Classified Ads

I.V. News Deadlines: 3 p.m., Friday
(News items and ads received after 3 p.m. on Friday will go into the next week's issue.) Classified ads are due Friday at 3 p.m. but will be accepted until Monday at noon at a higher rate and limited to 20 words.

Oregon Mountain Real Estate

MLS

221 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

10 plus acres in Selma. Fronts on Hwy 199 and has Anderson creek through the property. Older single-wide two-bedroom, one-bath mobile. Some level land, some elevated. Shared well. $84,500. #875

Cute two-bedroom, one-bath newly-remodeled home on just under one acre. Owner has done a ton of work to this home and it shows. There is a second older house on the property that has had drug activity in the past and is listed as uninhabitable. Probably the best bet is to get with the state and tear down the older home. $114,500. #873

Edge-of-town is the location of this .75 acre lot. Would make a nice home site. May be possible to split when property is brought into city. Mostly level with some trees. Try $45,000. #809. The owner just walked into my office while I was writing this ad and **reduced** the price by $5,000. Check it out at $40,000.

Selma country living. Five wooded acres with a lovely 3-bedroom 2 1/2-bath home. This spacious home has over 1,900 sq. ft. of living area. Features a large open living/dining room area and a breakfast nook off of the kitchen. The split-bedroom design and the private deck accessible from the master bedroom contribute to the unique features. Various fruit trees, landscaping and a 3-car garage enhance this home. $237,500. #871

3-bedroom, 2-bath 1,400 sq. ft. cedar sided home. Features vaulted ceilings, oak cabinets, walk-in closets, large porch and wraparound deck. Home was built in 1994 and is located on a one-acre lot at the edge of town. Has its own well and septic system. If an open floor plan is what you are looking for, here it is! $175,000 #863

Junction Realty — 'We Know the Valley'

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/

Call a Professional - Call Junction Realty

REALTOR MLS

INCREDIBLE VIEWS! Excellent property for horses or other critters. Fenced and level. Detached garage. 1973 2-bedroom 1-bath single-wide mobile has new vinyl and carpets, covered porches front and back. Sits back from road on approximately 5 acres. Nice lawn, some fruit trees. Only $112,400. #1087.

NEAR NEW 3-bedroom 2-bath manufactured home on .07-acre. Vaulted ceilings, open floor plan, split bedroom design, island counter, pantry, nice decks overlooking the mountains to the west of town. Lots of trees, 16'x28' garage with bonus room. Nice place for a nice price at $119,900. #1084.

GREAT PROPERTY! Huge shop and room for a couple of horses. Older 3-bedroom 2-bath 1,776 sq. ft. double-wide mobile with 2 room additions. Pole barn is 1,800 sq. ft. and barn is a nice 2-stall barn with large tack room. Very good well. 2.4 acres. Level, greenhouse, fruit trees, insulated storage building. Includes refrigerator, stove with 2 ovens, couch, love seat, desk and chair, wood stove, irrigation pipe and security system. All for only $129,500. #1081.

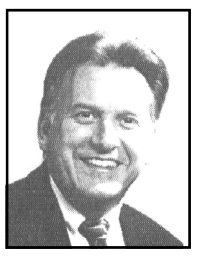
CHARMING COUNTRY home on .85-acre. 1,056 sq. ft., 1-bedroom, 1-bath with a gorgeous view of the valley and mountains. There is a 2-car garage, barn, fruit trees, and a garden area. All for $99,000. #1073.

A REALLY LOVELY SETTING! This 2.8 acres and well kept mobile is tucked in off Pinewood down a private drive. The 2-bedroom 1-bath home is comfortable and newer with a huge enclosed covered patio right next to an enclosed spa room complete with shower. There is a 30'x40' shop/garage combo, RV port, separate single-car garage, gazebo, nice garden area and more. All for $124,500. #1067.

