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

How about 3 1/2 acres of commercial property with a 1,600 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.

Here is another commercial property. 2,600 sq. ft. building, fronting on Redwood Hwy. Excellent highway exposure. Three of the four office spaces currently rented. Just over a third of an acre in two tax lots. $235,000. #878.

10 plus acres in Selma. Fronts on Hwy. 199 and has Anderson Creek through the property. Older single-wide 2-bedroom, 1-bath mobile. Some level land, some elevated, shared well. Several nice home-sites. Live in the mobile while you build your dream home on one of the view sites. $84,500. #875.

3-bedroom, 2-bath 1,400 sq. ft. cedar sided home. Features vaulted ceilings, oak cabinets, walk in closets, large porch and wrap-around 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.

Quiet setting for this 3-bedroom, 1-bath town home. With close to 1,700 sq. ft. of living area, this well cared for home is on a cul-de-sac. Attached single car garage, detached RV port, shop in-ground sprinklers, nicely landscaped. It's all here at only $130,000. #872.

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.

REAL ESTATE LOTS/ ACREAGE

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

7.41 acres trees and pasture + 3/2 dblwide with huge deck and view. $115,500. #1781
2.24 acres septic and well. Nicely treed, only $30,000 possible terms. #1783
City Lot 1 bedroom, 1 bath mobile on .24 acre only $39,900 possible assumable loan. #1768
10.10 acres, views, $45,000 #1775
VIEWS - 5.27 acres, owner terms $40,000 #1733
City Lot, terms. $20,000.

Presented by Janet Prescott,
Real Estate Broker
Illinois Valley
Real Estate
592-4464
IVRE49-tfc

10 ACRES nearly level, black soil, two ponds, creek, beautiful mountain views, very secluded 3 1/2 miles to C.J. Forestry has planted many young trees, owner has completed about 90 percent of DEQ request for septic approval, power is near, only $47,500 cash. Phone 592-3433 - leave message.
C18-1p

2 BEDROOM, 1 bath, garage, approx. very private 1/2-acre. Very good location in town. Contact owner at 416 E. River St. or leave a message at 592-3605. Asking $75K. L19-2p

MOBILE HOME

1963 MOBILE 10x50, 2 bedroom, new 20-year roof, new windows, new vinyl floors in bathroom and kitchen, very liveable, $500 firm. Must move. 592-5475. J19-2p

REAL ESTATE WANTED

WANTED fixer house any condition. Private party with cash. Mobile with land OK. Behind on payments or foreclosure OK. Bare land considered. (541) 659-8876. W18-6p

FOR RENT

SPACE for rent available in very nice 55 + mobile home park. Phone Dan at 592-2346. C2118-4c
CAVE JUNCTION one- and two-bedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-4959 (541) 572-3611. **GMS2-tfc**
HOUSE 5 miles outside of C.J. 2-bedroom, 1-bath, gas and wood heat, fridge, washer/dryer, carport, no pets, smoking or HUD. References and credit check required, $475 mo. + $800 deposit. 592-5393. B18-2p
202 South Junction Drive, Cave Junction 3 bedroom, 2 bath $750 month. w/first, last, deposit. (541) 476-2127. P17-tfc
423, 455 Addison, Cave Junction, 3 bedroom, 2 bath, $750 month. w/first, last, deposit. (541) 476-2127. P17-tfc
SELMA guest mobile on ranch, quiet setting, 3 bedrooms, 2 baths, no indoor pets, available now. 597-4489. C19-4p
O'BRIEN - Large 2 bedroom , 2 bath, large family room, living and dining rooms, very large enclosed back porch, on one acre, no smoking or inside pets - $595 per month, $800 security deposit. 596-2816
N19-2p
NEWER two bedroom apartments, large kitchen, close to downtown in Cave Junction, first, last $300 security deposit. Available August 1. $450 per month, 592-5400.
H19-1p
FOR RENT 2 bedroom house in O'Brien. Very quiet and clean - phone for info. 596-2072.
R19-1p
FOR RENT 1 bedroom newer home on 1 1/2 acres in town. Very private, own well, walk to shopping. $450 + cleaning deposit. Leave message, 592-3484.
T19-1p

COMMERCIAL RENTALS

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

COMMERCIAL RENTALS (continued)

TWO SPACES available in Western Plaza, 600 sq. ft., 1,000 sq. ft. Phone 479-1416. W15-tfc
FOR RENT Approx. 800 sq. ft. suitable for a variety of businesses. Phone Century 21 Harris and Taylor, 592-3181. Ask for Becky.
C2118-4c

Advertise in the 'Illinois Valley News,' 592-2541

LAND WANTED

Southern Oregon BarterFair Inc. is looking for a multi-year lease on farmland, approx. 100 acres, multi-access roads and perimeter. Layout essential. The fair is held the second week of Oct. Lease for 2004 and beyond. Lease fee and site maintenance (irrigate, cut grass, internal roads, etc.) worth 10-15k each year. Cultural, entertainment, economic development is legal. Call Al at (541) 846-7173. P.O. Box is 27, Williams, OR 97544.
A19-6p

