

# HEPPNER, LEXINGTON & IONE PROPERTIES

## Check out these Great Real Estate Buys!



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Irrigated \$460,000

**Home & Shop**

**72.21 irrigated acres with home- Boardman** - Two irrigated parcels each with circles and solid set irrigation. 30.71 acre parcel has a 1974 doublewide with large shop, small barn and carport. 41.5 acre parcel has a well and septic system ready for a home. Good water rights from irrigation district. Irrigation equipment in good condition. Other features: 6 fruit trees around house, 30 X 50 ft shop with concrete slab floor and 14' door. Manufactured home sits on a foundation with crawl space. Corrals, grain feeding bins, small 4 stall barn and shade trees. 30.71 acre parcel is zoned Farm Residential for possible dividing and development. Owner would consider selling parcels separately.



**View lot at Lakeview Heights.** Own one of the last view lots at Lakeview Heights. 84 X 120 approx. Water, sewer, phone and power available. **\$25,000**



**\$20,000**  
**Oversize lot with services already installed.** This large lot in Lexington has all the services ready to go. Water sewer and electricity right there for trailer or RV. Located at the edge of town.



**New Listing!**  
**\$114,900 PENDING**  
**4 bedroom 3 bath home in Heppner.** Lots of room in this well built solid home in Heppner. Lots of new remodeling was done on the main level. New vinyl windows on the main floor. Oil monitor heating. Newer roof.



**New Listing!**  
**\$152,500**  
**4 bedroom 2 bath home in Heppner.** You won't feel cramped in this 4 bedroom 2 bath 2146 sq ft home. It has a full basement with mini kitchen downstairs, and fully carpeted rooms upstairs. Enjoy barbecuing on the covered patio. And there's lots of room for a garden in the large backyard. Call now for an appointment to visit this home.



**Auto Repair Business in Heppner, OR** This is a going concern which shows a profit each year. Includes real property, business, inventory and equipment. Loyal customer base and good reputation. **\$339,000**



**\$7,500**  
**Building lot in Heppner 5,250 sq foot lot.** Nice view of town.



**\$117,500**  
**3 Bedroom 2 Bath in North Powder.** Plenty of room with this home. Extra large 269 X 150 foot lot in North Powder with plenty of room for expansion or building. Total of 5 city lots all together. New metal roof, newer forced air electric heating system, new vinyl windows on this 1971 Lancer double wide home. Owner will carry contract.



**New Listing!**  
**SALE PENDING**  
**3 Bedroom 1 bath in Heppner.** Lots of potential with this 3 bedroom 1 bath fixer upper in Heppner. Located on a large 15,548 sq ft lot with a big shop, you can fix this one up to live in or rent it out. Other outbuildings too. Zoned Commercial. And it's priced right **\$40,000**



**\$228,000**  
**\$199,000**  
**SALE PENDING**  
**Price Reduced**  
**This spacious home comes with its own view of the lake.** Sit in the living room or the deck and enjoy the view. Entertain guests in the large living room downstairs and even prepare the meal with the complete bonus kitchen located downstairs, off the patio and backyard. Plenty of room in this high-quality, stick-built Stratford modular home located at Lakeview Heights. Call for a showing today. **Sale Pending**



**\$6,500**  
**Building lot in Heppner 5,000 sq foot lot.** Nice view of town.



**\$399,000 Price Reduced**  
**Highway frontage Commercial Property with rental income** in Power City, Oregon 4.52 acres of commercial highway frontage property in Power City between Hermiston and Umatilla, Oregon. Several businesses providing rental income. Includes bare land and .62 acres of residential zoned property. Owner will carry contract. Call me for financial details and potential for this property. **Make an offer, price reduced motivated seller.**



**Major Price Reduction!**  
**MAKE OFFER!** **\$89,000**  
**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. Owner says make an offer. Will carry contract with \$20,000 down OAC



**Motivated Seller make an offer!**  
**Reduced Price!** **\$130,000**  
**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.



