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# ASK ABOUT CASH GRANTS AVAILABLE FOR HOME BUYERS

**\$225,000**

Enjoy the peace and quiet of the mountains in your own 3 bedroom 2 bath on 5 wooded acres. Located at Blakes Ranch 15 miles from Heppner in the Blue Mountains this cabin was built in 2007 and is in excellent condition. Sit on the deck and enjoy the wildlife and solitude of your own place in the trees. Stove, refrigerator, 2 freezers and washer and dryer included in sale.

57455 BLUE JAY RD, HEPPNER

**\$289,000**

Enjoy the amazing views from your hot tub!! This home is 1 of a kind. 3/2 with beautiful a deck, small water feature, fire pit, green house, the upper shop is 30x40 with an attached meat cutting room. The lower shop is 40x60. The home is in new condition. Kitchen features corrian countertops, stainless appliances, laminate flooring and much more!! Snowmobile, 4 wheel, hunt or hike right from your door. 5 acres right in the mountains.

57642 MEADOWLARK RD, HEPPNER

**\$89,900**

On the hill out of the flood plain nice 3 bedroom 2 bath home with propane fireplace, wall to wall carpeting and a tool shed out back. Washer, dryer, refrigerator and stove all included in sale. Call me for a showing today.

435 S CHASE ST., HEPPNER

**\$110,000**

**SALE PENDING**

2 Bed... in quiet neighborhood... Garage with small shop and fenced back yard for pets or children. Call to see inside this home..

870 FAIRVIEW WAY, HEPPNER

**\$120,000**

2001 3 Bedroom 2 Bath manufactured home in small town of Ione. Friendly community with great schools. Dishwasher, Refrigerator, Stove and washer/dryer included in sale. Has good foundation. Electric heat with heat pump. Room for garden and small animals out back. Also fire pit and brick patio.

445 S. B STREET, IONE

**\$73,500**

Well kept 3 bedroom one bath home in Lexington with new counter tops, updated faucets and new paint inside. Has carpet and tile floors and comes with a piano and range. Wall prone stove but owner says wood stove inserts heats the home very well.

450 W STREET, LEXINGTON

**SALE PENDING**

200 acres located at Blakes Ranch 15 miles East of Heppner. Property is wooded with access to Blakes Ranch Rd. Zoning is Exclusive Use (EFU). This property would be a farm dwelling. Could be divided into two non-farm dwellings could be created, if needs can be met. Property on Fork Willow Creek Runs presently used for grazing.

140,000 BLAKE'S RANCH ROAD

160 acres of wooded and pasture land located at Blakes Ranch in Blue Mountains east of Heppner. Zoning is Forest Use (FU). This property would be eligible for a farm dwelling. Presently being used for pasture land **\$120,000.**

BLAKE'S RANCH ROAD

**\$90,000**

Well built 3 bedroom, 2 bath home close to downtown Heppner. Cyclone fenced yard and small tool shed out back. Drive right up under the carport out of the weather. Call to schedule a look at this property

115 S COURT ST., HEPPNER

**\$235,000**

Well built home located close to downtown. Enjoy the large wrap-around porch on this classic 5 bedroom Craftsman style house. Hardwood floors and lots of features make this a unique place to live. Schedule an appointment and see inside

565 N GALE ST, HEPPNER

**\$189,000**

Beautifully done 4 bedroom 2.5 bath home on corner lot in Heppner. From the Hardwood floors to the modern kitchen you will enjoy all the extras this home has to offer. Open design will encourage entertaining and family time, with nice hardwood floors, built in gas kitchen stove and fenced yard for privacy. Also a small patio area for relaxing and enjoying quiet time. Appliances included.

175 W BALTIMORE., HEPPNER

**NEW LISTING**

**\$38,000**

Buy this fixer upper and have a good first home or a rental unit. Located on quiet residential street with yard. Call for an appointment. Assumable owner contract.

