

Phone: (541) 676-9228  
 Cell: (541) 980-6674  
 Fax: (541) 676-9211  
 188 W. Willow  
 P.O. Box 337  
 Heppner, OR 97836  
 david@sykesrealestate.net



**SYKES  
 REAL  
 ESTATE**



Phone: (541) 276-2152  
 Cell: (541) 215-2274  
 Fax: (541) 278-6051  
 25 SW Emigrant  
 Pendleton, OR 97801  
 chris@sykesrealestate.net

Owner/Broker David Sykes

Information deemed correct not guaranteed

Broker Chris Sykes

[www.sykesrealestate.net](http://www.sykesrealestate.net)

[www.pendletonproperties.net](http://www.pendletonproperties.net)

**\$85,000**  
**SALE PENDING**  
 Nice 31... in good condition with full base... floor and work area. Has a set up... a wood stove installation. Dishwasher, stove and microwave included. Some double pane windows. Bath has a double sink with shower/tub.  
 485 W LINDEN WAY, HEPPNER

**\$39,000**  
 Locate your business here on main street in Heppner. Building was a restaurant and lounge and could be used for that again, or something else. Building is now vacant. Needs remodeling but has lots of square footage with good exposure on main street. Owner will carry contract or get a better deal and cash out. Call to schedule an appoint to look over this commercial property and see if it will fit your needs.  
 172 N MAIN ST, HEPPNER

5.6 acres  
**\$25,000 New Listing**  
 5.6 acres of buildable land near Heppner and the Willow Creek Golf Course. Manufactured home okay. Have a few animals. Needs well drilled and septic installed to make this your home site. Dee Cox Rd Heppner

**\$125,000**  
**SALE PENDING**  
 Spacious... for seasonal vacation cabin or year around... Upstairs left bedroom overlooks the living room and kitchen. Downstairs is a large open living space that opens up onto a deck with a wonderful view of the surrounding forest. Basement is large with separated laundry room and bathroom. Sliding doors open out to a private patio and hot tub.  
 81059 BEAR LN, HEPPNER

**\$69,000**  
 Neat and clean home with yard and garage, which could also be used as a shop. Guest room off garage with 1/2 bath. Ready to move in with little maintenance. Call for an appointment to see today.  
 375 E MATLOCK ST, HEPPNER

**\$80,000**  
 Restaurant complete with everything needed to start operation including gas stove, grills, pizza ovens, microwave, deep fryers, salad bar, food warmers, dishwasher, ice maker, walk-in, coolers, refrigerators small and large, coffee makers, popcorn machine, 20 tables and 72 chairs. Has main floor dining area & kitchen on main floor, plus 1518 sq foot upper area for meetings & dining. Needs some fixing but step in and start operating.  
 168 N. MAIN STREET, HEPPNER

**\$375,000**  
**SALE PENDING**  
 Lower valley... ranch. Willow Creek runs through it... 40.63 acre ranch located approx 19 miles north of Ione. Property has a 2,382 sq ft 4 bedroom 2 bath single story ranch-style home and includes a 60 X 80 metal roof barn. Water rights from the creek and two wells. 4 wheelines included.

**\$365,000**  
 Boardman  
 Nice parcel near residential neighborhood and also close to the new Boardman City Center. City water and sewer available 5.9 acres m/l

**\$25,000**  
**PRICE REDUCED!**  
 Commercial zoned lot located in the middle of Heppner. Property is in located in flood plain, however engineer's flood elevation has been completed.  
 N CHASE ST, HEPPNER

**\$159,000**  
 One of the best deals in town! Golden West double wide plus Pod kitchen. Nice view of town off the deck on the back. Full daylight basement means there is plenty of room in this 5 bedroom 3 bath home. Lots of furniture and personal items included in sale. Included in sale washer, dryer, side by side refrigerator, stove and microwave, plus three TV's, Two couches, two tables, oak chest, 2 table lamps & 1 floor lamp and a gun safe.  
 220 ROCK ST., HEPPNER

**\$160,000**  
 Immaculate 4 bedroom, 2 bath home on hill overlooking Heppner. Sit on your back deck and watch the deer. Large heated and insulated garage can double as a shop. Underground sprinklers. Large living room with vaulted ceiling. Wall to wall carpeting. Call today and take a look inside this home.  
 110 SAGE HILL DR, HEPPNER

**\$23,500**  
 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.  
 LAKEVIEW CT., HEPPNER

Business!  
**\$70,000**  
**PRICE REDUCED!**  
 Be Your own Boss. Downtown Ione Bar and Restaurant for sale. Currently not operating, but waiting for some real TLC to make it a going concern. This friendly small town is a great place to own your own business. Building fixtures and land all included.  
 325 W. MAIN ST., IONE

