Junction

Call a Professional -

Call Junction Realty

R

mls#100946. jctr#1030.

\$195,000. mls#100422. #1000.

Realty

town. \$225,000. mls#100859. #1026.

'We Know the Valley'

Cave Junction OR 97523

jctreal@cavejunction.com

Fax 541-592-3963 /

23+ ACRES RIVER FRONTAGE with 3-bedroom home, 2 ponds, some water

rights, fenced and cross-fenced, very private setting yet fairly close to

MOSTLY DEVELOPED 4+ acres in Selma. Well and pump in, septic being

installed. Ready to build or move on manufactured home. \$69,000.

2 FAMILY SET-UP with 2 existing homes on two adjacent tax lots off Chap-

man 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

5 ACRES COMMERCIAL on the Illinois River in the city of Cave Junction.

VERY CLEAN exceptionally nice single-wide mobile home on 5 acres with

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

34/100-ACRES on North Old Stage Road in Cave Junction with city water

80 ACRES with minimal development. Has good spring for water. Close to

National/International marketing on the Internet at

www.cavejunction.com/realestate or www.realtor.com

Marketing also through the Real Estate Book plus spot ads here and there.

attached carport. Great price at \$198,500. mls#100489. #1001.

out buildings and lots of open space. \$79,500. mls#99178. #984.

units have nice back yards, carports. \$99,500. #758.

available and a septic approval. \$24,000. mls#100017. #984.

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

town. Great views! Road and pad, only \$90,000. #1049.

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

800-238-6493 / 541-592-3858

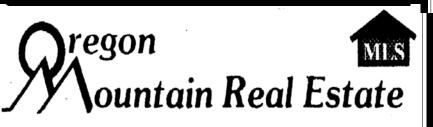
111 N. Redwood Hwy. - P.O. Box 849

Home Page at www.cavejunction.com/

Classified Ads

News, Classified and Display Deadline: NOON, Mondays Classified Rates: \$3.25 for 20 words 10 cents for each additional word. Display Rates: \$4 per column inch

★



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 ncluded 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

* * * MONEY * * *

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rowers to solve unique situations. Self Employed *New

Business *Bridge Loans *Foster Care *Out of State Borrowers *Land Fast & Courteous Service Compare our Rates!

* * * \$119,000 2-bedroom 2bath 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-\$65,000 acre 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

PINE RIDGE ESTATES 3 bødroom

2 bath, double-wide mobiles. All electric. Carpets and decks. No outdoor pets.

terms. #1733 MLS#99588 TOURIST COMMER-CIAL: Located on Redwood Hwy. .70 of an acre with block building. \$39.000 #1718 MLS#98683

592~4156

rity deposit, and \$350 cleaning deposit. 592-2967. SET BACK OFF THE 2-BEDROOM, quiet, no 2-bedroom 1-

* * * FREE AD

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

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



Evenings (541) 592-2878 Fax (541) 592-3729 Harris & Taylor ********* ********** FURNITURE: antique dresser/vanity, bunk bed, twin bed, desks, side chairs, recliner, 4foot fountain, two Nordic Tracks, left-handed *Seamless Gutters compound bow, electric *Duct Work & Fittings adjustable twin bed, *Roof Flashing antique dining chairs, curio cabinet, love seat *Hard to Find Items *Fabrication and more. See at Darn *Installation Near Everything, 136 S. Redwood Hwy. 592-DNE34-2c 5255 **MUSICAL Instruments** accordion, antique pump organ, antique upright piano, vintage ukulele, handmade Yari guitar, large Congo drum. Darn Near Everything, 136 S. Redwood Hwy., 592-5255. DNE34-2c

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. Say You Saw It

GROW LIGHT system,

1000-watt, new, never

APPLIANCES: Large

and chest freezer, small

range. Darn Near Eve-

rything. 136 S. Red-

wood Hwy. 592-5255.

HOT TUB SPA, Tiger

River, 4-years-old, great

shape, 110-volt, extra

filter and misc, chemi-

cals included, \$1,800.

Ron 592-4169. C36-1p

W36-2p

DNE34-2c

used, \$300. 659-1074.

License #94699 D&O7-tfc FARM & GARDEN 60-Year-Old SAWDUST WASHED COW MANURE 596-2746 HAY FOR SALE: pea and oat hay in barn \$3.50. Phone Kristi at

SHEET METAL

If it's SHEET METAL

We'll Make It!

DOWN & OUT

SEAMLESS GUTTERS

592-3391

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



in the "I.V. News'

COMMERCIAL RENTAL

FOR SALE

Rogue River Mortgage LLC Lynn Costantino or **Bob Puntney** 476-6672 or 800-659-6172

* * * **REAL ESTATE** LOTS/ACREAGE HOMES

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

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

M2-tfc

#1712 and #1713 Principal **Real Estate Broker Illinois Vallev** Real Estate (541) 592-4464

* * * 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.

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. terms

Large garage with carpasture. \$82,000

Phone Lynn Johnson, IVRE30-tfc

Public service announcement

Only \$20,000 with good #1626 MLS#96295 4.20 ACRES with 2bedroom 1-bath mobile.

ports, two wells, lots of #1756 MLS#101120 WONDERFUL VIEWS 5.27 acres on top of the hill. \$40,000 with owner

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 SOLI-TUDE: Corner 5.03 acres nicely treed. 3-

ROAD

bedroom 2-bath triplewide mobile home more than 1850 sq. ft. 30gpm 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: .35acre located across from the park. 3bedroom 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

traffic, wood or gas heat, \$500 month - first, last plus \$250 cleaning deposit. 592-2360.

