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Oregon Mountain Real Estate

21 S. Redwood Hwy. P.O. Box 835, Cave Junction, OR 97523
(541) 592-4146 (866) 294-3882
 Visit us on the Internet: www.oregonmountain.com

HOW ABOUT 3 1/2 ACRES OF COMMERCIAL PROPERTY with a 1600 sq. ft. building. Lots of possibilities here. In-town Commercial properties of this size are hard to find. If your business uses multiple vehicles or needs room to store equipment or inventory then this might just be the spot. Owners are motivated to move their surplus property. #105,000 #759

INVESTMENT SPECIAL, first time home or that retirement home. This two-bedroom two-bath double-wide mobile on a shady city lot fits all of the above. Priced at \$57,500 and owner is interested in carrying paper. Come check this one out. #843

RESIDENTIAL LOT ON WELLS DRIVE. Nice, level 70x125 lot. Owner will take cash or look at terms. Submit your offer. \$27,500 #643

COUNTRY JEWEL. Lovely two-story home with more than 1600 sq. ft. of living area. In addition to the main home, this wooded parcel features a separate "hobby" house with more than 800 sq. ft. of space, ideal for your arts and crafts or possibly a guest house. The koi pond invites you or your guests to linger and enjoy the natural beauty that is accented by well designed landscaping. A greenhouse offers a place for those so inclined to practice their talents. Other outbuildings include an oversized pump house with room for storage and a carport. Don't forget the view. \$235,000 #836

'We Know the Valley'

Junction Realty
 Call a Professional - Call Junction Realty
 111 N. Redwood Hwy. - P.O. Box 849
 Cave Junction OR 97523
 800-238-6493 / 541-592-3858
 Fax 541-592-3963 / jctreal@cavejunction.com
 Home Page at www.cavejunction.com/

THE EAST FORK of the Illinois River runs through this approximately 6 acre parcel. Has well and standard septic approval. \$69,000. MLS#101405.

TAKE YOUR PICK of 3 one acre lots with power, well and septic. Drive-way is in and pad cleared for your new home. \$49,900. MLS#101346/7/8.

7.38 ACRES just north of town on the highway for \$65,000. #1019.

CUTE COUNTRY CHARMER on 1/2-acre on Chapman Creek Road. This 1,128 sq. ft. 3-bedroom 1-bath home is priced to sell at \$79,500. Currently a rental so make an appointment to see this one before it is gone. MLS#100950.

95 ACRES between Gold Canyon and the Redwood Hwy. just north of Kerby for \$100,000. #1013.

6 ACRES on Lone Mountain Road, O'Brien for \$35,000. #1011.

1 2/3 ACRES COMMERCIAL with 2,248 sq. ft. home and large shop adjacent to I.V. Building Supply. \$215,000. #998.

1.27 ACRES OFF Daisy Hill Road. OK'd for well and septic, \$34,500 #1007 adjacent to fixer-upper house and studio on 1.2 acres for sale separately for \$69,500. #993. Combine the two for a two-family set-up.

BEAUTIFUL 9.5 ACRE property with 3 ponds, 2-bedroom 2-bath 1,152 sq. ft. 1978 Golden West manufactured home, a barn, an old house used as storage/shop, fenced and cross-fenced, all for \$124,500. MLS#96554.

National/International marketing on the Internet at www.cavejunction.com/realstate or www.realtor.com
 Marketing also through the Real Estate Book plus spot ads here and there.

Jim Frick's
"Pick of the Week"
 Phone Jim for Land, Custom Homes, Ranches or Commercial Properties

"TWO MOUNTAIN RETREATS"
 YOUR CHOICE - 53.5 acres or 56.48 acres, bordered by federal land; wildlife abounds and close to Lake Selmac. Beautiful properties, one with well, one with septic site approval, view, stream and lots of trees. \$110,000 each. #TC-4340 or #TC-4339.
 PHONE JIM FRICK TODAY - 450-8777
 Days (541) 592-3181
 1-800-521-3181
 Pager (541) 471-5741
 Evenings (541) 592-2878
 Fax (541) 592-3729
Harris & Taylor
 WINDOW GLASS: Tempered Thermal units, decorative units, many sizes. 592-3857.
 H29-3p
TREES & PERENNIALS for sale \$.50-\$9; free plants with sales; overflow from private O'Brien collection. 596-2137. L28-3p
 COPY PAPER
\$3.50 ream
 #20 WHITE ORIGINAL PINK PEARL ERASERS
.85 each
 BALL POINT PENS
.20 each at the
ILLINOIS VALLEY NEWS
321 S. Redwood Hwy.
SHEET METAL
 If it's SHEET METAL We'll Make It!
 *Seamless Gutters
 *Duct Work & Fittings
 *Roof Flashing
 *Hard to Find Items
 *Fabrication
 *Installation
DOWN & OUT SEAMLESS GUTTERS
 592-3391
 License #94699 D&O7-tfc
 E30-1p
 FREE TO good home (with water), 3 geese, gray and white. 592-3810. A30-1f
 DIRTY DOG expert pet grooming by appointment. Nails trimmed only \$5. 592-2793. Open Tuesday - Friday. M27-4p
 more Animals/Poultry Page 15

