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\$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

\$30,000
NEW LISTING
 Large level lot. City water at site sewer across Hwy. Corner lot with 2 access near edge of city limits.
 525 LINDEN WAY, HEPPNER

\$69,900
SALE PENDING
 If you are looking for a secluded spot in the mountains to camp or build a cabin this is the place for you. Located 15 miles from Heppner in the Blue Mountains of Eastern Oregon, this 9.29 acres parcel has trees, access, water, power and even phone service available. Close to the National Forest and lots of hunting and recreation opportunities. These small buildable mountain parcels are a good investment so call for you showing today.
 BLUE JAY RD. HEPPNER

NEW LISTING
\$287,500
 You can't help but enjoy this completely remodeled 4 bdrm 2 bath home in quiet neighborhood. Features beautiful top of the line kitchen with granite counters easy glide cabinets, microwave, range, refrigerator, and double oven included. Entertain guests in your beautiful dining room, then retire to the spacious living room. Cozy backyard with patio right off the living room. Lots of storage. Call me for a showing of this special home.
 840 E PINE AVE. HERMISTON

\$80,000
SALE PENDING
 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

\$140,000
 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

SALE PENDING
 Enjoy this well kept 3 bedroom 1 bath home with a large lot and plenty of parking area for your RVs and toys, plus a small garage. Grow some veggies or flowers in the garden space. Lot of appliances including a refrigerator, stove, washer, dryer and deep freeze included in sale. Drapes too! Pellet stove and baseboard heating. There is a office or den too. And a clothes line outback. Call for a showing!
 455 W LINDEN WAY, 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

\$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

\$72,500
PRICE REDUCED!
 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

\$79,900
SALE PENDING
 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

\$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

Lot in town and ready to go.
 185 G STREET, IONE

\$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

\$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

\$45,486
 Bank repossessed. A 2 bedroom 1 1/2 bath fixer upper that has had water damage. Good location close to downtown, park and grade school. Possible mold issues.
 130 QUAID 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

PRICE REDUCED!
\$124,000
 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

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

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

\$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

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

\$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

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

\$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 parcel that are buildable.
 NEAR CUTSFORTH PARK

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

~David Sykes

\$120,000
SOLD
 Buy this cabin and have your own place in the mountains. Enjoy the quiet, trees and wildlife. Use the rock fire pit out back for family gatherings. Comes completely furnished. Appliances furniture, washer dryer, beds, couch, dressers, TV dishes and even a big load of split and ready firewood out back. Cabin is in great condition and comes with a 20x28 shop with attached knowmobile shed. Come see this property and you will not want to leave.
 ELK TRAIL LN, 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.
 202 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

SOLD
\$25,000
 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

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

\$57,600
SOLD
 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