

# Classified Ads

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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](http://www.oregonmountain.com)

**HUGE PRICE REDUCTION!**  
Was \$54,000 Now \$28,000!!

One-acre, one-bedroom, one-bath and one small barn. Located approximately 2 miles from town, fronting on a paved road. Home has been remodeled. Probably needs some septic and well work. Ideal for somebody willing to invest some "elbow grease" #852 Owner wants this property sold yesterday.

**SO YOU ARE A SUPER COOK** and have always wanted to have your own restaurant. Well we offer a busy little dinner restaurant with a good customer base. Good highway exposure and plenty of parking. Building was remodeled about 5 years ago and has more than 1200 sq. ft. of dining and kitchen area with seating for 34. Price for a turnkey operation with the name is \$189,500. If you want the building and land without the restaurant equipment and name, try \$172,000 #859

**LOOK HERE, SUCKER CREEK FRONTAGE**, 5+ acres and a two-story, two-bedroom home with more than 2000 sq. ft. of living area. Home was remodeled and enlarged. The entire upstairs could be converted into two more bedrooms. Features a large open living/dining room combination with sliding glass door to a private deck. Master bedroom is large and features a spacious walk-in closet. Kitchen is well laid out with plenty of lighting, island cook-top and built in dishwasher and built-in oven. \$179,000. #860

### MONEY

No deflates so fast as a punctured reputation.

### REAL ESTATE LOTS/ACREAGE HOMES

10 ACRES, 2 tax lots, beautiful wooded hillside property. 1978 Gilbralter two-bedroom, one-bath, currently rented with 5 acres, \$99,500. 1989 Sequoia, two-bedroom, two-bath, split-floor plan. Large carport, 2 storage buildings. Beautiful single-wide home with wood-stove. Close to town and private. \$124,500. Package deal \$220,000. 592-2876. P45-4p

5000 SQUARE FOOT home, 25 acres, river, \$299,000. (541) 592-2235. R44-2p

5 FENCED ACRES with mobile home, two wells, many upgrades. 1000 sq. ft. shop and fruit trees. \$95,000. 592-6084. L41-4p

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

**FIXER:** \$55,000 good terms. #1763 MLS 102033

**FOUR-BEDROOM** mobile on 2.27 acres, \$75,000. #1762 MLS 1019918

**EIGHT-ACRES** set for horses 2-bedroom 1-bath \$92,000. #1760

**94+ ACRES**, year 'round creek, \$160,000 terms. #1723 MLS 98816

**CITY LOT** - \$20,000 terms. #1626 MLS 96295

**4.20 ACRES**, 2-bedroom, 1-bath, large garage, pasture \$79,900. #1756 MLS 101120

**VIEW:** 5.27 acres with terms. \$40,000. #1733 MLS 99588

**TRIPLE-WIDE** on 5.07 acres. Excellent condition, quaint shop \$185,000. #1749 MLS 100737

**TOURIST COMMERCIAL** plus building, \$39,000. #1718 MLS 98683

**2.27 ACRES**, plus mobile, garage/shop, \$82,000. #1757 MLS 101274

**12.70 ACRES**, pasture, 3-bedrooms, 2-bathrooms, triple-car garage, barn plus more, \$199,000. #1761 MLS 102010

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

IVRE45-tfc

### MOBILE HOMES

For sale, must move ASAP, make offer. 1973 Freedom 21x60 2-bedroom 1-bath, laundry area, new carpet, new linoleum. In Cave Junction (800) 381-5545 or (541) 5818. B45-2c

### FOR RENT

OFFICE SPACE available at IVFRC, 535 E. River Street, C.J. (541) 592-6139 for information. Computer, phone, kitchen, and conference rooms available.

IVFC 45-4c  
Better ask twice than go wrong once.  
—German proverb

### PINE RIDGE ESTATES

3 bedroom  
2 bath,  
double-wide  
mobiles. All  
electric. Carpets  
and decks. No  
outdoor pets.  
592-4156

COZY AND BEAUTIFUL, safe and private, studio-house on the river. \$350 per month plus deposit. Local cell (541) 890-2333. F45-1p

TWO-BEDROOM HOUSE on large fenced lot at 507 W. River Street. with double carport, garden spot, shed. Great family location. \$400 per month, first, last (will work out payments) + \$100 cleaning deposit. 592-3558 or (801) 224-9599. R45-2p

Mobile home for rent in 55+ quiet park. 2-bedroom 2-bath includes water, garbage and sewer. \$395 per month + deposit of \$395, in Cave Junction. (800)381-5545 or (541) 552-1424. B45-2c

