

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

\*Vineyard for sale. Established vines producing chardonnay, gewurztraminer, riesling and cabernet. Pond, pump and sprinkler system in place. Situated on 9.74 acres with water rights for the vineyard. Modern two-bedroom home is located over the garage and features double-pane windows, hardwood floors, recessed lighting, oak cabinets and a heat pump. Landscaped too. \$320,000. #882.

\*Best buy in town. Two-bedroom single-wide mobile in town on an oversized 0.38 acre lot. Home overlooks a landscaped yard with mature trees. Check this one out. Priced at \$64,000. #883.

\*5.34 lush acres in the heart of the valley on Garner Road. Nestled on the parcel is a three-bedroom, two-bath 1,500 sq. ft. home. Features of the home include a nice-sized living room with a toasty wood stove for those nippy winter evenings, lots of counter space in the kitchen and even a walk-in pantry. Property is fenced and cross-fenced, has an animal cover, pond, carport, garden area and some pasture area. Bring your critters, \$189,000. #880.

\*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 over 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.

\*Three-bedroom, two-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. Just reduced to \$172,500. #863.

**'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](mailto:jctreal@cavejunction.com)  
 Home Page at [www.cavejunction.com/](http://www.cavejunction.com/)

4 PLUS ACRES in Kerby. Nice location. Power and standard septic approval. Driveway roughed in and home site partially cleared. Ready for your home for \$59,500. #1102.

3-BEDROOMS AND 2-BATHS, VERY NICE rambling ranch style home, big kitchen, island workspace, open dining room, woodstove for additional heat source. New Trek deck in back, huge shop/garage (will hold approximately 15 cars), small barn, level 5.5 acre property, bridge to home over seasonal creek. 279,900. #1099.

REDUCED! 2 homes in one! 2 tax lots. End-of-the-road seclusion. Borders BLM. 9.95 acres. 2,400 sq. ft. Upstairs/downstairs are 2-bedrooms, kitchens, living rooms and bath rooms. Includes spring water for home plus 3.6 acres for irrigation. Unique, interesting, with good views. Just right for the extended family. Priced to sell at \$189,000. #1063.

TAKE YOUR PICK of adjacent 14+ acre parcels. Potential views, lots of privacy. Part of the old Waldo town site. Zoned Serpentine. No power, no septic approvals, no wells. Asking \$49,900 each. #1061/2.

MADRONE MOTEL for sale! 6 rooms, 2 with kitchenettes, 2 apartments, 2-bedroom cabin, 2 2-bedroom mobiles, RV space and 3-bedroom 3-bath 2,000 sq. ft. home for \$350,000. #1060.

CUSTOM BUILT 2,226 sq. ft. 3-bedroom 2-bath home on the East Fork in Takilma. Beautiful property with lots of water and landscaping. House needs some finish work. \$225,000. #1043.

CUTE LITTLE COUNTRY CHARMER. Owner has done a lot of work to keep this as nice as possible as is currently a rental. Recently new leach field and new pump. 3-bedrooms and 1-bath 1,128 sq. ft. frame built home on .50-acre on Chapman Creek Road. Could have owner terms with good credit. Asking \$78,000. #1014. Come see this one! Certainly cheap enough.

.50-acre in town is a smaller single-wide. Priced to sell at \$59,500. Owner may carry with nice down and good credit. Another one to at least look at. #1104

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.

**Phone Jim Frick**  
 450-8777  
 OR  
 592-2875

LAND, WATERFRONT, COMMERCIAL, RESIDENTIAL, 1031-TAX DEFERRED EXCHANGES

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

**REAL ESTATE LOTS/ACREAGE**

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

**Janet Prescott, Real Estate Broker**  
 Illinois Valley Real Estate presents:  
 Highway frontage: large shop, older home and guest house on 8.20 acres zoned Rural Industrial \$275,000, #1787.  
 Nice city lot terms \$20,000 #1626.  
 1.02 acres in city with a 3-bedroom, 2-bath manufactured home plus detached double car garage. Nicely landscaped. #1779. Only \$97,900.  
 5.27 acres VIEWS, owner terms \$40,000, #1733.  
 Rural Housing home in city .33-acre - 3-bedroom, 2-bath, with an assumable loan, trees, deck, garage. #1789 \$129,000.  
**Phone Janet Prescott 592-4464**  
 IVRE49-tfc