MONEY
MANSFIELD MORTGAGE
 Your local mortgage lender
 All types of real estate loans:
 First Time Home Buyers
 Refinance
 Credit problems ok.
 Phone Donna (541) 592-2733
 (formerly Allied Mortgage)

\$119,000 2-bedroom 2-bath Redman mobile on 5 acres in Squaw Mountain Road area #1752
Investment Property:
 5 (1-bedroom) units \$149,000
 4 (2-bedroom) units \$140,000
Takilma Cabin on 55-acre \$65,000
5-acre view property on Greenview \$25,000 #1509
Commercial City Lot \$25,000 #1663
 Water/Sewer hook-ups already paid!
Riverfront off Westside 10 acres + 5 acres, both have mobiles \$155,000 #1712 and #1713
Phone Lynn Johnson, Principal Real Estate Broker
Illinois Valley Real Estate
(541) 592-4464
IVRE30-1c
WANTED: 2+ bedroom home to lease or lease/option in Selma area. Retired couple with excellent local references and good monthly income. Non-smokers and non-drinkers, no children. Phone Bob or Lori (541) 597-2779.
M28-4p
OWN A CITY LOT with water/sewer. Desirable Addison Subdivision. Double-wides OK; deed restrictions. 0 down, \$159.30 per month. (800) 693-0032.
M2-tfc
CITY LOT: 603 Sherwood, .24-acre, 100x104', city water connection pre-paid, \$26,500 — terms available. 592-3139.
L29-5p

PINE RIDGE ESTATES
 3 bedroom 2 bath, double-wide mobilz. All electric. Carpets and decks. No outdoor pxts.
592-4156

FOR RENT

 2-BEDROOM 1-bath house 5 miles southwest of Cave Junction. Carport, deck, wood and gas heat, refrigerator, washer and dryer, no pets or smoking. Credit check and references required. \$475, 1st, last + deposit. 592-2879. B30-1c
ROOMMATE WANTED \$380 a month, electric plus security, no animals. Inquire at 416 East River St. Message 592-3605. L30-2p
LOOKING FOR A cabin or home near town, no city water/no mobile or trailer, \$100. I work in Medford so leave a voice mail. I can get back to you on the weekend. 592-3336. H30-1p
LARGE 3-BEDROOM house on Illinois River, \$550 plus deposit. No smoking. 592-4436. H30-4c
SELMA CABIN \$325 month plus deposit, wood heat, private setting on shared acreage, will accommodate one or two. RV TRAILER space on acreage, full hook-ups, \$225 month plus deposit and utilities. Up to 35'. Available now. 597-4517. S30-1p
OUR DEADLINES ARE MONDAY AT NOON FOR EVERYTHING

ROOM FOR RENT: quiet, kitchen, laundry privileges, pets OK; no drugs or alcohol; first and last, \$200 month. Melinda 592-5116. M29-2p
ROOMMATE wanted \$175/month. Includes utilities, telephone, laundry. 5000 sq. ft. home on river, 25 acres, deck, secluded. (541) 592-2235. R29-4c
ON THE ILLINOIS River - 1-bedroom cabin: Refrigerator, stove, oven, heater, air conditioner, wood stove, lots of cupboard space in kitchen, carpeted floors. 2-bedroom cabin: refrigerator, stove, oven, heater, fireplace, air conditioner, ceramic tile kitchen, carpeted floors. First + last months rent + deposit. (541) 596-2682. N27-4p
55': 2-bedroom 1-bath mobile; sewer, water and garbage included; \$395, 1st and deposit; quiet, oaks, in-town, small mobile home park. References checked (541) 552-1424 or (800) 381-5545. S35-tfc
QUAINT ONE-BEDROOM house, \$400 month, first, last and security deposit equal to one month's rent required along with a one-year lease. No pets. Apply in person at The Neilsens' "Almost Heaven" Resort, 38548 Redwood Hwy., 4 miles south of O'Brien. Available now. AH22-tfc
CAVE JUNCTION one- and two-bedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-4959 (541) 592-4959 (541) 572-6111. GMS2-tfc
3-BEDROOM HOUSE in town; senior neighborhood; no pets and no smoking; \$600 per month, \$1,000 deposit. 592-2989 after 6 p.m. Monday through Friday. H48-tfc

MOBILE HOMES

 TRAVEL TRAILER, 1983 Nomad, 20-foot, air conditioner, battery, awning, 4 jacks, very good condition, \$4,000 firm. 245 Floyd Lane, Cave Junction, OR 97523 (542) 592-2512. P30-1p

COMMERCIAL RENTAL

DOWNTOWN CAVE JUNCTION: Location 315 S. Redwood Hwy., the building between King's Chinese Cuisine and Friends of the Valley, \$300 per month, tenant pays utilities. Phone Bob. 592-2541