CLEAN two-bedroom 14-by-70 mobile home: 2-bath, in town, three blocks from Shop Smart. New Kenmore washer and dryer, plus new dishwasher. References needed. 1st, last and \$500 cleaning deposit, Senior neighborhood, workshop, storage shed, only \$450 per month, plus city water and sewer, large city lot. Phone 597-2235. Pets negotiable. K44-2p

**'We Know the Valley'**

**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/](http://www.cavejunction.com/)

Call a Professional - Call Junction Realty

NICELY REMODELED into a 3-bedroom 2-bath home. Ranch style with large pantry and big country kitchen, has nice deck, garage, nicely landscaped 1 acre, private yet in the city. This is worth looking at for the \$130,000 asking price. #1053

NICE THREE BEDROOM 2-bath 1096 sq. ft. on city lot with attached double car garage with opener. Covered front porch and fenced yard. Good buy today at \$120,000. #1048.

VERY CLEAN EXCEPTIONALLY nice single-wide mobile home on 5 acres with outbuildings and lots of open space. \$79,500. MLS#99178.

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

DOUBLE CAR GARAGE on 5+ creek front acres. Nice location. \$55,000. #990, MLS#100258.

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

3-BEDROOM, 1-BATH 1128 sq. ft. home on 1/2-acre. Cute country charmer. Currently rented. Owner terms \$74,500. #1014.

OVER 95 ACRES with year 'round Sucker Creek running through the property. Some water rights, massive 3-story barn, green house, garden area, guest cabin and a 1800 sq. ft. 3-bedroom home. This is a rare and special property. Home and barn need some finishing. \$379,000. #1018. MLS#100588.

QUARTER ACRE LOT in town for a good price. \$21,000. #1022.

WANT A BUSINESS opportunity? How about 3? Auto towing, recycling and lien clearance, includes 2 acres, a house, a shop and inventory for \$312,500. #1052.

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

NICE DUPLEX. Near Lorna Byrne School. Both units available, each has two bedrooms, each \$430 a month plus security deposit and references. Carport, laundry hook-ups, HUD OK. No pets. 592-2096. L44-tfc

2-BEDROOM 1-BATH house with porch, deck, carport, storage shed, large yard and garden area, in town. \$500. Phone 596-2860, 287-0016. H43-tfc

HOUSE: 2-bedroom 1-bath, electric and wood heat, great view with deck; no pets; no smoking; 1st, last, \$300 security deposit, \$475 month. Credit check required. Five miles south of Cave Junction. 592-2879. B41-6c

2-BEDROOM HOME near town with extra large double-car garage and some property; \$575/month and \$700 security. Phone JUNCTION REALTY and ask for Doug 592-3858

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

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

### FOR SALE

60 ACRES OF BEAUTIFUL, good, mining claims along Days Gulch, near Josephine Creek, \$37,500. Local cell # (541) 890-2333. F45-1p

LONG, WIDE, CHEVY conversion van, \$1,150; 1976 El Camino, \$850; self-contained 21-ft travel trailer, \$1,500; nice well-made antique dresser, \$150; Fire-View wood stove, \$135. Local cell # (541) 890-2333. F45-1p

ELECTRIC DRYER, 220-volt, works and looks good, \$40. Phone Donelle at 592-3028. K 45 -1p

CLASSIFIEDS WORK!

\$600 LOVE SEAT, flowered, for \$200 - no room here. Couch is like new except lower area has small stain. 596-2423. N45-2p

15 CUBIC-FOOT upright freezer \$75, 30-gallon propane hot water heater, never been used - \$150. 596-2452. S45-1p

T-SHIRT PRINTING business, equipment, supplies, training, established accounts, great family work from home shop. \$12,000, great deal, phone 596-2160. B45-2p

PUBLIC HEALTH certified commercial kitchen for sale, \$10,000. Ready for immediate operation; includes commercial refrigeration. 119 S. Redwood Hwy., Downtown Cave Junction. 592-2162, 596-2729. C43-tfc

### STORAGE

DOWNTOWN MINI STORAGE 102 S. CAVES AVENUE 592-4156

LOWEST PRICES \$15 AND UP 24 HOUR ACCESS SAFE & CONVENIENT LOCATION (Located across the highway from the Sheriff's Sub-Station)

NOW OPEN BARGAIN MINI STORAGE 175 Finch Road Kerby 592-3355

8 x 10 - \$30  
10 x 10 - \$35  
10 x 20 - \$65

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"

