

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

***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 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.

***3.9 view acres** with a lovely 2-story custom home built in 1999. Open floor plan with master bedroom downstairs, loft (could be a bedroom) upstairs, office space and well-designed kitchen. Home features radiant floor heat and cedar siding. A koi pond complements the landscaped grounds. A 'hobby' house and a carport round out the scene. Home overlooks the valley and features incredible views. \$239,000. #879.

***In the restaurant business,** repeat customer traffic is required to be successful. The restaurant we offer for sale has been in business for many years so they must be doing it right. This fast food restaurant offers a light lunch and dinner menu. Fronting on Hwy. 199, it has excellent parking and access. 1,100 sq. ft. building, 1/3-acre lot and all owned trade fixtures are included in the sale. Owner will finance with a reasonable down. \$330,000. #887.

***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. Several nice homesites. Live in the mobile while you build your dream home on one of the view sites. \$84,500. #875.

***Here are two in-town properties** suitable for the first-time home buyer. A two-bedroom, two-bath double-wide mobile is situated in a quiet part of town on almost a 1/4-acre lot. Owners have done lots of upgrading and remodeling in the last several years and it shows. There is over 1,400 sq. ft. of living area, a nice shop for hobby work and a deck to enjoy your yard. \$87,500. #888. The second property is a two-bedroom single-wide mobile on an oversized 0.38 acre lot. Home overlooks a landscaped yard with mature trees. Check this one out. Priced at \$64,000. #883.

REAL ESTATE
LOTS/
ACREAGE

BUYING? SELLING?
Phone
Steve Lyons
Associate Broker
592-9201
SL-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. Owner terms, \$20,000 #1626.
1.20 acres in city with a 3-bedroom, 2-bath manufactured home plus attached double-car garage. Nicely landscaped. Only \$97,900 #1779.
Rural Housing, home in city .33-acre. 3-bedroom, 2-bath, with an assumable loan. Nicely treed, detached garage. #1789 \$129,000.
Planning on selling? Please give me a call, inventory is very low.

Phone Janet Prescott 592-4464
IVRE49-tfc

REAL ESTATE
FOR RENT

Two-bedroom, one-bath in town, washer and dryer, heat pump, air conditioner, stove, refrigerator, attached garage, \$600 + deposit. References and credit check. 592-4227. P32-2p
NICE, clean two-bedroom duplex near town. Carport and laundry hookups. No pets. \$450 plus \$500 security deposit. References required. 592-2096. JL32-tfc
NEW two-bedroom duplex apartment in Downtown Cave Junction. Close to schools. First/last and \$350 deposit. Phone 592-5400. H33-1p
TAKING APPLICATIONS -- Horse property with swimming hole on the river. 13 + Acre, 3-bedroom, 2-bath, 2-story house, approx. 3 miles from C.J. Fenced dry land pasture and 1,800 sq. ft. shop/barn. First months rent of \$750 plus \$1500 security to move in. Only those with the cash and good references/credit please. Phone (541) 855-2316. GB32-1tfc

FOR RENT

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, \$525/mo., plus deposit, 592-2122.

MC33tfc
Three-bedroom, one-bath home on 5-acres in O'Brien for \$575 per month. First, last and deposit. Available Nov. 14. Phone 592-6850. W33-3p
TWO-BEDROOM duplex, clean, \$450/mo. \$700 security deposit. Must have good credit. Phone Doug 592-3858.

SF33-1p
RV Trailer space up to 35'. Full hookups on shared land, \$225 a month plus utilities. Dog, cat OK. Phone 597-4517, Selma. S33-2p
ONE LARGE two-bedroom house for rent or lease in O'Brien, \$550 a month. Phone for information, 596-2072. D33-3p

CLEAN, quiet, cozy studio house on the river, \$300 per month, \$650 deposit. No kids or cats. Available Nov. 1. (541) 890-2333. F33-1p
THREE BEDROOM double wide mobile. River access. \$550 month plus deposit. 592-2988. R33-1p

Advertising works!

FIREWOOD

Perpetual Flame
Softwood for sale, full three-cord load of dry softwood for \$350. Phone (541) 660-8704. Free delivery in the valley. P30-4p
WOOD for sale, all types, fair price, Phone 592-3847. MB33-2p

AUTOMOTIVE

SNOW tires, set of four, fit small car, four lug, mounted on rims. \$25. Phone 592-6361. P33-1p

COMMERCIAL
FOR RENT

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

HELP WANTED

Traditional Tanners LLC is looking for a full or nearly full-time person to manage order fulfillment, stocking, accounts payable and receivable. Good organizational skills, computer skills, typing required. Familiarity with QuickBooks, order fulfillment systems or bookkeeping are pluses. There is long-term and advancement potential for the right person. Starts at \$8-\$12 an hour, pay is commensurate with experience. Starts Nov. 15. This is a good opportunity to get in on the ground floor of a growing business, with opportunities to increase your skills and have creative input. Phone 592-3778 for more information, or e-mail your resume/application to matt@braitan.com or send it to: Traditional Tanners LLC, 3303 Dick George Rd., Cave Junction, OR 97523. TT33-1p

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

FOR SALE

REFRIGERATOR -- Whirlpool side-by-side, 22 sq. ft., \$175; COMPUTERS -- OS 8.6 w/CD drive, Microsoft Office Installed, Original Owner/manuals, \$200. Phone 592-3261. SL33-1f

ANIMALS

PUREBRED Nubian doe, 2 years, bred to Nubian buck, will kid in March, Phone 592-6361. \$100 OBO. CP33-1p

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/

LARGE 2,248 SQ. FT. home and large shop, large concrete area and fenced property. Adjacent 1 2/3 acres Commercial next to I.V. Building Supply. \$199,500. #998.

