

Classified Ads

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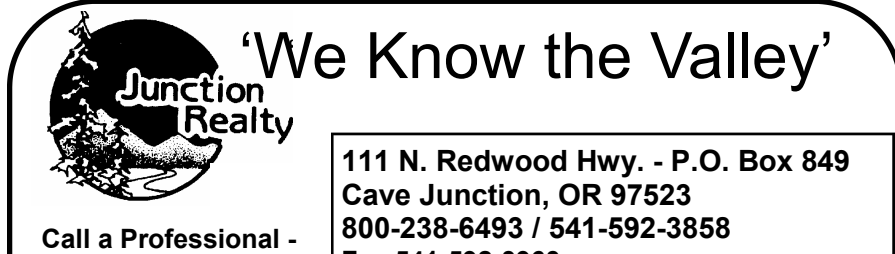
21 S. Redwood Hwy. P.O. Box 835, Cave Junction, OR 97523
(541) 592-4146 (866) 294-3882
Visit us on the Internet: www.oregonmountain.com

DOUBLE DEAL TWO FAMILY SET-UP WITH
 Two homes, two tax lots and 6+ acres. Main home is 4-bedroom, 2-bath with more than 2000 sq. ft. of living area. Second home is a 1-bedroom, 1-bath single-wide mobile, fully skirted with a full-length covered deck. Above ground pool, spa and a barn for your critters. Garden area too. \$239,9000 #853

LANDSCAPING NEEDED TO COMPLETE this home-site. A three-bedroom, two-bath newer mobile on 5 level acres. Home features lots of nice touches including oak cabinets, open floor plan and an island kitchen. Master bath has twin basins, a corner garden tub and a separate shower. Fronts on Rockydale Road. \$139,000 #847

IF YOU EVER WANTED a vintage log home check out this one. The three-bedroom, one-bath log home is on 16 plus private acres with Sucker Creek frontage. Home was built in 1937 and has been remodeled several times. Over 1500 sq. ft. of living area with the master bedrooms 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

DEVELOPERS AND INVESTERS take note. Here is a 2.6 acre parcel within the city limits, ready to sub-divide for residential use. Tentative plan for land partition done. Sewer and water close by. Fronts on paved city street. Owner terms possible. \$65,000 #842



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/

WALK TO THE RIVER through BLM behind this frame home on 5 acres... This 1,777 sq. ft. 3-bedroom and 3-bath sits off the road in wooded setting surrounded by lawn, double-car garage, vaulted living room ceiling, and spacious laundry/utility, jetted Jacuzzi bathtub, two shower heads in master bath and more. Good price for \$205,000. #1028.

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.

9 ACRES AND 2 OLD HOUSES. Both houses could be rebuilt or replaced so this is a rare listing where 2 homes are allowed under grandfathered use. \$89,000. #1042.

UNIQUE CUSTOM 2,268 sq. ft. 3-bedroom, 2-bath home on the Illinois River on 10 acre ranch. Very nice interior with some native rock and lots of cedar, gives you a feeling of being in a mountain lodge. Home overlooks pasture and barn which has 3 stalls and hay storage. A must see at \$249,000.

ADJACENT to the Siskiyou National Forest is this unique smaller 2-bedroom, 2-bath home on 5.7 acres. There is a rock fireplace, a sweet kitchen, a nice deck to enjoy the outdoors, a shop/garage/guest room, a generator, fruit trees, roses, a swimming hole. This is one to look at! \$175,000. #1059.

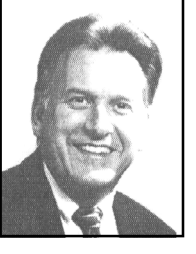
ENOUGH TREES on this parcel to have a very secluded site. Old cabin and shop, electricity near by. There is also a small creek. Property needs a dwelling permit to develop. \$160,000. #1055.

