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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

IF YOU EVER WANTED A VINTAGE LOG HOME check this one out. The three-bedroom one-bath log home is on 16 plus acres with Sucker Creek frontage. Home was built in 1937 and has been remodeled several times. More than 1500 sq. ft. of living area with the master bedroom upstairs. An abundance of trees assures your privacy. Small field could be the place to keep a critter or two. Stove, refrigerator, wood stove and sump pump for irrigation are included in the sale. Don't fiddle around, this property will not last long. \$170,000 #851

LOCATED ON QUIET CUL-DE-SAC, this two-bedroom two-bath double-wide is the perfect spot for a starter home or a retirement place. Has more than 1100 sq. ft. of living area and includes the stove, refrigerator and dishwasher. Buyer will have to wait on probate proceedings to close escrow. \$69,000 #845

ONE ACRE, ONE-BEDROOM ONE-BATH and one small barn for one low price of \$54,500. Located just about 2 miles from town, fronting on a paved road. Home has been remodeled. May need some septic and well work. Ideal for somebody willing to invest some "elbow grease" #852



'We Know the Valley'

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/

23+ ACRES RIVER FRONTAGE with 3-bedroom home, 2 ponds, some water rights, fenced and cross-fenced, very private setting yet fairly close to town. \$225,000. mls#100859. #1026.

MOSTLY DEVELOPED 4+ acres in Selma. Well and pump in, septic being installed. Ready to build or move on manufactured home. \$69,000. mls#100946. jctr#1030.

2 FAMILY SET-UP with 2 existing homes on two adjacent tax lots off Chapman Creek Road. Park-like setting. One home is very nice 3-bedroom, 1 1/2-bath with decks and garages and shops and nicely landscaped yard. Other is 3-bedroom, 1-bath currently a rental. Nice condition. Small garage and attached carport. Great price at \$198,500. mls#100489. #1001.

5 ACRES COMMERCIAL on the Illinois River in the city of Cave Junction. \$195,000. mls#100422. #1000.

VERY CLEAN exceptionally nice single-wide mobile home on 5 acres with out buildings and lots of open space. \$79,500. mls#99178. #984.

DUPLEX: Well kept duplex with seasoned tenants in Cave Junction. \$427. per month and \$450 per month. Both are 2- bedroom, 1 1/4-baths. Both units have nice back yards, carports. \$99,500. #758.

34/100-ACRES on North Old Stage Road in Cave Junction with city water available and a septic approval. \$24,000. mls#100017. #984.

5 ACRES off Lone Mountain Road in O'Brien for \$35,000. #1010.

10 ACRES on Gold Canyon Road, Kerby for \$35,000. #1012.

80 ACRES with minimal development. Has good spring for water. Close to town. Great views! Road and pad, only \$90,000. #1049.

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

"BRAND NEW 2-STORY CUSTOM BUILT HOME"
 WITH 3-BEDROOM 1 3/4-BATH floor plan on 8000 sq. ft. city lot. Spacious, ranch-style home with aggregate walkway and covered front porch. Great value at \$119,500 #JC-4360
 I have several great ranches for sale too!
PHONE JIM FRICK TODAY - 450-8777
 Days (541) 592-3181
 1-800-521-3181
 Pager (541) 471-5741
 Evenings (541) 592-2878
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 *Hard to Find Items
 *Fabrication
 *Installation
DOWN & OUT SEAMLESS GUTTERS
 592-3391
 License #94699
 D&O7-tfc

FARM & GARDEN

60-Year-Old SAWDUST WASHED COW MANURE
596-2746
 P-tf
 HAY FOR SALE: pea and oat hay in barn \$3.50. Phone Kristi at C&C Ranch 592-3443.
 C&C11-tfc
 THIRD CUTTING grass hay available for pick up now - \$6 bale out of barn/fertilized, irrigated field. Horses love it. Phone (541) 592-3750.
 TCR11-tfc

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\$3.50 ream
 #20 WHITE ORIGINAL PINK PEARL ERASERS
.85 each
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ILLINOIS VALLEY NEWS
321 S. Redwood Hwy.
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REAL ESTATE LOTS/ACREAGE HOMES

FOR SALE BY OWNER - two two-bedroom houses on one-acre. Great investment, needs TLC, \$59,900 OBO (719)749-0465. H33-4p

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

 We wouldn't worry so much what other people think about us if we only knew how little they did.