2,025 SQ. FT. of comfortable living space. 4-bedrooms 2-baths, heat pump, quiet neighborhood. Tile floor in the kitchen, laundry, and baths, valued ceilings in the living room, 2 car garage and fenced back yard for your pets. This in-town home offers comfort and convenience at an affordable price of $139,000. #1065.

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.

Jim Frick's 'Pick of the Week'



Phone Jim for Land, Custom Homes, Ranches or Commercial Properties

EQUAL HOUSING OPPORTUNITY

"Independence Specials"
*** 20.73 acres, Selma area, exceptional views of $8 Mountain. $115,000 #DC-4379**
***20.58 acres with W. Fork Illinois River frontage, O'Brien area, off power grid, $75,000. #LC-4045**
***25 acres, small pole barn, private, near Lake Selmac. $115,000. #LC-4399**
***2 - 53 acre parcels, well, septic approved, creek $220,000 #TC-4339 + #TC-4340**

Days (541) 592-3181
1-800-521-3181
Pager (541) 471-5741
Evenings (541) 592-2878
Fax (541) 592-3729

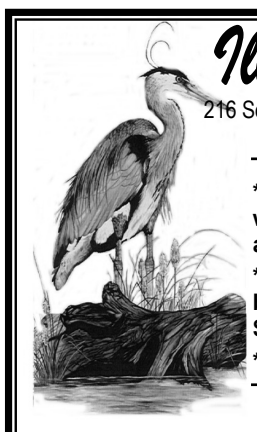
Century 21 Harris & Taylor

A sound you can live with . . . test your detector!

Change battery each year

Public service announcement

Illinois Valley Real Estate



216 South Redwood Hwy., P.O. Box 856 Cave Junction, OR 97523
(541) 592 - 4464

***7.41 ACRES, 1,440 sq. ft. double-wide in Selma with huge deck, detached double garage, carport and more. $115,500. #1781.**
***HORSE PROPERTY, 9 acres. Fenced pasture, barn, creek, adjoins BLM. Single mobile w/add -on. $95,000 #1780.**
***HALFMOON ROSE CAFÉ, business only. $25,000.**

Open Sundays too!
e-mail: ivland@cavenet.com Web page: www.rogueweb.com/ivre

MIKE Palmer Realty

33103 Redwood Hwy.
P.O. Box 511
O'Brien, OR. 97534

Modern Technology, Old-fashioned Values
Hi! Ready to Sell Your Home or Land?
Phone Suzanne at Mike Palmer Realty

Lone Mountain Area,
five flat well-treed acres with well, septic approval and power close by for $55,000

Remote Anyone?
Beautiful 94.6 acres with springs, year 'round creeks, several buildings sites. $160,000

Ready to Buy?
Ask for: Suzanne Dippner
Office: (541) 596-2026

REAL ESTATE LOTS/ ACREAGE

BUYING? SELLING?
Phone
Steve Lyons
Associate Broker
592-9201
Century 21
Harris & Taylor
592-3181
L48-tfc

2-BEDROOM, 2-baths, 1.02 acres in city, 1982 dblwide, $98,900 #1779
10.10 ACRES, views $45,000 #1775
CITY LOT, 1-bdrm, 1-bath mobile, $39,000 #1768
FIXER, on .42-acre, $55,000 #1763
4-BEDROOM mobile on 2.37 acres $75,000 #1762
CITY LOT, terms, $20,000. #1626
5.27 ACRES, $40,000, terms. #1733
TOURIST Commercial building. $39,000. #1718
Presented by Janet Prescott,
Real Estate Broker
Illinois Valley
Real Estate
592-4464
IVRE49-tfc

GREAT BUY! 4 bedroom, 2 bath, 1,848 sq. ft. for $79,000. .43 acre, nice area of homes, walking distance to river. Won't last! Phone today ERA/Prestige #C03L009, (541) 474-4357 or (541) 659-4283.
DL12-6cp

10 ACRES, 3 1/2 miles from CJ. Beautiful mtn. views, near level, no stones, pond, creek, very secluded, the mighty DEQ said it lacks one inch deep of the right kind of soil. So $37,500 gets it, 92-year-old man needs money. (541) 592-3433. Leave message. C16-1p

BY OWNER: Two adjoining city lots, 1.01 acres total, city services at streets Barlow and Sherwood. $28,000. Terms possible. 592-3139. L12-6p

REAL ESTATE CONT.