FOR SALE

 Public Service Announcement:
 OREGON LAW prohibits the resale of older unsafe baby cribs by private parties. For more information about the crib you want to sell or buy, phone the Consumer Product Safety Commission at (800) 638-2772 or visit their web site at www.cpsc.gov. The Oregon law can be found at www.health.oregon.gov
'78 BUICK Regal Limited \$250; small truck camper \$25; 2 5' foot-tains \$150 each; 100-year-old table \$100. Phone cell (541) 261-0943 in O'Brien. M30-1p
FREEZER: 21-foot \$75, Mita copy machine \$65, captain's van seat - reclines - swivels - color gray \$40. 592-4634. B29-2p

KENMORE ELECTRIC range, ceramic top, five-months-old, \$500; couch (hide-a-way bed) like new, \$175; dining room table with two extensions, six chairs, two are cabin chairs \$200. Moving, must sell. Phone before 9 or after 7 or leave message. (541) 592-3019 - cell (707) 954-2163. N30-1p
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REAL ESTATE LOTS/ACREAGE HOMES

 3-BEDROOM 1-BATH 3 1/2-acres, year 'round creek; new paint, new deck; owner will carry at 8 1/2% \$95,000, 1/3-down; great well; new septic. 592-2603. S28-4c
Fire Starters or ? 15 lb. Bundle 4 for \$1 at "I.V. News"
CABINETS
 TOHILL'S FINE wood-working; custom-made furniture, refinishing and repairing. Major credit cards accepted. 592-6166. SME-tfc

FOR RENT

 2-BEDROOM 1-bath house 5 miles southwest of Cave Junction. Carport, deck, wood and gas heat, refrigerator, washer and dryer, no pets or smoking. Credit check and references required. \$475, 1st, last + deposit. 592-2879. B30-1c
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OUR DEADLINES ARE MONDAY AT NOON FOR EVERYTHING

STORAGE

DOWNTOWN MINI STORAGE
 102 S. CAVES AVENUE
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LOWEST PRICES \$15 AND UP
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 SAFE & CONVENIENT LOCATION
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Also Boxes as low as \$1.50

Century 21 Harris & Taylor
103 N. REDWOOD HWY., CAVE JUNCTION, OR. 97523

SOUTHWEST OREGON charmer - quaint 11-unit motel in Southwest Oregon with separate manager's home. Well established since current owners purchases in 1976. Lifestyle, income and includes equipment and inventory. \$395,000. #RC4348.

THE SAGEBEETLE located in the center of town is a wine shop, ice cream parlor, certified restaurant and gift shop. Unlimited potential for the right buyer. \$39,999. #RC4214.

REMODELED "Cottage style" home with 2-bedroom, 1-bath and a large country kitchen on 1.7 acres in O'Brien. Large shop and guest house. \$91,500. (some owner terms) #RC4295.

PRIVACY AND SECLUSION - nestled in woods on 9.77 acres near Cave Junction. Comfortable ranch style, 3-bedroom, 2-bath home with heat pump, country kitchen and large living room, detached garage/shop. Only \$165,000. #KC4301.

GORGEOUS Elk Creek water front 16.79 acres with meadow, trees and mountain views. Includes 2-bedroom, 1-bath manufactured home, tractor shed and picnic deck on creek. Great proximity to coast, as well. Only \$150,000. Terms. #RC4300.

BIG TREES on this mostly level 3 acres with 1978 single-wide, 2-bedroom, 2-bath with an add-on. A nice private property with several out buildings. \$72,000. #HC4310.

VERY REMOTE 21.70 acres with marketable timber, backed by 498+ acres of BLM where spring water for home has renewable lease. 2,795 sq. ft. cabin thrown in free. \$85,000. #CC4330.

STUNNING SETTING in the heart of the Illinois Valley, this 68.7 acre ranch has a two story "ranch style" 3-bedroom, 3-bath home with cultured rock fireplace, cozy living room and huge master bedroom. Fenced and cross-fenced, 13 acres sprinkler irrigated, hay storage, horse barn and shop. Only \$550,000. #DC4328.

CREK FRONT 19.10 acres on Thompson Creek Road near beautiful Lake Selmac recreation area. Good building site potential. \$60,000. #TC4329.

NEARLY 10 ACRES of level to rolling wooded property, zoned Rural Residential-5 - 1975 upgraded 2-bedroom, manufactured home, very large shop, tall 4-car carport, RV hook-up and 2 wells. Must see! \$122,000. #CC4314.

A LOT for your money. Great seclusion with two (2) fixer-upper homes on 75+ acres in Selma, Oregon. Incredible privacy and seclusion off gravel road. \$130,000. #DC4141.

BEAUTIFULLY upgraded home with 9.77 acres on the Illinois River. 2-bedroom, 2-bath, huge master bedroom with rock fire place. Country kitchen, large shop, carport, beautiful grounds and more. \$235,000. #RC4318.

BUSINESS AND HOME on 5 acres. Established wrecking yard and towing service, auto repair and recycling. Several outbuildings, equipment and inventory, plus 3-bedroom, 2-bath 1999 Fleetwood. \$195,000. #RC4317.

CENTURY 21 Harris & Taylor
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 National and even Worldwide exposure for your property.

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Price Reduced to \$59,900
3.59 acres in Kerby
Well and septic in, paved driveway, 24x26 garage,
Live in the trailer while you build!
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