\$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 West-side 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-tfc

Shriner's Hospital offers free medical care to children who cannot otherwise afford it. To refer a child to Shriner's Hospitals, phone (800) 237-5055. In Canada phone (800) 361-7256. All calls are toll free. Public service announcement

HUNTER'S SPECIAL 94+ acres on the Ore/Cal Border. Year round creek, lots of critters. Off the grid. \$160,000 with owner terms.
 #1723 MLS#98816

CITY CORNER LOT waiting for a new home. Only \$20,000 with good terms.
 #1626 MLS#96295

4.20 ACRES with 2-bedroom 1-bath mobile. Large garage with carports, two wells, lots of pasture. \$82,000
 #1756 MLS#101120

WONDERFUL VIEWS 5.27 acres on top of the hill. \$40,000 with owner terms.
 (541) 592-4464

PINE RIDGE ESTATES

3 bedroom 2 bath, double-wide mobilz. All electric. Carports and decks. No outdoor pxts. 592-4156

terms. #1733 MLS#99588
TOURIST COMMERCIAL: Located on Redwood Hwy. .70 of an acre with block building. \$39,000 #1718 MLS#98683

SET BACK OFF THE ROAD 2-bedroom 1-bath double-wide mobile home located on 5.07 acres is waiting for a new owner. Owner will carry with a large down. \$84,900 #1724 MLS#98904

ENJOY YOUR SOLITUDE: Corner 5.03 acres nicely treed. 3-bedroom 2-bath triple-wide mobile home more than 1850 sq. ft. 30-gpm well per records. Quaint shop building. \$185,000 #1749 MLS#100737

DICK GEORGE ROAD AREA: 2.27 acres with 3-bedroom 1 1/4-bath mobile home. Detached double-car garage and detached shop/storage. Only \$95,000 Seller will consider trade.
 #1757 MLS#101274

LARGE CITY LOT: .35-acre located across from the park. 3-bedroom 1-bath mobile with detached extra room or shop. \$55,000 #1750 MLS#100938

Phone Janet Prescott
Real Estate Broker
Illinois Valley Real Estate
(541) 592-4464

FOR RENT

PARTLY FURNISHED 1-bedroom, 1-bath single-wide mobile, real wood paneling, all-electric kitchen, laundry facilities. Relax in privacy on the gorgeous deck in a beautiful woody setting; non-smoking preferred. Credit check required. \$400/month. Phone Lee at 592-9662. E36-tfc
THREE-BEDROOM house, wood heat; small workshop and carport; large laundry room; \$525, \$500 security deposit, and \$350 cleaning deposit. 592-2967. P35-2p

2-BEDROOM, quiet, no traffic, wood or gas heat, \$500 month - first, last plus \$250 cleaning deposit. 592-2360. L35-tfc

RENTAL WANTED in Selma/Cave Junction area. Small home in quiet area by senior. Yes, I have a well-behaved small dog and one Siamese cat; fine references; rent limited to \$350. Please phone (541) 597-2260. J35-2p

NICE FRESH and clean 2-bedroom duplex, near town. Carport, laundry hookups; no pets; references required; \$430 month, \$500 security deposit. 592-2096. L34-tfc

CUTE, SMALL 2-bedroom duplex, clean, near town; no pets; \$385 plus security deposit and references. 592-2096. L34-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

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
CAVE JUNCTION one- and two-bedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-4959 (541) 592-4959 (541) 572-3611. GMS2-tfc

The largest crabs in the world, which stand three-feet high and often weigh as much as 30 pounds live off the coast of Japan

FREE AD
 FREE: SINGLE-WIDE mobile home; as is; you move. 592-3675. F36-1f

COMMERCIAL RENTAL

LARGE BUILDING in town of approximately 3000 square feet; recently renovated; for storage or shop, \$700/month. (503) 266-3958. D34-tfc

FOR SALE

 Public Service Announcement:
 OREGON LAW prohibits the re-sale 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.legis.or.gov.
MISCELLANEOUS: H-O train pieces, fishing gear, tools, chainsaws, heaters, camping gear and more. **Darn Near Everything,** 136 S. Redwood Hwy. 592-5255. DNE34-2c
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GROW LIGHT system, 1000-watt, new, never used, \$300. 659-1074. W36-2p

