEW - DOES YOUR DREAM HOME INCLUDE A VIEW?** You'll find a beautiful one overlooking the Umatilla river on this 9.1 acre parcel that's set just right to capture views of the Blue Mts and sunsets too! Utilities available at the edge of the lot. This site can be yours for \$90,000, or add the adjoining 2 acre parcel at a price of just \$100k for both. Molly Webb 541-969-4188.

**\$85,000 PENDING -** 94 acre lot zoned Light/Industrial to build your new business. Nice location, easy access and utilities are available on the property. Currently has grandfathered rights for single wide type homes on half of the property. Buyer to do due diligence for conforming I-1 uses. Carolyn Rovier 541-786-0822cell. #17347319

**\$69,900 ADAMS -** 2.42 acre lot, 240 S. Old Highway 11, between Old Highway 11 and Wildhorse Creek Rd. Approved to build, flood zone along creek but plenty of room to build along highway. Manufactured home okay. Horses okay. Jerry Baker 541-969-6378cell. #17631867

**\$69,900 ADAMS 2.41** acre lot, 220 S. Old Highway 11, between Old Highway 11 and Wildhorse Creek Rd. Approved to build, manufactured home okay. Horses okay. Jerry Baker 541-969-6378cell. #17337155

**\$60,000 REDUCED/COVE/LOOKING** for a great location to build your new dream home? This 2.51 acre lot has lots of potential with beautiful views of the mountains and the valley below. Enjoy the amenities of the beautiful town of Cove. Carolyn Rovier 541-786-0822cell. #16585741

**\$59,900 NEW/LINCOLN MNT. WESTON MOUNTAIN** building site. Power at road. Abundant merchantable timber on this secluded mountain property. Year around access with area plow service and road maintenance. Vicki Dick 541-969-9447cell. #17189491

**\$59,900 ADAMS 1.64** acre lot, 140 Old Highway 11, between Old Highway 11 and Wildhorse Creek. Approved to build, manufactured home okay. Horses okay. Jerry Baker 541-969-6378cell. #17048860

**\$54,900 REDUCED/ACREAGE BEAUTIFUL MOUNTAIN PROPERTY** only minutes away from Pendleton. 7.32 Acres along Old Emigrant Road. Great views and very private. Buildable upon securing a conditional use permit from Tribal Planning. Zoned G-1. Call Jerry Baker 541-969-6378cell. #16042939

**\$48,900 REDUCED/UKIAH** Great set-up for RV. City water and sewer. 10x10 Gazebo set up for 2 RVs. 12x52 deck, 8x10 storage shed. 50 amp electrical. Landscaped and fenced. Marsha Morgan 541-377-5152cell. #17623771

**\$45,000 GREAT VIEWS/1.49 ACRES ON 2 CITY TAX LOTS.** Zoned for stick built or manufactured home. City sewer and water to property. Call Cari Volger 541-377-5058 cell for more information. #13575330

**\$32,200 PENDLETON CITY LOTS!** All one price! Let us place a brand new KIT double-wide manufactured home for you. Some lots have sold, call for availability, sizes vary. Call Marsha Morgan to look at floor plans & the home of your choice & colors at 541-377-5152 cell.

**\$32,000 ROYAL RIDGE LOT.** Top quality homes in this area help to maintain the value of your home. Owner has topo map for the buyer to site their home on the lot. Unobstructed views of the Blue Mountains. This is a wonderful lot to build on. Kevin Hale 541-969-8243cell. #16526653

**\$29,900 REDUCED/PILOT ROCK/1.14 ACRES GREAT VIEW LOT** perched on the hill in a nice location in Pilot Rock on 1.14 acres with the potential of dividing/developing. Sewer is available at the bottom of lot. Perfect for building your dream home with the potential of partitioning up to 3 additional lots to offset costs. Property broker owned. Jef Farley 541-276-0021. #16497070.

**\$29,900 NEW/UKIAH** Move to the mountains and build your dream home. Enjoy watching the wildlife! 1 stop light small town living in Ukiah. Quiet and peaceful, great for retirement or vacation home. \$1500.00 City costs for water/sewer hook-up. You will be responsible for line installation to street. Columbia Power Company will give \$2000 towards new service credit installation. Call Marsha Morgan 541-377-5152cell. #17670035

**\$29,500 BUILDABLE LOT IN RICE ADDITION.** Large oversized lot, graded for a daylight basement. If you are ready to build, be sure to check this lot out. Call Kevin Hale 541-969-8243cell for more information. #15120074

**\$29,000 READY TO BUILD LOT.** 6510 s.f.(m/l) on a quiet cul-de-sac. This flat lot has all City services and utilities. 3520 NE King Place. Easy access to Highway 11. Kevin Hale 541-969-8242cell. #16391568

**\$28,000 .52 ACRES, 4 LOTS TO BE SOLD AS 1.** Buyers to do their due diligence for permits to bring power, water, and sewer to property. Marsha Morgan 541-377-5152cell. #17696365

**\$19,999 NEW - FOR A COUNTRY SETTING THAT'S CLOSE TO TOWN,** it will be hard to beat this 2.14 acres situated just outside City limits. Utilities available at the edge of the lot and pricing at only \$19,999, it gets better and better! Adjoining 9 acre parcel also available for \$90,000 or purchase both for just \$100k. Molly Webb 541-969-4188cell.

**\$15,000 LARGE CORNER LOT ON A CUL-DE-SAC FEATURING A GORGEOUS VIEW** of the town of Pendleton - along with magnificent sunsets! Ready to build, with utilities available at the street. Molly Webb 541-969-4188cell. #17154566

**\$13,500 REDUCED/ATHENA .14 ACRE/ HIGH STREET/ATHENA.** Jerry Baker 541-969-6378 #17285968

**\$12,000 MAGNIFICENT VIEWS AND BEAUTIFUL SUNSETS AWAIT!** This vacant lot at the end of a cul-de-sac is ready to build with utilities available at the street. Molly Webb 541-969-4188cell. #17486227

**\$10,000 NEW - 10 DESIRABLE LOTS @ \$10,000.** North Hill location. Priced as a superb opportunity to build your custom home or build spec homes in a community with a huge demand for new homes. CC & RS require stick built home only. Possibility of combining lots with City approval. Jef Farley 541-969-9539cell. #17660288, #17510427, #17108138, #17365067, #17055084, #17492778, #17632455, #17412011, #17037172, #17594319.

**\$5,000 NEW - VACANT LOT ON THE CORNER OF SW ISSAC AVE.** and SW 10th. Lot is land locked. Carolyn Rovier 541-786-0822cell. #17249364



**NEW/108+ ACRES Beautiful 108 acre parcel on Weston Mountain.** Very private cabin location, with foundation and outbuildings already there! Power, septic and well already there as well. Buildable with county building permits. Portions in timber and CRP. Wildhorse Creek runs through the south end of the property, north end has great views of Pine Creek. Jerry Baker 541-969-6378cell. #17523680 \$260,000



**NEW/4.1 ACRES** Best small acreage on the market. 4.1 acres lot with sweeping views of McKay Reservoir and the Blue Mountains. Perfectly located on paved road with easy highway access just minutes South of Pendleton. Standard septic approved and water rights. A very rare opportunity. Jef Farley 541-969-9539cell. #17517825 \$179,900