

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

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

Cute 2-bedroom, 1-bath newly remodeled home on just less than one acre. Owner has done a ton of work on this home and it shows. New carpet, new walls, just about everything new! Vacant and ready to move into. At this price it won't last long. \$114,500 #873

Triple-wide on five private acres in the Selma area. This home is so new that the landscaping is not complete so you get a choice of what you want to do with the yard. With four bedrooms, two baths and more than 2,100 sq. ft. of living space, there is room for everyone. Spacious floor plan with split-bedroom design. Ceiling fans throughout. Double-car garage, nice shop building and two 10'x10' outbuildings. Seasonal creek too. Just bring your clothes, dishes and move in! Owner wants this property sold yesterday. \$190,000 #850

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. Just reduced to \$40,000. #809

Now here is a unique offering. We have a 1993 Fleetwood park model mobile home. One bedroom, one bath, 399 sq. ft. of living area. Mobile is in "senior" section of park. At the sale price of \$24,000 just about everything is included in the sale, refrigerator, range, microwave, coffee maker, toaster, most furniture. Really sharp. Bring your own toothbrush! #M136

Speaking of mobile homes, we have a 1999 Skyline D/W in a senior park in Grants Pass. Home is 20'x62' with approximately 1,240 sq. ft. of living area. Three bedrooms, two baths, cathedral ceilings, open floor plan, front kitchen, skirting and heat pump. Nicely Done \$66,500. #M130.



Call a Professional - Call 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/

ON 5-ACRES sits a very clean exceptionally nice single-wide mobile home with out buildings and lots of open space for animals. \$79,500. #983.

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

RIVER FRONT COMMERCIAL - 5 acres on the Illinois River in the city of Cave Junction. All utilities available. Many potential uses! One-of-a-kind in this area... \$195,000. #1000.

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

FRME BUILT 2-bedroom 2-bath home on 7 acres in Selma. Private setting, fenced garden area, fruit trees, room for a horse or 2, part wooded, recently remodeled home with wood floors in living room and kitchen. \$235,000. #1096.

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.

SMALLER, OLDER 2-bedroom 1-bath manufactured home on 2.26 acres off Deer Creek Road, Selma. Nice private setting. 9 gpm well. Carport, deck, enclosed porch. Just a little more than a mile to the Selma Store and post office. Great location for only \$79,900. #1079.

VERY NICE PROPERTY with mobile off the road in private setting. Small pond to irrigate from. 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.

OLDER SINGLE-WIDE mobile and detached garage on .33-acre with adjacent separate .50-acre tax lot included in this offering. City water and sewer, plus well. In the city of Cave Junction off Old Stage Road. \$58,000. #968. mls#99189.

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.

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 Cave Junction. Many young trees. Power is near, only \$48,000 cash. Phone 592-3433 - leave message. C21-1p

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.

SMALL 3-bedroom 1 1/2-bath cottage type home on 5.18 acres. Approx. 1 acre useable with garden area and fruit trees, remaining is steep hillside with timber. Price reduced to \$100,000 as is. Call Art Reel (Hedges Realty) 541-479-7702. R20-2p, R22-tfc

15-ACRE RETREAT old historic stage stop, solid, rustic 2-bedroom home with large family room, 2 ponds, 2-story shop. All for only \$170,000. Phone Jackie at Premier Realty (541) 476-0346 or (541) 476-1879. PR21-4p

Advertise in the 'I.V. News' today! 592-2541

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 WANTED rental with lease option to buy. Looking for house with property at around \$70K. Fixer OK. Must be liveable. Phone (541) 821-8599. L21-1p

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

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

SELMMA guest mobile on ranch, quiet setting, 3 bedrooms, 2 baths, no indoor pets, available now. 597-4489. C19-4p

ONE-BEDROOM trailer \$250 per month + electricity, no pets, 596-2309. L21-1p

2-BEDROOM home, 2 acres, 2 miles from town, 1st, last, clean, \$550 mo. \$300 dep. Call after 5 p.m. 592-6438. Avail mid-August. H20-2p

AGRICULTURE AND PRODUCE

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

CERTIFIED organic blueberries, \$15 per 10-lb. flat, field run. Orders and info., 592-4120. B21-1p

GRASS HAY, \$4; pea and wheat hay, \$3.50; barley and oat hay, \$3.50; clover hay, \$3.50. Phone Kristi at C&C Ranch, 592-3443. f-R23-tfc

GRASS HAY, 1st cutting in barn, 60 bails or more \$3 per bail. (541) 761-1172. G21-1p

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

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

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

\$ \$ WE 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

BUILDING SUPPLIES

GLASS tempered, thermal panes, clearance sale, many sizes, 592-3857. H21-2p

Private Loan Specialists!