STORAGE HUTCH/cupboard, garage quality 8'x3'x16" deep - u-haul \$25, wireless dog fence - keeps animals in yard - original box/all parts and instructions \$100. 592-3139. L44-2p

CLASSIFIED DEADLINES NOON MONDAY OR EARLIER...NO EXCEPTIONS... \*\*\*

HISTORIC "ROUGH & READY" PARK on 89 pristine acres on the West Fork of the Illinois River front. Includes: Baseball field, swimming hole, horseshoe pits, picnic areas and private location. Beautiful property with older home as well. Irrigation pump and pipe included. \$450,000. #RC4370.

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.

TERRIFIC CITY LOCATION. Lovely wooded .30-acre lot with city sewer and water available to lot. Build your home on this level picturesque parcel. \$24,500. #BC4265.

BEAUTIFUL large acreage with septic site approval and gorgeous trees in Selma. Incredible 56.48 acres with seasonal creek and mountain views. Only \$110,000. #TC4339.

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.

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

\*\*\*\*\*

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**Century 21 Harris & Taylor**

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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

FIREWOOD  
LOG TRUCK LOADS of hardwood, delivered in the valley, \$500. 592-2590. P44-2p

WOOD FOR SALE, \$135 dry, \$120 green. (541) 592-3633. R45-2p

FARM & GARDEN  
60-Year-Old SAWDUST WASHED COW MANURE 596-2476 P-tfc

OAT HAY \$3.50 per bale; emu eggs and oil. 592-2603. S44-6p

ANIMALS/POULTRY  
FOUND JAN. 20: Logan Cut area, young female dog, Healer mix, recently spayed. Phone 592-2822. W 45-1f

AUTOMOTIVE  
NOVUS REPAIR for stone damaged windshields prevents further cracking, restores optical clarity. Free repairs for most insured drivers, deductibles waived, we come to your car. 474-5646, (800)848-2225. N32-tfc

1989 BUICK Skyhawk, \$200 OBO. Recent head job. Not running, needs work or use for parts. Phone 596-2333 R-nc

FOR SALE, 1987 VANOGON, new clutch, needs linkage work \$900. 1991 Honda DX, runs excellent, body work needed, a great runner, \$600. 596-2160. B45-2p

33-FOOT converted school bus, will run \$500. 24-foot trailer, needs work, streamline aluminum shell, \$200. 596-2160. B45-2p

**Century 21 Harris & Taylor**

103 N. REDWOOD HWY., CAVE JUNCTION, OR. 97523

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SPACIOUS 2-STORY custom ranch style home with double brick fire place. Vaulted beam ceiling, loft family room, massive rear deck overlooking gardens and pastoral/mountain view. Lovely setting and recently repainted/upgraded. Garage converted to music/family room. Gorgeous master bedroom and bath. \$239,900. #GC4176.

TIMBER, PAD and well on site. Gorgeous end-of-the-road, 53.5 acres with BLM on 2 sides, seasonal creek, mountain views and close to Lake Selmac recreation area. Only \$110,000. #TC4340.

STUNNING SETTING in the heart of the Illinois Valley, this 68.7 acre ranch has a 2 story "ranch style" 3-bedroom, 3-bath home with cultured rock fire place, 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.

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.

INVEST IN YOUR FUTURE! This 40 acre parcel is level to rolling, sits back off the beaten path, well of record, power to dwelling site, 2,300 sq. ft. fixer/tear down, 720 sq. ft. mobile, 30'x24' shop/barn with power. Recently reduced to \$95,000. #KC4359.

SOUTH WEST Oregon charmer- Quaint 11 unit motel in South West Oregon with separate manager's home. Well established since current owners purchased in 1976. Lifestyle, income and includes equipment and inventory. \$395,000. #RC4348.

JUST REDUCED! The Sage Beetle located in the center of town is a wine shop, ice cream parlor, certified restaurant and gift shop. Unlimited potential for the right buyer. \$19,995. #RC4214.

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

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**(541) 592-3181**

WEB SITE: [C21-harrisTaylor.com](http://C21-harrisTaylor.com)  
Each Office is Independently Owned

Your ads work 7 days a week in the classifieds! Bring your ad(s) to the 'I.V. News' by Monday, at noon or earlier

Maturity is reached the day we don't need to be lied to about anything. —Frank Yerby

The heart of a mother is a deep abyss at the bottom of which you will always find forgiveness. —Eleanor Roosevelt