

# Classified Ads

**I.V. News Deadlines: 3 p.m., Friday (unless otherwise noted on page 1)**  
 (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)

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. The 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.

How about 3.5 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 and super off street parking. Three of the four office spaces currently rented to long-term tenants. More than one third of an acre in two tax lots. \$235,000 #878.

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! Just reduced to \$172,500. #863.

Need room? Need to live close to Grants Pass? In the Wilderville area we offer a roomy two story, 3,000 + sq. ft. home on 2.5 acres. The downstairs would make an ideal "mother-in-law" apartment. The second floor features a master bedroom suite complete with bath plus two additional bedrooms. The large living room and a dining/kitchen combination are also on the second floor. Nicely landscaped. \$324,500. #884.

### REAL ESTATE LOTS/ACREAGE

**BUYING? SELLING?**  
 Phone  
**Steve Lyons**  
 Associate Broker  
 C-21 Harris & Taylor  
 Phone  
 592-9201

**Janet Prescott,**  
**Real Estate Broker**  
**Illinois Valley Real Estate presents:**

21.69 acres on the west fork of the Illinois River. Pride of ownership abounds. 2-story, 3-bdrm. 1 1/2-bath, separate guest house/rec. cottage, two large hot houses, many amenities, \$549,000 #1795

Secluded 40 acres with a 3-bdrm, 2-bath manufactured home with large deck. Dbl. garage with attached guest room. \$398,500 #1798

5 acres south of CJ, 2-bdrm, 2-bath manufactured home offers privacy, nicely treed, \$125,000 #1799

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 \$129,000 #1789.

**Planning on selling? Please give me a call, inventory is very low.**

**Phone Janet Prescott 592-4464**  
 IVRE49-tfc

18.58 ACRES: 4-bdrm, 2-bath home, dbl. car garage, and barn. Second home built in 1923 has been converted to an "accessory" bldg. \$295,000. MLS 104394. Phone Lynn at Illinois Valley Real Estate 592-4464.

IVR-37tfc  
 202 S. Junction Street, 3-bedroom, 2-bath, 1,248 sq. ft. \$115,000 (541) 476-2127.  
 HDP-38tfc

### MOBILE HOMES FOR SALE

1,400 sq. ft. mobile home, 3-bedroom, 2-bath 1977 Silvercrest in good shape. New roof, woodstove, heat pump, \$10,000 OBO by appointment only. In O'Brien 596-2639.  
 A38-3p

### MOBILE HOMES FOR SALE

10 x 52, 1 1/2-bedroom decent older mobile. Ready to move, \$1,000. 14 x 66 Brodmore, good condition, 3-bedroom, 2-full bath, Easy to move, \$5,000 firm. This is a full-size home, cheap. Appraised at \$10,000. Phone 596-2160. NB39-2p

### REAL ESTATE FOR RENT

Taking applications for 2-bedroom, 1-bath single-wide mobile on city lot. Gas heat, fenced yard, stove and refrigerator. \$375 a month. \$375 cleaning deposit, 597-2339. After 3 p.m. Y37-3p

202 S. Junction Street, C.J. 3-bedroom, 2-bath \$750 month w/ first, last and deposit. Phone (541) 476-2127. HDP-38-tfc

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

O'Brien, two-bedroom, 2-bath, family room, living room, dining room, nice kitchen, lots of storage area, central heat and air, no smoking or inside pets, located on one-acre, \$575 mo. And \$800 security. Phone 596-2816. 38-3p

3-Bedroom, 1-bath house just outside of CJ on 1-acre. Excellent location. Detached garage. Wood pellet stove and electricity, backup heat. Avail. In 2-4 weeks. \$600 mo. Rent plus \$1,000 security. Leave message (541) 855-2316. GB39-1tfc

60' x 24' MOBILE 3-bedroom, 2-bath, oil heat, \$550 mo./ 2-story cabin, \$550 mo in O'Brien, 1715 Lone Mountain Road. 1973 Winnebago N. Kerby, \$250 mo. in Kerby. Phone 592-4951. CW39-1p

### FURNITURE FOR SALE

Nice full-size bed that has only been used a few times in our guest bedroom. Must get rid of. \$30 OBO. Phone 592-5461. B39-1p



## 'We Know the Valley'

Call a Professional - Call 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  
 Home Page at [www.cavejunction.com/](http://www.cavejunction.com/)

ON 3.3 PRIVATE acres is a 938 sq. ft. 2-bedroom, 2-bath Super Good Sense custom-built 14'x67' manufactured home. Lots of trees, borders government land, good well, RV port is lighted. Nice residential area not far out of town. \$122,000. #1114.

TWO-BEDROOM HOME on city lot near everything. Older home needs some work. Has covered porches front and rear, patio, extra-large double car garage, large pantry and storage room attached, could be used as third bedroom, indoor laundry, comes with refrigerator, washer, dryer, cook range/over all for \$75,000. #1113.

FIVE ACRES IN O'Brien, level. \$32,000. #1108.