APPLIANCES: Large and chest freezer, small range. **Darn Near Everything,** 136 S. Redwood Hwy. 592-5255. DNE34-2c

HOT TUB SPA, Tiger River, 4-years-old, great shape, 110-volt, extra filter and misc. chemicals included, \$1,800. Ron 592-4169. C36-1p

FOR SALE

RURAL 23.9 ACRES with golden West double-wide manufactured home (1782 sq. ft.), separate manufactured home as rental and pond. Great garden soils and lots of hardwoods. Only \$185,000. #WC4362.

CREEK FRONTAGE - Almost new 2001 Palm Harbor 2,180 sq. ft. triple-wide, with spacious floor plan, fire place and heat pump. Also includes 2-car garage, shop and 2 other out buildings. Large deck has handicap access and backs up to a beautiful view - offered at \$208,900. #TC4361.

CUSTOM BUILT 2 story ranch style home with 3-bedroom, 1 3/4-bath floor plan. New construction, large city lot and great location. Only \$119,500. #JC4360.

LOCATION, LOCATION, LOCATION! Illinois Valley's best area - 3-bedroom, 1-bath home on 3 acres, with new septic and new deck. Great well (per owner), garage/shop, shed, creek, fenced and cross-fenced - Diamond in the rough. Great horse property and lots of wild life. Owner terms. \$95,000. #DC4351.

ON THE East Fork Illinois River, close to town, 5.75 acres of trees, meadows and thick woods. Good site to build - owner terms. \$44,900. #OC4124.

FOR UNBEATABLE SERVICE CALL
 * CAROL DOERING 592-3385
 * JIM FRICK 592-2878
 * SANDY GLAMACK 592-3306
 * STEVE LYONS 592-9201
 * PAUL MASSING 592-3286

Century 21 Harris & Taylor
103 N. REDWOOD HWY., CAVE JUNCTION, OR. 97523
REMOVED 20 ACRES at the end of a well maintained road. View of the river from the 3-bedroom, 2-bath home with solar panel, large shop, 1/3 mile river front - spectacular. \$185,000. #WC4350.
COMMERCIAL property in Kerby, Ore. 1.6 acres, 2,400 sq. ft. shop, 3 service bays and some inventory and equipment included. \$150,000. #RC4333.
SECLUDED 77 acres off Reeves Creek Road recently logged, brush and wooded areas. Several young fir trees, moderate to steep level at top. 4-wheel drive access in. Some owner terms. \$59,000. #RC4234.
5 BAY SHOP, 4 stunning view of the Illinois River, valley and mountains from this modest, warm and cozy 2-bedroom, 1-bath home on 4.64 acres. Very private - \$109,000. #EC4352.
1 LEVEL ACRE, just north of O'Brien, Ore. Located near Rough & Ready botanical wayside. Natural vegetation, nice views, part fenced, surveyed, standard septic approval - submit all offers. Only \$22,500. #RC4353.
NEAR Cave Junction, this 158+ acre property has some beautiful vistas, 2 seasonal creeks, lots of hardwood and more. Only \$192,000. #HC4193.
WELL MAINTAINED, clean 1982 14'x60' single-wide in nice park. Covered porches, fenced yard and easy maintenance. Heat pump with air conditioning, range, refrigerator, washer and dryer included. Carport and shed (park owned). Only \$14,000. Submit all offers. #OC4343.
ILLINOIS VALLEY mini-ranch with 3.18 fenced acres, mountain/pastoral views and close to West Fork of the Illinois River. Charming ranch style 2-bedroom home with heat pump, shop, garage and close to town. Only \$120,000. #PC4304.
COUNTRY CHARMER with beautifully landscaped grounds, shop, double-car garage, fenced meadow and more. Selma location, near Lake Selmac recreation area. Re-painted inside and out, fire place has pellet stove insert. \$95,000. #DC4241.
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 Tact is the art of making a point without making an enemy. -Anonymous

 Speak clearly, if you speak at all; carve every word before you let it fall.
 -Oliver Wendell Holmes