FOR RENT

PARTLY FURNISHED

1-bedroom, 1-bath sin-

gle-wide mobile, real

wood paneling, all-

electric kitchen, laundry

facilities. Relax in pri-

vacy on the gorgeous

deck in a beautiful

woodsy setting; non-

smoking preferred.

Credit check required.

\$400/month. Phone Lee

THREE-BEDROOM

house, wood heat;

small workshop and

carport; large laundry

room; \$525, \$500 secu-

E36-tfc

P35-2p

at 592-9662.

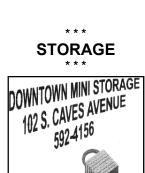
L35-tfc RENTAL WANTED in Selma/Cave Junction area. Small home in quiet area by senior. Yes, I have a wellbehaved small dog and one Siamese cat; fine references; rent limited to \$350. Please phone (541) 597-2260.

J35-<u>2p</u> 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 2bedroom 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 H48-tfc Friday. 55?: 2-bedroom 1bath 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) S35-tfc 381-5545. CAVE JUNCTION onetwo-bedroom and apartments. Rent based on income. Equal Housing Opportunity. Grand Manage-Services. 592ment (541) 592-4959 4959 (541) 572-3611.

GMS2-tfc The largest crabs in the world, which stand threefeet high and often weigh as much as 30 pounds live off the coast of Japan

2772 or visit their web site at <u>www.cpsc.gov.</u> The Oregon law can be found www.Healthoreg MISCELLANEOUS: H-O train pieces, fishing gear, tools, chainsaws, heaters, camping gear and more. Darn Near Everything, 136 S. Redwood Hwy. 592-DNE34-2c 5255. CLASSIFIEDS WORK!



OWEST PRICES \$15 AND UP

24 HOUR ACCESS SAFE & CONVENIENT LOCATION Located across the highway from the Sheriff's Sub-Station)



10x20 ~ \$60 Open Vehicle Parking MINI MINI LOCKERS

3'X4' \$4 4'X4' \$6 Also Boxes as low as \$1.50,

YOUR ADS WORK **7 DAYS A WEEK** in the "I.V. NEWS"

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

RURAL 23.9 ACRES REMOTE 20 ACRES at WELL MAINTAINED. with golden West double- the end of a well main- clean 1982 14'x60' singlewide manufactured home tained road. View of the wide in nice park. Cov-(1782 sq. ft.), separate river from the 3-bedroom, ered porches, fenced yard manufactured home as 2-bath home with solar and easy maintenance. rental and pond. Great power, large shop, 1/3 Heat pump with air condigarden soils and lots of mile river front - spec- tioning, range, refrigerahardwoods. Only tacular. \$185,000. tor, washer and dryer \$185,000. #WC4362. #WC4350.

CREEK FRONTAGE - COMMERCIAL property Almost new 2001 Palm in Kerby, Ore. 1.6 acres, 2,400 sq. ft. shop, 3 service Harbor 2,180 sq. ft. triplewide, with spacious floor bays and some inventory plan, fire place and heat and equipment included. \$150,000. #RC4333. pump. Also includes 2-car garage, shop and 2 other SECLUDED 77 acres off out buildings. Large deck Reeves Creek Road rehas handicap access and cently logged, brush and backs up to a beautiful wooded areas. Several view - offered at \$208,900. young fir trees, moderate #TC4361.

wheel drive access in. **CUSTOM BUILT 2 story** Some owner terms. ranch style home with 3-\$59,000. #RC4234. bedroom, 1 3/4-bath floor plan. New construction, 5 BAY SHOP, 4 stunning large city lot and great view of the Illinois River, location. Only \$119,500. valley and mountains #JC4360. from this modest, warm

and cozy 2-bedroom, 1-LOCATION, LOCA- bath home on 4,64 acres. TION, LOCATION! Illi- Very private - \$109,000. nois Valley's best area - 3- #EC4352. bedroom, 1-bath home on

3 acres, with new septic 1 LEVEL ACRE, just and new deck. Great well north of O'Brien, Ore. (per owner), garage/shop, Located near Rough & shed, creek, fenced and Ready botanical wayside. cross-fenced - Diamond in Natural vegetation, nice the rough. Great horse views, part fenced, surproperty and lots of wild veyed, standard septic life. Owner terms. approval - submit all of-\$95,000. #DC4351. fers. Only \$22,500.

ON THE East Fork Illinois River, close to town, terms. \$44,900. #OC4124.

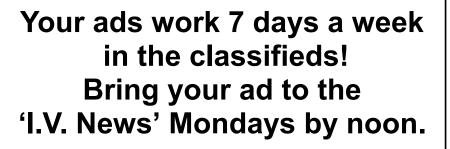
#RC4353. NEAR Cave Junction, this 5.75 acres of trees, mead- 158+ acre property has ows and thick woods. some beautiful vistas, 2 Good site to build - owner seasonal creeks, lots of hardwood and more. Only

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. to steep level at top. 4-Only \$120,000. #PC4304.

> **COUNTRY CHARMER** with beautifully landshop, scaped grounds, double-car garage, fenced meadow and more. Selma location, near Lake Selmac recreation area. Repainted inside and out, fire place has pellet stove insert. \$95,000. #DC4241.

CENTURY 21 Harris & Taylor Leading the way! Always on the cutting edge National and even worldwide exposure for your property.

\$192,000. #HC4193. FOR UNBEATABLE SERVICE CALL (541) 592-3181 * CAROL DOERING 592-3385 * JIM FRICK 592-2878 SANDY GLAMACK 592-3306 WEB SITE: C21-harrisTaylor.com * STEVE LYONS 592-9201 Each Office is Independently Owned EQUAL HOUSING * PAUL MASSING 592-3286



* * *

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

* * *