**3 Bedroom 2 bath near downtown** This two story home is close to grade school and has fenced back yard. Central A/C and Electric F/A. Carpet, laundry room and large family room downstairs. Dishwasher refrigerator and stove included. **\$120,000**



**\$116,000**  
**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.



**\$162,000 Price Reduced**  
**Motivated Seller make an offer!**  
**New master bedroom & bath in this 3 bedroom** Stop spending your time fixing up your house and move into a home where it's all been done. You'll adore this 3 bedroom, 2 bath on a quiet street near downtown. Remodeled in 2008 with a new master suite, bath and more. Walk in closet, jet tub and tile floors. Well kept fenced back yard with room to park your RV or other toys.



**Three bedroom one bath home in Lexington.** 1520 square foot home built in 1946. Good roof and foundation. Wood stove and propane heat. Aluminum siding. **\$72,000**



**Significant Price Reduction**  
**SALE PENDING** **\$87,500**  
**3 bedroom near downtown Heppner** This turn of the century home in Heppner has been completely remodeled. It has 3 bedrooms and 1.1 bath. Lots of living space at 1893 square feet. It has a wood stove large yard and a nice front porch to sit on and watch the world go by. Close to downtown too. Call now for an appointment to view this home.



**\$260,000**  
**Reduced Price**  
**Top of the world view** Or at least top of the town. Great view of Heppner from the exciting 4 bedroom 2.1 bath home on the hill overlooking the fairgrounds. Visit with friends and family while preparing meals in your beautiful open kitchen. Enjoy the expansive carpeted living room in this one of a kind home. Must see to fully appreciate, call for an appointment today.



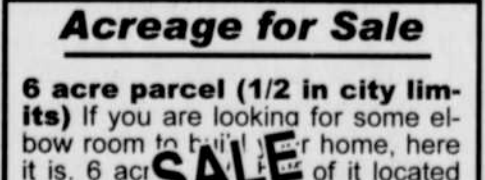
**660 range land acres near Ruggs.** Create your own place on this 660 m/l acres of range land near Ruggs. Fenced. Pick out your building spot. Water available. Water available. Priced right at **\$260,000**



**\$59,000**  
**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.



**\$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.



**Acres for Sale**  
**6 acre parcel (1/2 in city limits)** If you are looking for some elbow room to build your home, here it is. 6 acres of it located within the city limits. Power and water nearby. **SALE PENDING**  
**32 Acres inside Heppner city limits** Has a good building spot and room for animal. Water and electricity located nearby. **\$49,000**



**Price Reduction**  
**\$149,000**  
**3 bedroom 1 bath on 1.6 acres in Lexington** You'll enjoy this cozy 3 bedroom home snuggled beneath pine trees on 1.6 acres inside the city limits. Has a barn for horses and a large shop with cement floor. Comes with 2 tons hay and 2 cord of firewood. New siding and windows. 1.6 acres fenced for animals. Seller says will pump septic before moving. Refrigerator, washer & Dryer, freezer included.



**\$40,000**  
**Price Reduced**  
**Three Bedroom 2 bath in Fossil** This fixer upper is priced right. 1220 square foot home with a small shop building. Do some work and have a nice little place to live or rent out.



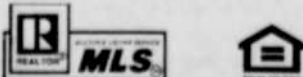
**Price Reduced**  
**\$197,000**  
**Beautiful home overlooking Willow Creek Lake** Impressive 3 bedroom 2 bath home set on hill overlooking Willow Creek Lake. Entertain guests in front of the fireplace in the Great Room just off of the dining room and kitchen. Lots of extras including diamond premier cabinets, lazy susan turntables, tile look laminated flooring and under cabinet lighting. Enjoy the recessed can light throughout the home with 9 foot ceilings. There is a two-car garage, underground sprinklers and an immaculate kept yard. Washer, Dryer & Refrigerator Included.



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Information deemed correct not guaranteed



Owner/Broker  
David Sykes

If you are looking for a particular property please contact me

To have your property listed here call me