PERSONALS

$ $ NEED CASH $ $ WE pay for remaining payments on Property Sold! Mortgages! Annuities! Injury Settlements! Immediate quotes ! ! ! "Nobody beats our prices." National Contract Buyers (800) 490-0731 ext. 305.
NCB1-tfc
HAVING A DRINKING problem? Perhaps Alcoholics Anonymous can help — Cave Junction 592-6258 or 592-2901. Sunday 8 p.m. at Immanuel United Methodist Church. Tuesday, 7 p.m. book study at St. Matthias Episcopal Church. Wednesday, 7 p.m. men's meeting at Episcopal Church. Thursday 8 p.m. at Methodist Church. Saturday 10 a.m. Women's meeting at I.V. Family Resource Center.
AA-tfc

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

CABIN IN THE WOODS! Truly gorgeous property! Rare find these days. More than 25 acres. Very private setting, off the road. Well, power, phone, septic all there with the cabin that could be fixed up, but the real value is the property and the setting. Mostly level with a mixture of meadow and trees. Both Indian Creek and Draper Creek cross the property… When you see this, you'll want it. Owner asking $179,000. #1094.

.27-ACRE close in with city water and cable TV. Buyer will have to put in septic system. Some restrictions. Paved road frontage. $27,000. #1089.

REDUCED! 2 homes in one! 9.95 acres. 2,400 sq. ft. Upstairs/downstairs are 2-bedrooms, kitchens, living rooms and bathrooms. Unique, interesting, with good views. Just right for the extended family. Priced to sell at $199,000. #1063.

5 ACRES just a little way out Rockydale Road. New partition. Owner will supply well for this price. Power in, septic approval obtained, brushed and site ready to go. Nice views of surrounding mountains. Restricted to frame homes. $85,900. #1090.

SMALL 2-BEDROOM frame home on 3.6 wooded acres. Quiet, private, very nice shop with guest room above. $135,000. #1093.

ONE ACRE very near town with well. $65,000. #1088.

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.

VERY NICE PROPERTY with mobile off the road in private setting. Small irrigation pond. Fenced, barn, chicken house, garden area, detached double-car garage and very used 1981 manufactured home. Property is worth the asking price of $119,500. #1077.

ONE-OF-A-KIND! You've heard that a lot. But this is really one. On the south side of a mountain with a creek running by is this 2,700 sq. ft. open spacious home with a huge living room, 2 large bedrooms, 2 1/2-baths. Kitchen overlooks creek. Decks for enjoying the summers. 2 double-car garages. This is very private wooded property. Sited on 5 acres off Oregon Caves Highway. Locked gate so must have an appointment. $279,000. #1075.

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.

SERVICES

DAY CARE - In my home, reasonable rates, flexible hours. Newborn to 4 years, Call Becky at 592-4927. N19-1p
FIRE SUPPORT - Equipped water tender for rent with driver for fire prevention, equipment support or water hauling. U.S.F.S certified. Run all your equipment safely and legally. Call Water Trucks R Us at 597-4777 or (541) 660-8488. P19-1p

THE FINISHING TOUCH CLEANING SERVICE: Customized cleaning to your specifications — commercial, residential, rentals, new construction, windows, local references, licensed, bonded and insured. Phone 592-5270. C42-tfc

HANDYMAN
Greg's Handyman Service. We do lawn-mowing, weedeating, repairs, remodels, decks, ramps, fix plumbing, replace electric fixtures, dump runs and yard work, wash RVs We do it all. Senior discount. Honest, reliable, and trustworthy. Phone Greg, 592-2753.
C17-4p

WANTED

WANTED Dobro in good shape and working order. Reasonable. Phone, 592-6691, leave message.
N18-tfc

LOST AND FOUND

LOST black leather daily planner with driver's license and misc. Approx. location at Caves Hwy. and Hwy. 199. Phone (541) 471-8982. K19-1p

You could have your classified ad in this spot for next week.

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)

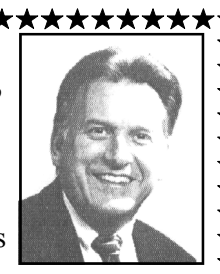
SHEET METAL

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

FOR SALE

ELECTRIC single hospital bed, $200. Wheelchair in good condition, $100. 592-2753. C19-1p
'84 KOMFORT 32-foot fifth wheel trailer. Excellent condition - original owner, includes 2 new recliners, dinette, newly reupholstered. Very clean. A good buy at $4,995. 592-2239
B19-1p
RADIAL arm saw, band saw, jointer, each $75. 592-2752.
S19-1p
17-INCH monitor, NEC CRT, $250. 15-inch monitor CRT $50. Phone 592-4421. J19-1p
QUILL ultra-high sensitivity fax paper. 98-foot rolls. 5 boxes with 6 rolls in each box, $9 per box. Three separate rolls at $1.50 each. At 'I.V. News' office. Get 'em while they last. EH19-tff