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.

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.

VERY NICE HOME - 3-bedroom and 2-bath rambling ranch-style home, big kitchen, island work space, open dining room, wood stove for additional heat source. New Trek deck in back, huge shop/garage (will hold 15 cars), small barn, level 5.5 acre property, bridge to home over seasonal creek. \$279,900. #1099.

4-PLUS ACRES IN KERBY - Nice location. Level land, beautiful woods. Power already on property. Has standard septic approval. Driveway roughed in and homesite partially cleared and fenced. Ready for your home for \$59,500. #1102.

5 ACRES off Ridge Vista. Mostly level. Lots of trees, privacy, standard septic approval. \$57,000. #1105.

THREE 5-ACRE parcels on 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. \$83,500 & up. #1090.

MORE THAN 95 acres with year-round Sucker Creek running through the property. Some water rights, massive 3-story barn, greenhouse, garden area, guest cabin and a 1,800 sq. ft. 3-bedroom home. This is a rare and special property. Home and barn need some finishing. \$379,000. #1018.

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

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
Brush Bros. Yard services, berries, overgrowth cleared, hauling, wood splitting, tree trimming, shrubs, complete yard care, mowing, rototilling, free estimates, phone 597-4517. S33-2p

PERSONALS

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
\$ \$ 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
ANYONE with knowledge of damage to the fence on Takilma Road across from Dick George Road on Sunday, Nov. 2 between 3 p.m. and 5:30 p.m. please phone 592-2384. MC33-1p

FOR SALE

SALE OR TRADE -- 1986 Honda 110 Trail, 75 original miles, red, immaculate condition \$3,000; Single-wide trailer, old but in very good condition, 1 bedroom, 1 bath, ready to move with pop out, new electric heater, newer green marble linoleum kitchen floor \$5,000 OBO, 592-6333. SF33-1p

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
YARD SALES
RAIN OR SHINE: Yards for sale / Some with houses! See Mike Palmer Realty today! 596-2026 in O'Brien. PR47-tfc
RUMMAGE SALE
Cave Junction Lions Club Rummage Sale. Lots of good stuff. Saturday, Nov. 8 in County Building, 9 a.m. to 3 p.m. CJL33-1c
MOVING SALE Nov. 7th and 8th, 9 a.m. to 5 p.m., 345 Three Mill Road, Selma, OR. (541) 597-2295. 33-1p
INDOOR yard sale at I.V. Grange on Holland Loop Road, 9 a.m. to 5 p.m. Friday, Nov. 7, Saturday, Nov. 8 and Sunday, Nov. 9. G33-1p
CONCRETE TOOLS
Concrete Tools -- Power trowel, sale or trade, \$1,200 OBO, Phone 592-6333. SF33-1p

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)

Harris & Taylor

103 N. REDWOOD HIGHWAY, CAVE JUNCTION, OREGON, 97523
Web Site: C21hamistaylor.com

CHARMING HOME in the woods on the West Fork of the Illinois River. This 3.9 acres has a lovely setting, 3-bedroom, 2-bath "A" frame with decking, stone fireplace 3-bedroom, 2-bath (1,528 sq. ft.) manufactured home with covered front and back decks, wheelchair accessible, fenced garden, irrigation rights, pond, 4 bay equipment shed and 24'x36' shop. \$269,000. #LC4418.

SOUTHWESTERN OREGON 40 acres with trees, meadow and older 2-story home. Fruit trees, small vineyard and pond, too. Lovely Selma property for only \$159,500. #CC4424.

GORGEOUS ELK CREEK waterfront, 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. \$150,000. Terms available. #RC4300.

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

THIS ONE won't last long! Clean home with low-maintenance grounds, flag driveway for privacy, dual pane windows, covered porch, garage converted with private kitchen and bath, surrounded by shrubs and bamboo. District 7 schools - a must see! \$135,000. #FC4419.

'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.

UNSURPASSED VIEWS of surrounding mountains from this established 13 acres with Christmas tree farm. Immaculate Fleetwood 3-bedroom, 2-bath (1,528 sq. ft.) manufactured home with covered front and back decks, wheelchair accessible, fenced garden, irrigation rights, pond, 4 bay equipment shed and 24'x36' shop. \$269,000. #LC4418.

LEVEL TO ROLLING 5.54 acres, not far from the California border, 3-bedroom, 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! \$109,900. #RC4415.

LARGE INDUSTRIAL BUILDING in Illinois Valley on Highway 199 with more than 14,100 sq. ft., loading dock, office, storage backs up to 5,000' paved runway and more. Situated on 2.8 acres, zoned Rural Industrial. Cabinets, doors, etc. would be excellent manufacturing location. \$425,000. #RC4417.

PRISTINE SETTING amidst towering evergreens - this custom-designed 3-bedroom 2.5-bath is a must see. Anderson framed windows, country kitchen, sunroom and large front/rear decks. Two deer-fenced gardens, carport, woodshed and park-like 5 acres. \$233,000. #DC4414.

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

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

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