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**SYKES  
REAL  
ESTATE**

Information deemed correct not guaranteed



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**Owner/Broker David Sykes**

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**www.pendletonproperties.net**

## ASK ABOUT CASH GRANTS FOR BUYERS!



**\$25,000**

Building Lot with View of The Lake

Sykes Real Estate  
541-980-6674

One of the last available view lots on Lakeview Ct. End of the cul de sac overlooking Willow Creek Lake. Good investment property or build your home now. Has CCRs so check out the link on Sykes Real Estate Web site.

LAKEVIEW CT., HEPPNER



**\$140,000**

**NEW LISTING**

Enjoy all the space with this 4 bedroom (could be 5) 2 bath classic home in Lexington. Over 1/2 acre including back yard, small pasture, garden area, room for kids, park your toys and includes an insulated, cement floored shop/garage. Lots of the old style still left in this home like hardwood floors and two small balconies. Tons of storage space and a couple hobby/office rooms. All this and it is priced so right. Call me!

230 E MAIN ST, LEXINGTON



**\$50,400**

Bank repossessed. A 2 bedroom 1 bath fixer upper that has had water damage. Good location close to downtown, park and grade school. Possible mold issues.

130 QUAID ST., HEPPNER



**\$150,000**

Whether you are living here, or using for recreation, you will find this cabin in the mountains to be a peaceful and quiet experience. Sit on your porch and watch the deer walk by, or start a fire in the pit and roast marshmallows with the family. Lots of trees on this five acre lot, and an added bonus all the furnishings are included so it is "move in ready." Call to schedule your showing of this unique property in the mountains.

78676 CHICKADEE, HEPPNER



**\$80,000**

This could be just the right size house for you. 2 cute bedroom home in great condition located close to downtown and activities. Efficient to heat and has a fenced yard too. Call and I will show it to you

560 N GALE, 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



**\$79,900**

**PRICE REDUCED!**

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



**\$58,500**

Lots of room in this fixer upper in quiet town of Heppner. Great location close to downtown, schools. Let the kids fish in the nearby creek. This house needs some fixin up but can be a great home for your family.

175 N COURT, HEPPNER



**\$110,000**

Nicely remodeled 3 bedroom 2 bath home on a quiet dead end street in Heppner. Sale includes an additional lot so there is room for a garden, shop or place to park your RV and other toys.

235 W. WILLOW, HEPPNER



**\$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



**\$22,000**

Lot in town and ready to go.

185 G STREET, IONE



**\$195,000**

Nicely remodeled 4 bedroom, 2 bath home close to downtown. Hardwood floors throughout and lots of built in storage give this home a classic look you will enjoy for many years. Large double lot features a pond and lots of fenced area for kids or pets. Plenty of parking to put your toys and a big low maintenance deck out back for family gatherings on those summer evenings. Come and take a look inside.

395 N GALE, 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



**\$195,000**

**PRICE REDUCED!**

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



**\$57,600**

2 Bedroom 1 bath home on hill overlooking Heppner. Will make a nice starter home or a good rental investment. Sellers say make an offer. All offers can be negotiable!

540 S CHASE ST, HEPPNER



**\$120,000**

No maintenance here with this well kept 4 bedroom 2 bath home near downtown Heppner. Lots of extras in the home including tankless water heater, doubled paned windows, and a nice big finished shop/garage with an upstairs. Large yard with partial underground sprinklers, and city alleyway access for parking in the back. Gas stove and refrigerator included. Call for an appointment to see the inside of this home

570 N GALE ST., HEPPNER



**\$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



**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



**\$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



**\$135,000**

Have a place in the country outside of great little community of Ione, Oregon. 2 bedroom double wide manufactured home on 82 acres with some CRP that brings in yearly payments over \$879 year. Great view of the valley. Needs some TLC. Has a full basement and newly repaired septic system in 2014.

65660 IONE GOOSEBERRY RD., 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



**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



**PRICE REDUCED!**

**\$29,000**

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. Cash sale buys this!

280 S GILMORE, 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.

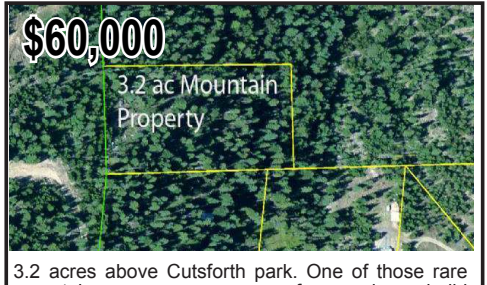
145 E. MAIN, LEXINGTON



**\$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



**\$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 any of these small parcel that are buildable.

NEAR CUTSFORTH PARK

## 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**



**SALE  
PENDING**

57455 BLUE JAY RD, HEPPNER



**\$120,000  
SOLD**

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



**\$110,000  
SOLD**

2 Bedroom 1 bath well built home in quiet neighborhood by the fairgrounds. Garage with small shop and fenced back yard for pets or children. Call to see inside this home.

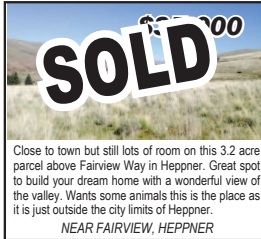
870 FAIRVIEW WAY, HEPPNER



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

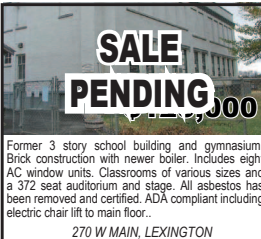
LAKEVIEW CT., HEPPNER



**SOLD**

Close to town but still lots of room on this 3.2 acre parcel above Fairview Way in Heppner. Great spot to build your dream home with a wonderful view of the valley. Wants some animals this is the place as it is just outside the city limits of Heppner.

NEAR FAIRVIEW, HEPPNER



**SALE  
PENDING**

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

