

# Real Estate For Sale

## Heppner, Lexington & Ione Homes, Ranches & Businesses



**3 bedroom, 2 bath energy efficient home**  
This home was built with energy efficiency in mind. A passive solar design keeps energy usage low. The home is set up to add solar panels for water heating in the future.  
Located on 5 acres in Lexington it includes an attached two car garage, underground sprinkler system and large laundry room.



**Large 3 bedroom 2 bath in Heppner** You'll have lots of room in this solid well built home. Not only is it big, but also has a great back yard. Sit in the shade bordering the creek, or barbecue on the big deck. Upstairs there's another room for an office, hobby or fourth bedroom. Extras include underground sprinklers, complete RV hookup and waterfall and pond.



**2 bedroom 1 bath in Heppner** cute and clean. Small home has a finished attic with outside entrance. Propane heat and a new water heater. Vinyl siding and a good roof. Priced to sell and owner says he will carry contract with half down. Make a great first home or be an investor and set up as a rental unit.



**Two 15-acre lots for sale** These two 15-acre parcels are located near the eastern edge of Heppner near the city limits. Could sell up to 20 acres in each parcel or put together in one purchase. These parcels are zoned for building. Call for more details.  
**\$65,000 each**



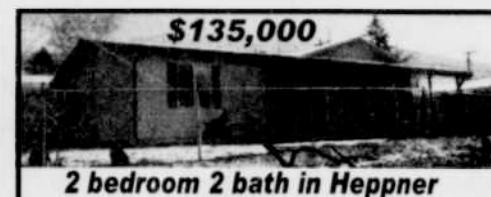
**160 acres with home site - Heppner** 160 acres of rolling native grasses -deer, chuckers, quail, 4 IOP tags, 3 miles to town, level home site with power and DEQ approved, fully fenced and separate pasture with small horse corral and year round spring, raise 1-10 animal year round and drive your golf cart to Willow Creek County Club. Good view of the valley. School bus runs on county road through the property.  
**\$160,000**



**1823 acre m/l ranch near Heppner** Property includes about 60 m/l acres of bottom ground with water rights and wheel lines and hand lines. Includes small house and feed lot. Has springs and creek on property. Good access, borders the city limits of Heppner. Power to the property.  
**\$2,376,400**



**City building lot 2 adjoining city lots** make up 10,250 sq ft. Overlooks town on Chase Street. City water, sewer and power all there. Owner will carry contract.  
**\$15,000**



**2 bedroom 2 bath in Heppner**  
This nice 2007 Marlatt home is in excellent condition. Everything was done right when this home was put in. It has a deck, cyclone fenced yard and a 18 X 31 garage. Ceiling fans, along with the energy package will keep you warm in the winter and cool in the summer. There is a den/office, living room and lots of extras. Must see inside this one. Call and schedule an appointment today.



**Large 4 Bedroom fixer upper** This 2080 square foot home is located near downtown Heppner. Lots of potential with this 2 story home and the price is right.  
**\$45,000**



**4 Bedroom 1 Bath** 1473 sq ft home on large lot. Located on quiet Street in Heppner.  
**NEW LISTING! \$90,000**



**2 creeks on the property**  
1,608 acre ranch and recreation property  
Located in the foothills of the Blue Mountains this ranch consists of 1608 acres (m/l), with two streams (one year-round). The property is a combination of range with some timber. It is located in the Upper Rhea Creek area with access from a county road. The property offers deer, elk and antelope hunting, and bear and cougar have also been seen on the property. In addition there is upland game bird hunting of pheasant, chukar and huns, and fishing from the creek. 3 LOP tags go with the property.  
**\$1,280,000**



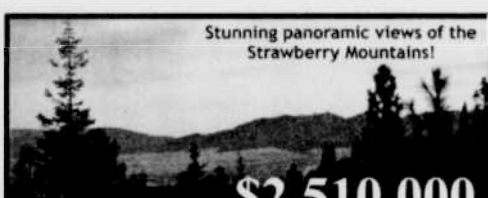
**Large commercial shop building** 2736 square feet including office space in Heppner. Commercial zoned. Heavy duty floor crane inside.  
**\$58,000**  
**MAKE AN OFFER! Price Reduced**



**3 bedroom 2 bath home on 6 wooded acres** Secluded mountain property at Blakes Ranch. Catch trout out of the 860 feet of creek frontage that runs through the property. Large insulated garage/shop combination. Lots of pine, tamarack and fir trees. Sit on the deck, watch the deer, and enjoy the solitude of your own private home in the forest. Close to hunting. Lots of winter and summer outdoor activities.  
**\$135,000**



**2 apartments and shop building for Sale in Lexington**  
On the bottom floor is a former auto body shop and a 1 bedroom apartment newly remodeled renting for \$350. Upstairs is a 2 bedroom apartment that has been completely redone renting for \$375. Building has a good roof and owner says the shop has been completely rewired.



**2,132 m/l acres near Prairie City** Hall Creek Tract consists of 2,132 m/l acres bordering USFS lands west of Prairie City. It has a well built internal road systems allowing for convenient motorized travel through the property. The property boasts abundant trees of varying sizes that provide cover for the wildlife on the property. Enjoy endless outdoor activities including hunting, camping, hiking and horseback riding.



**Snow Mountain Parcel 15** 240 timbered acres bordering public lands. 40 miles SE of Paulina in Harney County.



**3 bedroom 2 bath home** on 6 wooded acres. Secluded mountain property at Blakes Ranch. Catch trout out of the 860 feet of creek frontage that runs through the property. Large insulated garage/shop combination. Lots of pine, tamarack and fir trees. Sit on the deck, watch the deer, and enjoy the solitude of your own private home in the forest. Close to hunting. Lots of winter and summer outdoor activities.  
**\$135,000**



**Restaurant and Lounge in Heppner.** All fixtures and inventory included in sale. Turn-key operation. Real property included. Walk in and run your own business.  
**LOWER PRICE! \$99,000**



**NEW LOWER PRICE!**  
**Gas Station in Ione** Gas station with 5,000 gallon gas tank and 6,000 diesel tank. Absentee owners only have open 1 day per week. Lots of potential for increased business including repairs, tires and service work. Tanks have 20 year warranty and everything DEQ approved and up to code.



**Restaurant & Lounge** Profitable restaurant and lounge. Has Oregon lottery. Real property included.  
**\$119,000**  
**LOWER PRICE!**



**4 Bedroom 1 Bath Home**  
Large roomy two story stick built house in Ione. Bay window looks out on Main Street. Foundation, good roof and large yard. Call for an appointment.



**3 Bedroom 2 bath home in Lexington**  
This home has metal roof, cement foundation & propane F/A. 128 X 121.66 lot. 2465 sq ft home has full basement and large fenced yard with apple, nectarine and cherry trees. Garage.  
**\$116,000**



**Former Service Station in Lexington**  
Former service station in Lexington. Tanks removed and DEQ cleared. Would make good shop or repair building. Includes office area and shop area.  
**\$65,000**  
**MAKE AN OFFER!**



**Lots of house with a big lot** This 4 bedroom, 1 bath home has lots of work done already. New sheetrock inside, new flooring in the bathroom, has a foundation and a good roof, and much more. Plenty of storage in the barn in the backyard on this extra large lot. Check it out!



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Owner/Broker David Sykes

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