**\$159,000**  
 Nice large 5 bedroom house on a nice large lot close to town. This home was completely remodeled in 2009 and is ready for large family or someone wanting lots of space. Keep horses out back on the 1.43 acres, and comes with small barn. Granite counter tops in the extra large kitchen are complemented with the pergo floors. Relax in the big living room with a wood stove that heats the whole home. Lots of house at a good price. Appliances. Home warranty included.  
 61209 HWY 207, HEPPNER

**\$89,000**  
**PRICE REDUCED!**  
 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.  
 145 E. MAIN, LEXINGTON

**\$99,900**  
 Looking for a view? Enjoy the rolling hills from an almost half acre lot. High end kitchen remodel with new cabinets, countertops, granite sink & stainless appliances plus restored 1964 free-standing range. Remodeled bath, new windows in LR/kitchen, new electrical & plumbing. Potential for 2 additional bedrooms downstairs. 6 blocks to downtown.  
 404 E PENNOYER, CONDON

**Blake Ranch lot for sale**  
**MAKE OFFER!**  
 .92 acres buildable  
 Coyote Lane \$15,000

**PRICE REDUCED!**  
**\$199,500**  
 Small acreage close to town. Can have horses or 4-H animals for the kids. 1.94 acre m/l home on the edge of town. Includes metal barn with 3 bonus rooms. Pasture irrigated with underground solid set system. Comfortable 3 bedroom, 2 bath home with lots of extras like 3 decks and covered patio. Also a living, dining, mud room and office. 38 additional acres available right next door.  
 61238 HWY 207 HEPPNER

**MAKE AN OFFER**  
**Price Reduction! \$125,000**  
**2bedroom 2bath 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.  
 345 LINDEN WAY, HEPPNER

**New Listing!**  
**SALE PENDING**  
 Relax... back door as you relax... maintained 3 bedroom, 2 bath home... If you have a hobby or like a place to work the 24 X 36 ft shop with cement floor is perfect. Underground sprinkler, lots of nice landscaping. Everything works on this 1998 home.  
 67331 EMERT DR IONE

**1+ acres \$75,000**  
 PENDLETON, OREGON

**\$39,000**  
**PRICE REDUCED!**  
 Cozy 3 bedroom 1 bath home. Needs some TLC but priced right. Large double lot with partially completed Gazebo. Outbuildings including detached 1 car garage. Efficient monitor type heat with a place for a wood stove. New roof in 2012, good foundation. Priced right call for a showing.  
 E EAST ST, LEXINGTON

**\$98,000**  
 2 Bedroom near schools and downtown Heppner Just blocks from school and downtown shopping, this 2 bedroom 1 1/2 bath charmer has a fenced yard for children and a separate small yard in the back. Enjoy your reading room, living room and kitchen with window looking out on the street.  
 215 S. COURT, HEPPNER

**MORE COVERAGE!  
 MORE BUYERS!  
 BECAUSE WE ARE RMLS MEMBERS**  
 List your property with Sykes Real Estate and receive wide exposure to selling agents in Oregon and Washington. This means more potential buyers see your listed property. In addition your listing will be shown on the www.realtor.com website. Call me today to list your property.  
 David Sykes

**Acreage for Sale**  
**PRICE REDUCED!**  
**\$40,000**  
**35.44 Acres inside Heppner city limits 3.23 outside city limits**  
 Has a good building spot and room for animals. Water and electricity located nearby.  
 Heppner/Spray Highway

**\$170,000**  
 Have your spot in the country and the life to enjoy with this 5.3 acre place near Boardman. Fenced for animals. Has nice large shop with power and concrete floor and wood stove. Hand lines and solid set used for water rights irrigation from the irrigation district. 3 bedroom two bath 1977 Manufactured home with living room, family room and dining room. Has Central AC, heat pump and BI range and stove  
 78538 PAUL SMITH RD., BOARDMAN

**\$142,000**  
 Great family home! This home has 4 large bedrooms, 2 bath and is located on quiet street. Split level, up stairs and downstairs is great for parents and kids to have their own space. Large backyard with underground sprinkle and large garage  
 309 NW COLUMBIA AVE, BOARDMAN

**Affordable Building Lots Available!**

.84 acre to 5.95 acre lots in Emert Addition #2 Ione. Utilities include - phone, water, power, septic approved. Ready to move in  
 \$8,500 - \$10,500 - \$11,500 - \$14,500 \$15,000 - \$17,500 - \$22,500  
 See sykesrealestate.net for map of all available lots