SIX ACRES IN O'Brien, level. \$32,000. #1109.

TEN-PLUS ACRES in Selma, hillside lot. \$35,000. #1110.

NINETY-FIVE + ACRES, level to rolling with views, Selma area. \$99,000. #1111.

NEW HOME, NICE area on edge of town, has well and septic. 2-bedroom, 2-bath, 2-story with 1 large bedroom/bath upstairs. On 1-acre lot. \$149,500. #1107.

HALF-ACRE IN town with an older 2-bedroom 1-bath 500-sq. ft. single-wide. Newer Dura-last roof. Some new carpeting, new kitchen sink, sep. laundry room. Large trees, fenced perimeter, circular drive. Nice location. \$59,500. #1103.

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

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.

### 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  
 Mature woman with car will clean, cook, run errands in Cave Junction area. Part time days. Phone 592-3895 ask for Michelle G38-4p

### 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

### CONSTRUCTION HELP WANTED

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

### FIREWOOD

Hardwood or softwood cords split to fit most stoves. Dry and ready to burn. You haul. Phone 592-4316. B37-4p

### COMMERCIAL FOR RENT

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

### FOR SALE

Lots of new arrivals!

2-Circular Divans, King Bed, Pole Lamps, Bookshelves, Desks, Recliners, Loveseat, Washer/ Dryer Set, 3 Refrigerators (1-vintage), 24-foot Ext. Ladder, Lg. Freight Scale, Antique Hand truck, Waterfall Bedroom Set, Freezer, Mirrors, Large Entertainment Center, 3 China Hutches, 5 Dinette Sets, Antique Buffet, Hall Tree, File Cabinets, Tools, Collectables, X-mas Decorations, Jewelry, Electronics, plus more.

DARN NEAR EVERYTHING 136 South Redwood Hwy. Phone 592-5255. DNE39-1c

Chipper, shredder, 8 HP used less than 10 hours, \$550. Phone 597-4427 or 659-1827. H38-2p

SELL YOUR STUFF 'Illinois Valley News' (541) 592-2541

**Phone Jim Frick**  
 450-8777  
 OR  
 592-2878  
 Harris & Taylor

Amanda Geiger never saw the drunk driver.  
 Friends Don't Let Friends Drive Drunk.

Ad  
 Department of Transportation

### 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. CR23-tfc

GRASS HAY \$4 bale, emu oil \$5 an ounce. S39-3p

### FOR SALE

FOR SALE, 6-month old, 18 cubic feet Whirlpool refrigerator, top freezer, \$300. Phone (541) 596-2087. BG39-1p  
 OAK pedestal dining table with large leaf and four press back chairs, \$200 OBO. Phone 592-3359. A39-1p

LOCAL NEWS 'I.V. News' Subscribe today! (541) 592-2541

## Century 21 Harris & Taylor

103 N. REDWOOD HIGHWAY, CAVE JUNCTION, OREGON, 97523  
 Web Site: [C21harristaylor.com](http://C21harristaylor.com)

**NEW CUSTOM-BUILT 1,402 sq. ft. 3-bedroom, 2-bath on .26-acre fenced lot. Very nice home, separate shop, great neighborhood and close to shopping and schools. \$185,000. #AC4426.**

**FABULOUS ILLINOIS RIVERFRONT** ranch in Illinois Valley. 2-story 2,300 sq. ft. 4-bedroom, 3-bath ranch style home with custom rock hearth around wood stove. Horse barn, 4 box stalls, irrigated pasture and guest cottage. All on 30.95 acres for \$635,000. #RC4433.

**SELMA ACREAGE** - with 2.71 wooded acres, 2 homes, storage buildings and close to Lake Selmac recreation area. Hardwood floors in 2-bedroom, 1-bath home built in 1986. \$139,900. #RC4434.

**NESTLED IN TALL FIR TREES** - this cabin and second homesite on 2.98 acres is a must see. Build your dream home and only 20 minutes to Grants Pass. \$90,000. #RC4435.

**GREAT LOCATION** - this 5.01 acres has a 3-bedroom, 2-bath, 1,675 sq. ft. ranch style home with bay windows, covered porch, large metal 30'x40' shop, RV carport and detached garage. \$182,500. #BC4436.

**GREAT INVESTMENT PROPERTY**, nice 4.62 acres with woods and meadow. Older manufactured home with 840 sq. ft., two outbuildings and Merlin area location. \$135,000. #OC4421.

**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.

**ESTABLISHED LOUNGE & 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. \$525,000. #RC4373.

**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.

**5 ACRES** usable, level ground. Rare find at this price. \$32,000. #KC4366.

**EXCEPTIONAL 25+ACRES** in the 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, and large shop with bathroom. Beautiful property. \$245,000. #DC4401.

**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.

**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  
 \* IAN CROSBY 592-9687  
 \* TAMI HARRIS - 592-3181

**Century 21.com**  
 (541) 592-3181  
 Each Office is Independently Owned