2-BEDROOM, 2-BATH 1,536 sq. ft. home on 5 acres. Nice area close to Lake Selmac. New decks, lots of room for animals. Large windows and new cabinets in the kitchen. There is a slab for a garage ready to build. \$118,000. #1058.

2 HOMES and a nice 2 story garage/shop on 4.2 acres with a creek. Both homes are 2-bedrooms and 2-baths. One is twice the size of the other. Rock fireplace in one. A fenced garden and a nice view of the mountains makes this more than worth looking at for \$95,000. #1056.

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



"GREAT LOCATION AFFORDABLE PRICE"
 Level 10.5 acres zoned RR-5 in heart of Illinois Valley. Comfortable country home with 1700 sq. ft. (3-bedroom, 2-bath) floor plan. Tile in tub enclosures, fireplace and large pantry in laundry room. Small garden, some timber and priced to sell at \$139,900. #HC-4372
CALL JIM FRICK TODAY
Days (541) 592-3181
1-800-521-3181
Pager (541) 471-5741
Evenings (541) 592-2878
Fax (541) 592-3729



for sale, \$10,000. hardwood, OAK & MADRONE delivered in Illinois Valley, \$500. Phone 592-2590. P46-2p
WOOD FOR SALE, \$135 dry, \$120 green. (541) 592-3633. R45-2p

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

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

BUILDING MATERIALS
 ALL STEEL building engineered certified 50x100 was \$17,650 now \$12,510 can deliver 1-800-292-0111. AL46-1p

GOD BLESS AMERICA FIREWOOD
 LOG TRUCK LOADS of

FARM & GARDEN
60-Year-Old SAWDUST WASHED COW MANURE
 P-tfc
 OAT HAY \$3.50 per bale, emu eggs and oil. 592-2603. S44-6p

ANIMALS/POULTRY
LOST GOLDEN RETRIEVER female, 11 months old, answers to IVY, \$100 REWARD. Phone 597-2060. H46-2p
 FREE TO GOOD home, Newfoundland adult, good with children. Phone 592-4926. H46-2p
FOUND: GRAY FEMALE CAT, green eyes, pink flea collar.

MONEY

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 476-6672 or 800-659-6172

REAL ESTATE LOTS/ACREAGE HOMES

10 ACRES, 2 tax lots, beautiful wooded hillside property. 1978 Gibraltar 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

OWN A CITY LOT with water/sewer. Desirable Addition Subdivision. Double-wides OK; deed restrictions. 0 down, \$159.30 per month. (800) 693-0032. M2-tfc

Never judge a book by its movie. J.W. Egan 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

VIEWES: 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,

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

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

There are almost 2.5 times as many cattle in Argentina as there are people.
FOR SALE BY OWNER: 12 unim-

PINE RIDGE ESTATES

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

proved acres on Sucker Creek. Marketable timber, natural clearings. \$85,000. Owner financing. Phone 592-3528 after 3:30 p.m. B46-4p

MOBILE HOMES
Wanted: Mom and kids looking for mobile home/trailer, can have moved. 592-2466 S46-1p

FOR RENT

 OFFICE SPACE available at IVFRC, 535 E. River Street, C.J. (541) 592-6139 for information. IVFC 45-4c

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

tion. Computer, phone, kitchen, and conference rooms available.

COZY AND BEAUTIFUL, safe and private, studio-house on the river. \$350 per month plus deposit. Cell phone (541) 890-2333. F46-1p

TWO-BEDROOM HOUSE on large fenced lot at 507 W. River Street. with double carport, garden spot, shed. Great family location. L46-1p

\$400 per month, first, last (will work out payments) + \$100 cleaning deposit. 592-3558 or (801) 224-9599. R45-2p

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
 JR40-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

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

ESTATE SALE
 SALE: 600 Hays Cut Off Road 9 to 3 Thursday, only Feb. 6, '03 R46-1p

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.healthoregon.org

THREE-POINT DISC 48" tandem used twice, \$400. Good wood trailer, 6'6" x 10' x 34" sides, tires 700.15 like new, \$200. 1988 3/4 ton Ford pickup bed, \$200. Phone (541) 592-3980. L46-1p