LOVELY 4-bedroom, 2 1/2-bath house on 5 level wooded acres in O'Brien. Fenced with an electric gate. Workshop, rustic barn, orchard w/drip system, garden spot and septic hookup for an RV. Newly painted and roofed new heat pump. Electric baseboard heating and wood stove, septic, dining room, breakfast nook, covered porch and patio, 4th bedroom with 1/2-bath and separate entry could be used for an office. Sheet rocked double car garage w/ bath close by, could be converted into extra living space. Must see! $179,000. 596-2421.
R15-2p

FOR RENT

Best of Both
Rustic seclusion and luxurious appointments mark this duplex chalet townhouse in Selma as most unique in So. Oregon. An easy commute to G.P. makes this 2 br. 1 1/2 bath w/vaulted ceilings a real find. Huge private deck overlooks the creek. "Oregon Paradise." Quality throughout. Wood/elec. Heat, d/w, hkups., carpeted indoor storage room, $650 mo. 1st, last and $550 dep. Phone (541)597-2185.
P16-2p

2-bedroom, 2-bath home in country. $650 mo., 1st, last, $650 cleaning deposit. 592-2722, (541) 660-8390.
M16-1p

2 APARTMENTS for rent, 2 bedroom, water, sewer, trash paid, cable ready. Quiet, family complex in Cave Junction. One ready 7/1, one ready 8/1. $425/month, $425 deposit. Phone (541) 592-4676.
C15-4c

FOR RENT

THREE BEDROOM, one bath house on 5 acres in Selma with woodstove/propane, $445 per month with lease. (541) 597-4134. D15-2p

FOR RENT, 202 S. Junction, 3 bed, 2 bath, $750 month, w/ first, last, deposit.
P15-tfc

IN O'BRIEN - large 2 bedroom, 2 bath with family room, modern kitchen, large living and dining rooms, enclosed back porch, on one acre, no smoking or inside pets, $595 per mo., $800 security deposit. 596-2816.
N16-1p

KERBY: 1-bedroom mobile, partially furnished, some utilities included, no pets, adult preferred. May do yard and maintenance work as credit against rent; $275 per month, first, last and security, references required. Available approximately Aug. 10. 592-2825, 4 to 7 p.m.
S16-1p

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

COMMERCIAL FOR RENT

358 Caves Hwy. Brue Body Shop location, $600 a month OBO, possible to split in half. 592-3669 or 601-1520.
CM11-tfc

FOR RENT OR LEASE 480 sq. ft. commercial bldg. located on Caves Hwy. across from A&B. Evenings (541) 592-3933.
RC12-tfc

TWO SPACES available in Western Plaza, 600 sq. ft., 1,000 sq. ft. Phone 479-1416.
W15-tfc

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For 17 years we have matched lenders & borrowers to solve unique situations.

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

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

PRODUCE

Certified organic blueberries, open daily, corner of Holland Loop and Takilma Road. 592-4120. B16-1p

RENTALS WANTED

HUD APPROVED housing wanted, local artist looking for one bedroom house to rent with small workshop/studio in the $400 per month range. I have no pets, am a non-smoker and have references. Cell 592-9278. C16-1p

HELP WANTED

MEDICAL
Clinic Nurse
Siskiyou CHC
Full-time LPN to provide general health care services and health education to patients in busy family practice clinic in Josephine County. Provides clinical support to the medical practitioners. Phlebotomy required. We offer competitive salary and excellent benefits. Send resume to Human Resource Dept., Siskiyou Community Health Center, 125 NE Manzanita, Grants Pass, Oregon 97526, FAX (541) 471-9242.
HC16-1c