**MOBILE HOME FOR SALE**

1981 Belmont double-wide manufactured home. 1,248 feet. 3-bed, 2-bath, large living area. Electric heat, swamp cooler, wood burning stove, side by side refrigerator and new dishwasher included \$12,000 obo. Must be moved. Call (541) 660-5899.  
 F27-2p

**REAL ESTATE WANTED**

WANTED: Country home with land and good water. Phone cell (707) 621-1011. Leave message.  
 B28-1p

**REAL ESTATE FOR RENT**

455 Addison, Cave Junction, 3 bedroom, 2 bath, \$750 month. w/first, last, deposit. (541)476-2127.  
 P17-tfc

**It pays to advertise in the 'I.V. News'**

**FOR RENT (Continued)**

CAVE JUNCTION one- and two-bedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-4959 (541) 572-3611. **GMS2-tfc**  
**CLEAN** one-bedroom mobile with add on, which may be second bedroom, non-smokers, no pets, furnished, close to town, new decks, propane furnace and kitchen. Storage shed. \$550/mo, plus deposit. 592-2122.  
 S28-1p

3-bedroom, 1 1/2 bath country home, \$750 security deposit, \$625 mo. No pets, no smoking. 592-5326 evenings.  
 P27-4p  
 Winnebago for rent, \$250 per month. Utilities paid. Phone 592-4951. **W28-2p**  
**HOUSE** for rent. Charming Cave Junction 2 bedroom, 1+ bath, clean, N/S N/P, \$525 per month, \$600 deposit, phone, 592-2096. **L28-1c**  
**2-BEDROOM duplex** in town, \$450/mo., \$700 security deposit. Phone 592-3858. Ask for Doug. **JR28-1c**

**COMMERCIAL RENTALS**

358 Caves Hwy. 1,280 sq. ft. pre-wired for alarms and unlimited phone lines can be split in half. Rent negotiable, 592-3669, 601-1520.  
**CM11-tfc**  
**TWO SPACES** available in Western Plaza, 600 sq. ft., 1,000 sq. ft. Phone 479-1416. **W15-tfc**

**AGRICULTURE**

Three Creeks Ranch now taking orders for grass hay, first and second cutting. 25 percent discount for 10 tons or more of first cutting. 592-3750. **TCR-tfc**  
**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. **CCR23-tfc**  
 Concord grapes, ready now, very best juice and jelly, 35-cents per pound, 592-3609. **J28-2p**

Stop by the 'I.V. News' to place your classified ad.

**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**

**Intro to Genealogy**  
 Attend Rogue Community College's "Intro to Genealogy," Tuesdays, Oct. 7 and 14, 6:30 - 8:30 p.m. at the Belt Building. The instructor is Jack Heald, local historian. Learn all aspects in tracing your ancestors. **H28-1c**

**FOR SALE**

Woodstove, Fire view w/hearth, excellent condition, \$250. 1986 Honda XR 250, nice bike, \$925. Phone 592-2761.  
**S28-1p**

1987 Ford Ranger, runs great, real clean, 4-speed, 4-cylinder, \$3,000, obo. Phone, 592-2753. **C27-2p**  
**FREEZER** upright 13.7. Like new, \$200. Phone 592-4913. **S28-1p**

1977 Toyota truck, \$1,200; 10-foot dining table with 10 chairs, \$800; 8-foot sofa, chair, ottoman, \$600; new well pump system, \$300. 592-5050.  
**L28-1p**

Large patio gazebo, brand new in box. Wholesale price \$299. Six-sided willow gazebo. Whole sale price \$199; End-of-season clearance sale at Dillon's Nursery and Garden Center. Phone 592-5386. **DN28-1p**

**RETAIL BUSINESS** for sale: computer and office supply; Ramcell agent, 592-6084. **ES28-1p**

**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**

**THE HANDYMAN PATROL**

Home repair and maintenance, remodel, carpentry. Courteous and professional. **LICENSED, BONDED, INSURED.** #60250. Don't call 911! Call 592-4319. **M26-5p**

**HANDYMAN**

Greg's Handyman Service. We do lawn-mowing, weed eating, 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. **C28-2p**

**Steel Buildings Foundations**

Many types to choose from. Commercial, residential, farm. Licensed, bonded. LaComb Construction. Phone 592-3955. **L28-4p**

**AUTOMOTIVE**

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**

1988 Toyota 4-wheel drive extra-cab, lifted, fancy wheels, \$3,200; 1986 YZ80 dirt bike, \$500 or trade, phone 597-4135. **W20-1p**

