

# Real Estate For Sale

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



**Includes 2 lots** 4 bedroom 1 bath home in Heppner. Vinyl Siding and good foundation. Includes second lot next door. Small garage too. **\$59,000**



**\$160,000**  
**2 bedroom 2 bath on 2 acres.** Have your own place with some acreage near Heppner. Ride your ATV and have room to roam on these two acres. 1974 single wide with outbuilding too.



**Lot on Riverside.**  
 Would make good storage or parking area. **\$12,500**



**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**



**\$250,000**  
**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.



**\$175,000**  
**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.



**\$42,500**  
**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.



**\$135,000**  
**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.



**160 acres with home site - Heppner** 160 acres of rolling native grasses - deer, chukars, quail, 4 LOP 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 animals 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**



**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**



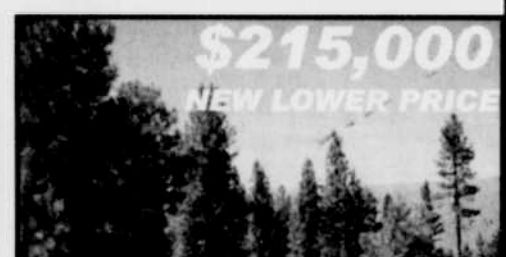
**Large 4 Bedroom fixer upper** This 2080 square foot home is located near downtown Heppner. Lots of potential with this 2 story home and the price is right. **\$45,000**



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



**\$54,000**  
**4 bedroom home in Heppner** This large older Victorian home has a new furnace and a new deck. Large living room and lots of quaint features like old style hand railings, dormers and indoor transoms. Call me for an appointment to look at this unique home.



**\$215,000**  
**NEW LOWER PRICE**  
**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**



**\$89,500**  
**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.



**\$65,000**  
**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!**



**WITH ACREAGE**  
**\$249,000**  
 Enjoy the quiet of the country in this 3 bedroom two bath well kept 1990 Fleetwood on 5.89 acres in Ione. Property is fenced with a shop, barn, corrals and cute guest home. It's irrigated with a good well. Has Willow Creek frontage and lots of fruit trees and a garden space. Range, refrigerator and pellet stove included. There is also a dog kennel, drip irrigation system for trees and a buried irrigation main line. And that's just the beginning. Call to schedule a showing of this excellent property.



**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. **\$99,000**



**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**



**\$85,000**  
**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!



**\$65,000**  
**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.

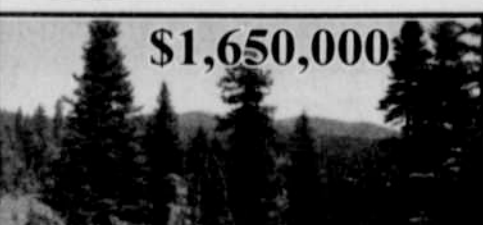


**3 Bedroom 2 bath home in Lexington** This home has metal roof, cement foundation & propane F/A. 128 X 121.66 lot. 2465 sq ft home has full basement and large fenced yard with apple, nectarine and cherry trees. Garage. **\$116,000**



**\$825,000**  
**800 +/- acres in a hunter's paradise adjacent to USFS lands.** Located north of Long Cree Mountain near Hamilton Ridge, has a variety of landscapes from forested areas, to open spaces to the pond that adds to the ambiance and provides a watering hole for the abundant wildlife

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**\$1,650,000**  
**1680 +/- acres east of John Day adjacent to USFS lands.** Wildlife, open meadows and lush forests create this scenic mountain haven just minutes from Prairie City, Oregon



**\$380,000**  
**364 +/- acres of abundant timber.** Located in the Fox Valley. Timbered acres add to the natural beauty of this parcel, provide cover for wildlife and future value for the land owner.

**MORE COVERAGE!  
 MORE BUYERS!  
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