Love one another.
 60 ACRES OF BEAUTIFUL, good, mining

claims along Days Gulch, near Josephine Creek, \$37,500. Cell phone #541) 890-2333. F46-1p

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. Cell phone #541) 890-2333. F46-1p

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

Live out your imagination, not your history.
 Stephen Covery
 T-SHIRT PRINTING business, equipment,

STORAGE

DOWNTOWN MINI STORAGE
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 592-4156

LOWEST PRICES \$15 AND UP
 24 HOUR ACCESS
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175 Finch Road
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592-3355

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

Open Vehicle Parking MINI MINI LOCKERS
 3'X4' \$4 4'X4' \$6
 Also Boxes as low as \$1.50

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

The first presidential mansion was at No. 1 Cherry Street in New York City, the first U.S. capital (1789-90). PUBLIC HEALTH certified commercial kitchen

MORE THAN 4 ACRES in a great area! 2 wells, power and septic in. Build your dream home or bring in a manufactured home. Has a 20'x32' shop. Wildlife abounds. Only \$58,000. Submit all offers. #DC4371.

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 - JUST REDUCED TO \$190,000. #TC4361.

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. JUST REDUCED TO \$19,995. #RC4214.

IF YOU WANT the convenience of being close to schools and want more than a city lot - look at this charming country cottage on 3/4-acre with 2-bedrooms, 1-bath, 2-car garage and chainlink fence in back. \$89,900. #OC4363.

CHARMING RANCH STYLE home with recent remodel on large Cave Junction city lot (.27-acre). Perfect location, close to schools and shopping, great starter home with 2-bedroom, 1-bath. Only \$71,000. #4274.

"RANCH WITH PANORAMIC VIEWS" Heart of the Illinois Valley 95+ acres with 1,857 water rights, flood irrigated, 2 barns, fenced and cross-fenced with comfortable ranch style home. Gorgeous property at reasonable price - only \$425,000. #WC4347.

PERFECT SELMA "HIDEAWAY". Clean and neat double-wide with 3-bedroom, 2-bath floor plan. Separate fenced garden, large chicken coop, excellent 10 acres with towering fir trees, too. \$149,900. #CC4338.

LARGE COMMERCIAL BUILDING (4,000 sq. ft.) on busy Redwood Hwy. with two rentals and 1.04 acres. Great retail/wholesale location. \$190,000. #RC4337.

HORSE PROPERTY on Hummingbird. Older double-wide, well maintained on 5 acres. Barn, garage, shop and more - owner terms available. \$119,000. #HC4334.

LIKE NEW - this ranch style home is a charmer, with country kitchen, new carpet, vinyl and spacious floor plan. Close to schools, shopping and downtown Cave Junction. \$124,500. #WC4331.

MANUFACTURED HOME only. 1,442 sq. ft. - like new. Formal dining room, spacious & new carpeting. Great owner terms. \$24,000. #LC4332.

HEAVILY WOODED with marketable timber. This 5 acre river front property is gorgeous! Small, but modern 14'x48' 2-bedroom, 1-bath Fleetwood manufactured home. Small shop, 2 wells, buried water lines and 2,000 gallon water storage tank. \$125,000. #AC4244.

CUTE AND COZY HOME WITH Tourist Commercial zoning. Sits back in the trees with a view of the mountains and privacy. Owners have cosmetically "cutized" this 1,224 sq. ft., 2-bedroom, 2-bath home throughout. A must see at \$79,000. #RC4261.

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

 I'm always fascinated by the way memory diffuses fact.
 Diane Sawyer

Sometimes I think we're alone in the universe, and sometimes I think we're not. In either case, the idea is quite staggering.
 Arthur C. Clark

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

(541) 592-3181

WEB SITE: C21-harrisTaylor.com
 Each Office is Independently Owned