Support the merchants who advertise in the 'Illinois Valley News'

STORAGE

BARGAIN MINI STORAGE
175 Finch Rd. Kerby
***8'x10' - $32**
***10'x10' - $37**
***10'x20' - $67**
Open Vehicle Parking
MINI MINI LOCKERS
3'X4' - $4
4'X4' - $6
Also boxes as low as $1.50

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)

AGRICULTURE

Three Creeks Ranch now taking orders for grass hay first and second cutting. 592-3750. TCR11-tfc

GRASS HAY for sale, 597-4142.
D16-2p

Quality oat hay, no weeds. In the barn $90 per ton. Phone 597-2000. M15-3p

WANTED

Wanted antiques, collectibles and shabby chic. Furniture buying and selling. Phone 592-3359. A16-3p

Will trade approximately 1 1/2 cords dry madrone for various outside work. Phone before noon or after 6 p.m. 592-2760. S16-2p

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
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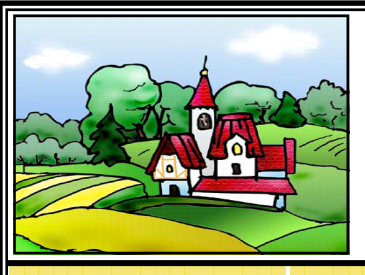
License #94699
D&O7-tfc

Century 21 Harris & Taylor



103 N. REDWOOD HIGHWAY
CAVE JUNCTION
OREGON, 97523
Web Site: C21harristaylor.com

BEAUTIFUL park-like level 5+ acres, with well, pump house, power and septic approval. Board fence for privacy, gravel driveway and zoned Rural Residential-5. $69,000. #RC4398.

'UNSURPASSED RIVER FRONT SETTING'. Private road to custom designed 2,540 sq. ft. home with 360 degree views of mountains, pasture and East Fork of Illinois River. Garden, shop, sewing room, deck and more! $350,000. #SC4395.

GREAT 'STARTER' HOME, not far from Lake Selmac, 20 minutes to Grants Pass. Site built in 1977, 3-bedroom, 1-bath, 1,176 sq. ft., 5 well treed acres. Good floor plan, attached garage, 5 year roof. Owner wants to be a snowbird. Only $125,000. Submit all offers. #RC4367.

HEAVILY TREED 19.23 acres located in O'Brien. Needs development permit, power close and priced to go quickly. $75,000. #AC4364.

5.04 ACRES of level pasture land situated on a dead end cul-de-sac. Great views, quiet, private, good water area, trees and mobile with an add-on. $85,000. #KC4375.

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 available. #RC4300.

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

1 LEVEL ACRE, just north of O'Brien. Located near Rough & Ready botanical wayside. Natural vegetation, nice views, part fenced, surveyed, standard septic approval - submit all offers. Only $22,500. #RC4353.

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.

ESTABLISHED historic O'Brien Country Store, post office, gas station and caboose. All on 3.07 acres with studio apartment. Only $795,000. #RC4341.

TERRITORIAL MOUNTAIN views over this magnificent 99.43 acre ranch, with fabulous 3,850 sq. ft. rambling ranch style home, 2 quartz rock fire places, indoor pool/Jacuzzi, separate bay equipment shed, 5 sumps, irrigation rights and equipment. $549,900. #DC4321.

A 1,692 SQ. FT., 3-bedroom, 2-bath home overlooking the Illinois River from a 12'x24' deck off dining room. 19'x14' sun porch, double garage, breakfast nook, den, RV parking, separate 36'x24' shop, fenced and cross fenced with water rights. $198,900. #PC4355.

COUNTRY CHARMER with more than 1,700 sq. ft., 3-bedroom, 2-bath floor plan, large pantry, ceramic tile tub enclosure and fireplace. Great location on 10.5 level acres with large conifers and some meadow. All this and a shop, only $139,900. #HC4372.

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 - $125,000. #EC4352.

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