

188 W. Willow  
P.O. Box 337  
Heppner, OR 97836  
david@sykesrealestate.net



25 SW Emigrant  
Pendleton, OR 97801

Owner/Broker David Sykes

Information deemed correct not guaranteed

Broker Chris Sykes chris@sykesrealestate.net

www.sykesrealestate.net

www.pendletonproperties.net



**\$295,000**

Beautiful 3 bedroom 2 bath manufactured home five miles from Ione on 22.87 acres. Shop and 2 car garage means lots of storage and room. Plenty of room for RVs and toys. Sit on the patio and enjoy the terrific view of the valley. Entertain company in this large kitchen/dining area. Beautiful landscaping and this home is in immaculate condition. Call me and schedule a showing soon!

65005 HWY 74, HEPPNER



**\$75,000**  
**SALE PENDING**

Cozy 3 bedroom 1 bath home one block from the Grade school and close to the park

185 QAID STREET, HEPPNER



**\$75,000**  
**NEW LISTING**

Well cared for 2 bedroom 1 bath home on quiet street near grade school. This home is in good condition, has fenced back yard, small shop/garage and garden space. Border Willow Creek in the back. Wood stove and electric F/A heat. Appliances included in sale.

195 QAID STREET, HEPPNER



**\$235,000**  
**SOLD PRICE REDUCED!**

Beautiful 2012 home on 4.86 acres in Emert Addition Ione. Large kitchen w/ Soft-close cabinets, island and pantry. Master bedroom has two-sink bathroom with tub and shower. Walk in Closet. Off the patio out back is a 2-car shop/garage with cement floor. Enjoy your evening barbecues on back covered patio. Kinetic water softener. Large gravel yard with lots of room for RVs & toys. Basement is full-concrete slab & retaining walls. Come see!

67188 EMERT DRIVE, IONE



**\$115,000**  
**PRICE REDUCED!**

3 bedroom 1 bath two story home on corner lot in Ione. Lots of appliances included in sale. Has a carport and big yard. Includes adjacent extra city lot.


370 EAST 2ND STEET, IONE



**\$189,500**  
**NEW LISTING**

Have 1.4 acres and elbow room with this 3 bedroom 2 bath home in the Emert Addition in Ione. Great schools in a small community. Lots of room for RVs and other toys. 3 car garage, shop and a tool shed. Stove, refrigerator, dishwasher, dryer and microwave included. Call me for a showing of this property. Home is in great condition and house and shop have new roof..

67141 EMERT DR, IONE



**NEW LISTING**  
**SALE PENDING**

157.35 Acres of farm land near Ione, OR. currently in Wheat Production.

**\$80,000**



**\$275,000**

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.

380 N THOMPSON ST, HEPPNER



**\$40,000**

Perk & Brews business in Ione, OR. Serving Breakfast, lunch and dinner. All inventory and equipment included in sale. Business only no real property. Ice maker, beer cooler, ice creme maker, pizza ovens and much more. Everything you need to run the business. Has lottery and beer and wine license. Owner will help with transfer to new owner. Financials available to serious buyers. Call for an appointment to see.

425 MAIN ST, IONE



**\$40,000**  
**SALE PENDING**

A 3 bedroom home with 1.5 acres. Needs a little work. A nice little place to do the work. A nice little place to do the work. A nice little place to do the work. Shop and tool shed on the property. Owner selling as is but would include lots of tools and other items at the right price. Has space for RV parking. Mature trees on the property make for a beautiful yard. Will make a nice home for someone or a rental unit for an investor.

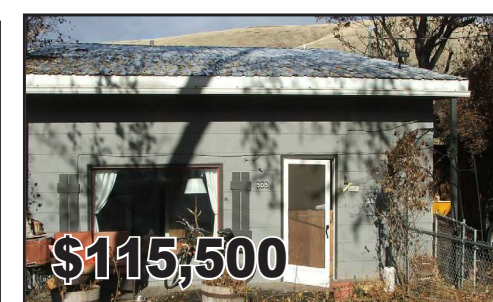
135 E CANNON ST, HEPPNER



**\$75,000**

2 bedroom 1 bath home with deck and large yard bordering creek in the back. Lots of room for pets or a garden out back. Enjoy a peaceful neighbor in this well kept home. Deck out back.

370 W UNION AVE, HEPPNER



**\$115,500**

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

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

**LOTS IN HEPPNER NEAR ELEMENTARY SCHOOL**



**\$30,000**  
**SOLD**

0.71 acre property within the city of Heppner located next to the county fair grounds behind Heppner Elementary School. Currently owned by Morrow County School District so potential property taxes unknown.



**SOLD**

Small lot located in Heppner behind the grade school.

**\$2,500**



**PRICE REDUCED!**  
**\$55,000**

This is a classic Victorian style home with lots of the old original woodwork. It is a fixer upper and needs work done.

180 S CHASE STREET, HEPPNER



**\$89,000**

2 apartments and shop building for Sale in Lexington On the bottom floor is a former auto body shop. 1 bedroom apartment renting for \$350. Upstairs is a 2 bedroom apartment renting for \$400. Owner will carry contract, \$10,000 down, 4% 10 years.

145 E. MAIN, LEXINGTON



**\$325,000**

One of those desirable small acreage homes. Well built with a full basement and lots and lots of room for fun, hobbies or even a place for the mother in law. Fenced pasture for your horses. RV hookup. Garden space. Spacious open areas inside make this a home you must see inside. Call me for a special showing of this property

175 E DEPOT ST, LEXINGTON, OR



**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



**\$19,000**  
**SOLD**

Building lot at Lakeview Heights above Willow Creek Lake in Heppner


865 LAKEVIEW COURT, HEPPNER



**\$5,000**  
**SOLD**

Several tax lots together in Lexington, OR. City water.

LEXINGTON, OREGON



**\$30,000**

Large level lot. City water at site sewer across Hwy. Corner lot with 2 access near edge of city limits.

525 LINDEN WAY, HEPPNER



**\$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



**\$79,000**

Large home in Heppner with lots of potential. Fenced yard great for pets and kids. Vinyl windows and siding. Metal roof. Needs lots of clean up and being sold as is. Close to downtown. Could be one of those nice classic homes once fixed and cleaned up.

160 S CHASE ST, HEPPNER



**Price Reduction!**  
**\$120,000**  
**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



**\$85,000**  
**SALE PENDING**  
**NEW LISTING**

4 bedroom 2 bath home in Lexington is ready for your TLC. Has all the features you like in an older Vic style home. Lots of nice wood work. Storage everywhere and a full basement ready to be developed. Call me to view this home.

105 E ARCADE ST, LEXINGTON



**\$185,000**  
**SALE PENDING**

5 Bedroom, two and half bath home overlooking the city of Heppner. Two car garage with RV parking, dog kennel. Deck with view overlooking the town. Fenced with a patio. Call to schedule your showing. Call me for an appointment.



**PRICE REDUCED!**  
**SOLD**

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