

# 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)

Think BIG. 2300+sf two story home. Four bedrooms, two baths, office space, breakfast nook. Lots of neat features. Situated on five level acres with nice trees and landscaping. Deck, above ground pool, detached double garage and a storage shed. Room for all your family and maybe a horse for the kids. \$349,000 #890

5.34 lush acres in the heart of the valley on Garner Rd. Nestled on the parcel is a three bedroom, two bath 1500+sf 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. Just had a \$10,000 price reduction, now: \$179,000 #880

Here is another price reduction. Cute two bedroom, one bath newly remodeled home on just under one acre on Rockydale Rd. Owner has done a ton of work to this home and it shows. New carpet, new walls, just about everything new! Vacant and ready to move into. Other smaller home on property could be remodeled and used as a rental or removed and replaced with a modular home. BIG price reduction from \$114,500 to \$94,500 At this price it won't last long. #873

First time home buyers perhaps this is for you. 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

Vineyard for sale. Established vines producing chardonnay, gewürztraminer, riesling, and cabernet. Pond, pump and sprinkler system in place. Situated on 9.7+ acres with water rights for the vineyard. Modern 2 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

**'We Know the Valley'**  
 Junction Realty  
 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/)

**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.

**36 ACRES of river frontage with lots and lots of trees.** Near Cave Junction and only \$190,000. #973. mls#99437.

**MORE THAN 95 ACRES with year 'round Sucker Creek running through the property.** Some water rights, massive 3-story barn, green house, 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. mls#100588.

**(3) 5 ACRE PARCELS just out Rockydale Road a short distance.** 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 and up. #1090.


**NICE FRAME-BUILT 2-bedroom 2-bath home on 7 acres in Selma with nice views and good access.** 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.

**NEW HOME with 1-year builders warrantee - 2-bedroom 2-bath 1,272 sq. ft. 2-story with 1 large bedroom/bath upstairs.** On 1 acre lot. \$149,500. #1107.

**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, backed up to government land, good well, RV port is lighted. Nice residential area not far out of town. \$122,000. #1114.

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.

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



**Phone Jim Frick**  
 450-8777  
 or  
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 Harris & Taylor

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**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, \$150,000 #1799

Mountain views from your backyard. 3-bdrm, 2bth home on 5 acres. Approx. 1,590 sq. ft. detached double car garage. Only \$229,000 #1801

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

20+ ACRES on river for sale by owner. 2 cabins, gravity flow spring water. Possible owner carry with good down. Phone 415-0107. \$105,000.  
 MA42-4p

**EQUIPMENT RENTAL**

EXCAVATOR EX120 Kabota 151 18", 24", 42", 48" buckets. Small dozer with 6-way blade. Cheapest rates in the valley. Rental includes operator. Call Fred 592-5217. Rain or Shine.  
 FT42-10P

**WANTED TO BUY**

Wanted to buy owner carry property with house or double wide mobile. Have small down - more later. Phone 415-0107.  
 MA42-4p

**REAL ESTATE FOR RENT**

TWO BEDROOM, shower and bath, wood heat, carport, quiet, no traffic, \$600 mo. First and last, plus deposit, phone 592-2360  
 RL-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**

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**

**WANTED**

COUPLE NEEDS RV space with full hook-ups. Exchange for caretaking, animal care or security purposes. By 1-15-04. 890-6269 Excellent references  
 TA41-2p

**MOBILE HOMES FOR RENT**

TWO-BEDROOM one-bath mobile home in adult park. \$395 per month. Phone (541) 944-5818. **RLtfc**

**COMMERCIAL FOR RENT**

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

480 SQFT Commercial Building across from A & B. 592-3933  
 SR42-tfc

**YARD SALES**

RAIN OR SHINE: Yards for sale / Some with houses! See Mike Palmer Realty today! 596-2026 in O'Brien.  
 PR47-tfc

**FOR SALE**

NICE WOODEN dining room table with four chairs comes with glass top. Excellent condition paid \$499, sell for \$150. 592-6361  
 CP42-1p

**FIREWOOD - Cedar shake shingles, great fire starter.** Clean, compact, stacks well. 100 cubic feet \$45 delivered local. More available, negotiable. 592-3139. **DL42-p4**

**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.  
**DNE41-3c**

**UTILITY TRAILERS:** 5' X 12' tandem, heavy duty \$1,250. 6' X 12' light duty single axle \$750. 5' x 8' heavy duty tilt single axle, like new \$1,250. 592-2876  
 P41-3p

**RV AWNINGS**

**RV AWNINGS** (Used/new) big selection quality rebuilt RV awnings. Can deliver or install. Works great on houses or patio decks. Best prices guaranteed. We buy old RV awnings and parts. Expert repairs on RV awnings too! Phone (541) 247-8279.  
 GS39-12c

**SHEET METAL**

**If it's SHEET METAL, We'll Make It!**  
 \*Seamless Gutters  
 \*Duct Work & Fittings  
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 \*Hard-to-Find Items  
 \*Fabrication  
 \*Installation  
**DOWN & OUT SEAMLESS GUTTERS**  
 592-3391  
 License #94699  
 D&O7-tfc