280 S GILMORE., 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

**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

**\$129,000**

2 Bedroom 1 bath home with a loft. Hardwood floors, vinyl windows, fire pit in backyard, located on the creek. Newer 24 X 30 shop out back with lots of power in the panel. Cement floor and roll up door. Garden area. Come have a look

505 W. MORGAN ST., HEPPNER

**Business!**

**\$60,000**

**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

**\$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

**Recently Reduced**

**\$670,000**

3500 sq ft mixed use investment property in downtown Pendleton, Oregon. Anchored by a long-term office tenant on the ground floor, there is also a large apartment with a consistent rental record on the second. Solid brick construction with good electrical, heating and roof, this property has shown consistent return on investment over the years. Let us send you the spread sheet.

MAIN STREET, PENDLETON

**\$125,000**

Former 3 story school building and gymnasium. Brick construction with newer boiler. Includes eight AC window units. Classrooms of various sizes and a 372 seat auditorium and stage. All asbestos has been removed and certified. ADA compliant including electric chair lift to main floor..

270 W MAIN, LEXINGTON

**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**

LAKEVIEW CT., HEPPNER

**Price Reduction!**

**\$125,000**

**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.

345 LINDEN WAY, HEPPNER

**\$89,000**

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.

145 E. MAIN, LEXINGTON

**\$50,000**

This is the hunting place you are looking for. 1989 singlewide trailer with added metal roof. Lots of furniture, tools, etc.. included with sale. Needs some work, but basics in good shape. Owner says septic, electric and plumbing works fine. Have your place in the mountains on .92 acres at Blakes Ranch

81112 COYOTE LN, HEPPNER

**\$60,000**

3.2 ac Mountain Property

3.2 acres above Cutsforth park. One of those rare mountain acreages you can use for camping or build your own mountain cabin. Power is nearby but not on the property. This is secluded and wooded property just right for enjoyment in the mountains. Good investment for the future because they aren't making anymore of these small parcels that are buildable.

NEAR CUTSFORTH PARK

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Keep up on new listings & property selling & buying tips!

**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

**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

**\$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

**\$87,000**

**SOLD**

Well built 2 bedroom two bath home with lots of extras like a guest room, shop and full basement. Enjoy the spacious living room and attached kitchen with a breakfast nook. Sit out on the back deck and enjoy the summer evenings. There is space for a garden and the property has chain link fence for pets or kids.

660 W SPERRY ST., HEPPNER

**\$120,000**

**SALE PENDING**

Nice 3 bedroom 1 bath out of the flood plain on quiet street in Heppner. Close to grade school. Lots of nice appliances are included in sale. Detached garage and a back yard for dogs or kids. Heat pump for efficiency. New siding in 2013. All double pane windows. Have look inside of this home.

205 E Aiken St., Heppner

**SOLD**

84 acre to 5.95 acre lots in Emert Addition #2 Ione. Utilities include - phone, water, power, septic approved. Ready to move in

DELBERT DRIVE #8

**\$35,000**

**SOLD**

One of those rare acreage located in the city limits of Heppner. 1.39 acres with nice fences and access off of Sperry Street. Level suitable for zoning R2.

SPERRY STREET, HEPPNER

**\$19,000**

**SALE PENDING**

Cute 2 bedroom ready for your TLC to make it your home or a good rental property. Monitor type heater. All appliances including refrigerator, stove and washer and dryer included in sale.

640 ELDER ST, HEPPNER

**\$135,000**

**SOLD**

Large 3 bedroom located in Lexington. Lots of potential in this 2016 square foot manufactured home.

390 EAST STREET, LEXINGTON

**\$95,000**

**SALE PENDING**

Great view from this hillside home overlooking the fairgrounds. Nice wood floors with large master suite and beautiful living room with a fireplace. Built in appliances and lots of storage. Fenced yard just right for kids or pets.

380 N GILMORE STREET, HEPPNER

**\$10,000**

**SALE PENDING**

A former bowling alley converted to youth center and restaurant. All restaurant equipment included in sale

180 N CHASE ST, HEPPNER