Jim Frick's 'Pick of the Week'



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

EQUAL HOUSING OPPORTUNITY

***'Hot Summer Days Special'**
***16.06 acres - Elk Creek runs through acreage - picnic area, trees, manufactured home only $150,000 #99345.**
***25 acres, gorgeous orchard, mountain view and 3-bedroom 2-bath Marlette. Shop, ponds and great well. $225,000. #103506.**
***Pristine, 9.24 acres on E. Fork of the Illinois - Parklike, gardens and custom 2,340 sq. ft. house. Shop, garage and end-of-road seclusion. $350,000. #103030.**
Phone Jim today - you won't be disappointed!
Days (541) 592-3181
1-800-521-3181
Pager (541) 471-5741
Evenings (541) 592-2878
Fax (541) 592-3729
Century 21 Harris & Taylor

Dump truck D4D Cat Dozer Backhoe
27 years serving the Valley
SAM MICHEL EXCAVATING
592-2771
LICENSED BONDED
3790 Holland Loop Rd. Lic.# 45097
SEPTIC SYSTEMS

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

HOME ON 14.22 ACRES
Secluded older home with 3-bedrooms, 1 3/4-baths needs TLC, BIG barn, outbuildings, storage house, plus many varied fruit trees and large area of open land for garden and animals. Evergreens all around and flowers too. $115,000.

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

Century 21 Harris & Taylor

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

EXCEPTIONAL 25+ acres in heart of Illinois Valley with fruit trees, ponds, meadow, views and private setting. Includes modern double-wide with 3-bedroom, 2-bath floor plan, covered front porch, detached garage, pantry and large shop with bathroom. Beautiful property. $245,000. #DC4401.

COUNTRY KITCHEN and well designed custom red cedar sided home with spacious 2,360 sq. ft. floor plan. Heat pump, flooring (hardwood, tile and carpet), wood framed windows, screened covered patio, fenced backyard and detached garage on 'park-like' 5.94 acres. $279,000. #DC4402.

UNSURPASSED VIEWS from this box canyon 80 acres with 3-story custom Tudor home and upgrades throughout. More than 4,400 sq. ft. with 5-bedroom, 3-bath floor plan overlooking private lake, ponds, creek and bordering BLM. $499,500. #TC4403.

INCREDIBLE HIGHWAY 199 frontage with 2 tax lots totaling 3.63 acres. Includes 1,200 sq. ft. building, business, well, septic and adjoins I.V. Golf Course. Zoned Commercial. $350,000. #RC4404.

CAVE JUNCTION - .24-acre city lot, close to shopping, library, post office, DMV, etc. All city services at property. Listed to sell fast at $30,000, firm. #KC4406.

ENJOY THE WILDLIFE from indoors - deer, squirrels and birds love the landscaped 5.87 acres of property. Custom built 2,130 sq. ft. ranch-style home with lots of extras, cabinetry, tile, redwood decks, hot tub and barbeque in kitchen. Fenced garden, 3-bay garage/shop and park-like property. Only $279,000. #IC4405.

MAJESTIC MOUNTAIN views, pond, 2 sides BLM. Immaculate 3-bedroom 2-bath 1,512 sq. ft. Fleetwood manufactured home on 5.79 acres. Insulated garage/shop and double carport. $179,000. #MC4392.

SPACIOUS 'NEW HOME' on .33-acres with 1,460 sq. ft. 3-bedroom 2-bath floor plan. New appliances, covered front porch and close to shopping. $128,000. #OC4393.

CLEAN 2-BEDROOM 2-bath 1974 mobile in Ole Joe's Park. $10,000. #OC4390.

ESTABLISHED LOUNGE and restaurant in Downtown Cave Junction with excellent income and upgrades galore. Price includes equipment and inventory with more than 5,400 sq. ft. on .55-acres. $475,000. #RC4373.

5-ACRES of usable, level ground. Rare find at this price. $35,000. #KC4366.

BEAUTIFUL 9.99 acres with well, septic and pond included. Tall evergreens surround older manufactured home and livestock shelter. Lovely location - private roadway into site. Only $85,000. #GC4374.

WELL ESTABLISHED - income producing RV park, store and mini storage in high traffic location. Includes manager's manufactured home, laundry and expansion potential. Phone for details - only $549,000. #RC4287.

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 floor plan. Only $71,000. #RC4274

CENTURY 21
Harris & Taylor
Leading the way!

Always on the cutting edge. National & even Worldwide exposure for your property.

REAL ESTATE FOR THE REAL WORLD
* CAROL DOERING 592-3385
* JIM FRICK 592-2878
* SANDY GLAMACK 592-3306
* STEVE LYONS 592-9201
EQUAL HOUSING OPPORTUNITY
Century 21.com
(541) 592-3181
Each Office is Independently Owned