**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**

**DAYCARE**

**HEART TO HART DAYCARE** 3 openings available. Clean, loving nonsmoker, home based day-care. \$15 a day or 2 children for \$25. Call for appointment. 592-3558 ask for Tina  
 BH42-3p

**AGRICULTURE AND PRODUCE**

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

**VEHICLES FOR SALE**

**PROJECT VEHICLES** 40's Dodge truck \$500. '82 Volvo had rebuilt engine but was vandalized \$250 Phone 415-0107  
 MA42-2p

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 \*10'x10' - \$37  
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 3'X4' - \$4  
 4'X4' - \$6  
 Also boxes as low as \$1.50

**WORK WANTED**

PAIR OF 14-YEAR-OLDS will do baby-sitting and light to moderate house-cleaning. Experienced, have references. 597-2778 leave message.  
 BD42-1p

**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**

**HELP WANTED**

**ACADEMIC COORDINATOR** Earn Supplemental Income While meeting students from around the world. Work directly with host families and foreign students. Work around your schedule, in your community. No experience necessary, will train. Travel incentives and monthly income. For more information call Kathy at 1-877-356-2154 or visit our Website at: [www.chinet.org](http://www.chinet.org)  
 CHI41-1c

**FANTASTIC VIEWS** and southern exposure from this 14.38 acres. Spring fed pond, year 'round creek, 2 wells and new septic. Great horse property, lots of wildlife and marketable timber. Check it out! \$95,000. #WC4427.

**GREAT STARTER HOME** near Lake Selmac. Older 1-bedroom manufactured home on .77-acre lot. Pretty views and seller will carry paper. \$50,000. #LC4428.

**MOVE-IN READY!!** Just move in and you are in. Clean as a pin. Nicely upgraded 1991 2-bedroom, 2-bath split-bedroom plan. Electric and wood heat, vaulted ceiling, double oven, dishwasher, island stove, washer/dryer, 8'x24' front deck with awning, rear porch, skirting and piers. Many other features. \$199,500. #TC4361.

**SPACIOUS 2-STORY** custom ranch-style home with double brick fire place. Vaulted beam ceiling, loft family room, massive rear deck overlooking gardens and pastoral/mountain view. Lovely setting and recently repainted/upgraded. Garage converted to music/family room. Gorgeous bedroom and bath. \$239,900. #GC4176.

**DOWNTOWN MINI STORAGE**  
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 Web Site: [C21harristaylor.com](http://C21harristaylor.com)

**120 BEAUTIFUL** secluded acres in Selma not far from Lake Selmac. Building site with power, phone, drilled well and septic permit. Trees, great views and a sumable loan. \$175,000. #RC4443.

**'TUCKED AWAY IN COUNTRY'** this 2.67 wooded acres is 7.5 miles east of Cave Junction. Ranch style, detached garage, shop and fenced garden. Only \$148,500. #CC4438.

**'CABIN IN THE MOUNTAIN'** Cozy 2-bedroom, 1-bath home nestled on 10 wooded acres on the east side of Eight Dollar Mountain. Spring water, storage, shed, large deck and incredible mountain views. \$130,000. #WC4432.

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**MAJESTIC ENCHANTED** forest on 24 pristine acres in Selma only 1/2-mile from Lake Selmac. Apple, cherry and madrone trees surround this beautiful old home site. Not too many like this - great setting, clean manufactured home and 3-bay carport. Only \$225,000. #WC4347.

**'COUNTRY ELEGANCE'** Magnificent quality throughout this double-wide manufactured home with split-bedroom 3-bedroom 2-bath floor plan. Large decks, covered patio, guest room and seasonal pond. Great 9.11 acres with mountain and pastoral views. This is a wonderful place and only \$229,000. #CC4407.

**CREEK FRONTAGE -** Almost new 2001 Palm Harbor 2,180 sq. ft. triple-wide, with spacious floor plan, fire place and heat pump. Also includes 2-car garage, shop and 2 other out-buildings. Large deck has handicap access and backs up to a beautiful view. \$199,500. #TC4361.

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**'RANCH WITH PANORAMIC VIEWS'** Heart of the Illinois Valley 95+ acres with 1857 water rights., flood irrigated, 2 barns, fenced and cross-fenced with comfortable ranch-style home. Gorgeous property at reasonable price - only \$425,000. #WC4347.

**HEAVILY WOODED** with marketable timber. This 5 acre river front property is gorgeous! Small, but modern 14'x48' 2-bedroom, 1-bath Fleetwood manufactured home. Small shop, 2 wells, buried water lines and 2,000 gallon water storage tank. \$125,000. #AC4244.

**SINGLE-WIDE 1,056** sq. ft. manufactured home on .65-acre parcel with city water in Cave Junction. Well established rental and walking distance to conveniences. Only \$58,500. #MC4198.

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

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