**RECREATION VEHICLES**

FOR SALE- Amphibious 6-wheel ATV "Argo Type" 1979 Hustler, runs good, camouflage paint, \$2,495. Phone 592-5255 or 592-3361. **DNE28-tfc**

**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**

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

**FREE**

FREE sliding glass door with frame work, 592-3125.  
**W28-1p**

**MARINE**

BOAT for sale, 19-foot Cobia fishing boat, cubby cabin, 50hp Johnson OB trailer, GPS, \$2,000 OBO, good condition 592-4559. **H27-3p**

Subscribe today!  
 Phone 592-2541. \*\*\*

Just \$20.80 for one year in Josephine County.

**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)

**Century 21 Harris & Taylor**  
 103 N. REDWOOD HIGHWAY, CAVE JUNCTION, OREGON, 97523  
 Web Site: [C21harristaylor.com](http://C21harristaylor.com)

**RIVER FRONT LAND 5.95 ACRES—SET BACK OFF** Rockydale Road with private access. Standard septic installed in 2003. Power and telephone close by. Seller is a licensed realtor in Oregon. \$89,000. #RC4423.

**CLEAN, WELL MAINTAINED** manufactured home with split bedroom design. Nicely treed slope to hillside, part fenced with great views from the top. Quiet country land, semi private setting. Established raised bed organic garden with drip irrigation, attached 2-car carport plus quad port. Property next door also available for 2-family setup. Submit all reasonable offers. Owner may carry small second - only \$114,500. #GC4408.

**GREAT FIRST HOME!** 2-bedroom 1-bath manufactured home on 5 acres situated on a quiet country lane. Includes stove, refrigerator, dishwasher, garbage disposal, new torch-down roof. Wildlife abounds, deer, turkey, etc. Property next door also available (#TL516) for 2 family setup. Submit all reasonable offers - only \$89,900. #GC4409.

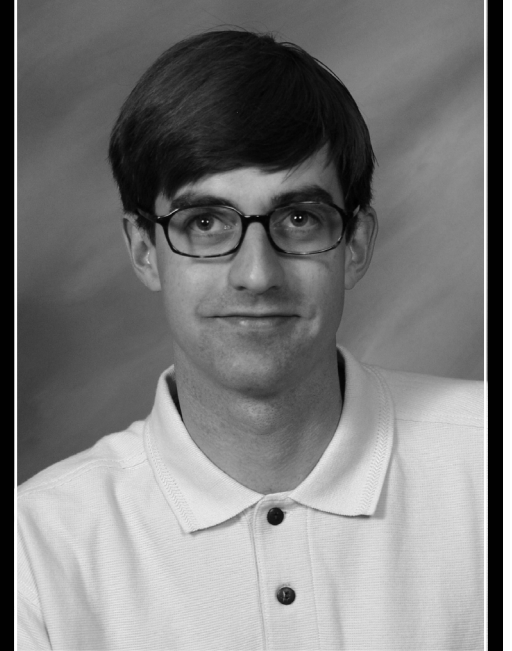
**CENTURY 21 Harris & Taylor**  
 Leading the way!  
 Always on the cutting edge.  
 National & even Worldwide exposure for your property.

**WHY RENT** when you can own? Roomy 4-bedroom, 2-bath 1792 sq. ft. double-wide on 2.37 acres, not far from the Illinois River. Good size rooms. Located 3 miles from Cave Junction and about an hour to the coast. 24'x24' deck with built-in barbecue, mountain views and good well (per owner). Bring your critters. Only \$ 8 5 , 0 0 0 . #EC4410.

**WOODED 3 ACRES** with 1990 built, 1,943 sq. ft. home, knotty pine in living room, 2 wood stoves, fireplace and covered front porch. 2-car RV/ carport, small shop, fenced yard with roses. \$179,000. #RC4411.

**2-BEDROOM, 1-BATH** on 2.5 acres in Kerby. Nice home built in 1935 with basement. Must sell quickly. Listed below assessed value. \$82,000. #RC4412.

**We've just increased our property value. Introducing our new agent ... IAN CROSBY**



**Stop by our office and say 'Hello' to Ian**

**REAL ESTATE FOR THE REAL WORLD**  
 \* CAROL DOERING 592-3385  
 \* JIM FRICK 592-2878  
 \* SANDY GLAMACK 592-3306  
 \* STEVE LYONS 592-9201  
 \* IAN CROSBY 592-9687  
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