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

SERVICES

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

DAY CARE in my home. Ages newborn and up. Flexible hours, reasonable rates, references. Phone Becky at 592-4927. N21-2p

AUTOMOTIVE

PROJECT CAR 1964 Dodge Dart Wagon, needs lots of TLC. Must sell cheap. 592-3974. H20-2p

1979 BLUE CHEVY Blazer. Runs good, body/paint good condition, 2 wheel drive. Must see to appreciate. \$950 or best offer. 592-5255 or 592-3361. DNE20-tfc

MOTORCYCLE

1986 HONDA Rebel, CMX250, low miles, 6,500, \$2,000. 596-2451. B20-2p

LOST & FOUND

FOUND - Danner boot, size 10, North end of Cave Junction. Phone, cell 592-2590. P21-1p

FREE PETS

FREE PUPPIES half lab and half healers, 8- to 9-weeks old. Good home, 597-4715. S21-1f

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

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

CONSTRUCTION HELP WANTED

CONSTRUCTION S U B CONTRACTORS/ Employees, framers, siders, finish carpenters. Residential/ commercial. Send application to P.O. Box 597, Wilderville, OR, 97543 HDP9-tfc

HELP WANTED

CUSTODIANS - Three Rivers School District is in need of custodians. Please contact Scott Bottorff, 126 Ringuette St., Grants Pass, (514) 476-6304 for application. TR-2c

SEASONAL production position opening, secondary wood manufacturing. Must be a team player, detail oriented. Previous experience helpful. Applications at 30073, Redwood, Hwy. 8 a.m. to 4 p.m. WH21-1p

GET IT IN TODAY! Classified deadline: Friday, 3 p.m.

Jim Frick's Pick of the Week' Phone Jim for Land, Custom Homes, Ranches or Commercial Properties



'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 1-800-321-3181 Pager (541) 471-5741 Evenings (541) 592-2878 Fax (541) 592-3729



A sound you can live with... test your detector! Change battery each year Public service announcement

PAUL WELLER House Moving Jacking and raising up to 10 feet (541) 592-3673 Oregon #567888-California #468356 Not equiped for mobilehomes

HELP WANTED CONT. Trail guide wanted: must have experience with horse. Make up to \$20 per hour. If you are "NATURAL" not "NORMAL" with horses; possess good customer skills, are calm and relaxed; but PROMT, organized and efficient. Please call Out 'N' About @ 592-2208. First Aid, CPR card required.

Century 21 Harris & Taylor 103 N. REDWOOD HIGHWAY, CAVE JUNCTION, OREGON, 97523 Web Site: C21hamistaylor.com

LEVEL TO ROLLING 5.54 acres, not far from California border, 3-bedroom, 1-bath, 1,712 sq. ft. with large country kitchen, almost complete extra room, upstairs, barn with cement floor. A little TLC would go a long way. Owner says sell! Owner may carry with \$25,000 down - only \$119,900. #RC4415.

'ILLINOIS RIVER GEM'. Unsurpassed, 28.94 acres, deep waterfront on main Illinois River, bordering golf course, this 2,094 sq. ft. cedar sided custom home has views of water from living room through kitchen. Manicured lawns 6' pole fenced, irrigated property with tree farm. Separate shop, garage and equipment shed, many custom features. \$635,000. #WC4416.

LARGE INDUSTRIAL BUILDING. In Illinois Valley with more than 14,100 sq. ft., loading dock, office, storage and more. Situated on 2.8 acres, zoned Rural Industrial. Cabinets, doors, etc. would be excellent manufacturing location. \$425,000. #RC4417.

HISTORIC 'ROUGH & READY' Park on 89 pristine acres with h.50-mile of West Fork Illinois River frontage; 30 acres in pasture; swimming hole; horseshoe pits; baseball field; 20 picnic tables; RV hookups and modern bathrooms. Private location with older home, 3 wells, irrigation rights and irrigation equipment included. Beautiful property, well maintained. Only \$450,000. #RC4370.

'MINI RANCH' with pond irrigation. Classic 4.08 acres with 1,032 sq. ft. ranch style home, oak strip flooring and fireplace in living room. Separate shop, tool shed and fowl coops. Landscaped yard area and perfect place for horse or chickens. \$139,000. #DC4413.

PRISTINE SETTING amidst towering evergreens - this custom designed 3-bedroom 2.5-bath is a must see. Anderson framed windows, country kitchen, sun room and large front/rear decks. Two deer fenced gardens, carport, wood shed and park-like 5 acres. \$233,000. #4414.

'EXCEPTIONAL HOME SITE' - Rural 25 acres with territorial views. Needs home site development permit, however, great location near Lake Selmac. Small outbuilding on site. \$115,000. #LC4399.

'MEADOW, PRIVACY & SPRING' - Selma acreage with 784 sq. ft. manufactured home. Hard to find type property, bordered by federal land - this 71.98 acre is a must see. Some timber, great views and close to Lake Selmac. \$300,000. #TC4400.

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.

SECLUDED 77 ACRES off Reeves Creek Road. Recently logged, brush and wooded areas. Several young fir trees, moderate to steep slope, level at top and 4-wheel-drive access in. Some owner terms. \$49,000. #RC4234.

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.

BUSINESS AND HOME on 5 acres. Established wrecking yard and towing service, auto repair and recycling. Several outbuildings, equipment and inventory, plus 3-bedroom 2-bath 1999 Fleetwood. \$195,000. #RC4317.

A 1,692 SQ. FT. 3-bedroom 2-bath home overlooking the Illinois River from a 12'x24' 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.

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