

# 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 www.oregonmountain.com

**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 1/2 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.

**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 Highway 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.

**Selma Country Living.** Five wooded acres with a lovely 3-bedroom 2 1/2-bath home. This spacious home has more than 1,900 sq. ft. of living area. Features a large open living/dining room area and a breakfast nook off of 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.

**Triple-wide on 5 private acres** 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 4-bedrooms, 2-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. \$199,500. #894.

**'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  
 Home Page at www.cavejunction.com/

Call a Professional - Call Junction Realty

**2-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 3rd bedroom, indoor laundry, comes with refrigerator, washer, dryer, cook range/oven all for \$75,000. #1113.

**ON 7.3 ACRES** sits a 1,560 sq. ft. 1-bedroom home with 2 baths and huge living room, lots of deck and patio, heat pump, 3 RV hook-ups, 1-car garage/large guest quarters plus additional guest room or hobby room. Some meadows, fruit trees, garden area, chicken house, pig pen and more for \$233,000. #1112.

**10+ACRES** in Selma, hillside lot. \$35,000. #1110. mls#100588.

**(3) 5 ACRE PARCELS** just out Rockydale a short way. 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 'warranty' - 2-bedroom 2-bath 1,272 sq. ft. 2-story with 1 large bedroom/bath upstairs. On 1-acre lot. \$149,500. #1107.

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

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.

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



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

**REAL ESTATE LOTS/ACREAGE HOMES**

**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.**

**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

**DREAM PROPERTY:** 5 acre woods & pasture with creek. Like new, 1,200 sq. ft. mngf. 3-bedroom 2-bath, 2 decks. 25'x35' RV garage/shop. 2 full RV hook-ups. Immediate possession, \$188,000. Drive by 950 Thompson Creek 1 1/2 mi past Lake Selmac. Phone Glen (broker/owner) (541) 471-3021. THE RANCH LOCATOR RE SALES. Kathy Simpson, Broker (541) 476-0381. RL43-tfc

**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

**RENTALS**

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

**Cave Junction area:** \*3-bedroom, out-of-town, \$675 \*2-bedroom, horse property, \$650 \*2-bedroom, out-of-town, no dogs, \$675 \*1-bedroom apartment, in-town, \$350 \*Room mate needed with horse. Phone Justine for more info, Illinois Valley Real Estate 592-4474.

**IVRE43-1c** 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

**Sparkling clean. Cute 1-bedroom** with den near town. \$395 + \$500 security deposit. References required 592-2096. L43-tfc

**House 5 miles** outside CJ. 2-bedroom 1-bath, gas & wood heat, fridge, washer/dryer, carport. No pets, smoking or HUD. References, rental history & credit check required. \$475 month + \$800 deposit 592-5393. B43-2p

**1-bedroom apt.** for 1 adult only. 416 E River St. \$375 month or \$400 including utilities. Security deposit. Phone 592-6139 ext. 303. L43-1p

**Close to schools,** 3-bedroom 2-bath home, double garage, fenced yard, fruit trees, quiet cul-de-sac \$750 month. First, last, cleaning deposit. 592-4348. E43-2p

**COMMERCIAL RENTALS**

**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. 592-393 SR42-tfc

**MOBILE RENTALS**

**2-BEDROOM 1-bath** mobile in adult park. \$395 per month. Phone (541) 944-5818. RLtfc

**RV SPACE**

**RV trailer space** up to 35' on 10 acres shared. \$225 + utilities. 2 people maximum. Full hook-ups. 597-4517. S43-1p

**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

**FIREWOOD**

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

**PERPETUAL FLAME** Soft wood for sale, \$125/cord, delivered in valley or \$100/cord, U-haul. Special 3 cords delivered, \$300. Green hardwood also available. Phone (541) 660-8704. K43-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, Collectibles, X-mas Decorations, Jewelry, Electronics, plus more.

**DARN NEAR EVERYTHING** 136 S Redwood Hwy Phone 592-5255. DNE41-3c

**UTILITY TRAILERS:** 5'X12' tandem, heavy duty \$1,250. 6'X12' light duty single axle \$750. 5'x8' heavy duty tilt single axle, like new \$1,250. 592-2876 P41-3p

**12,000 lb. Ramsey hydraulic winch** with tank, hose, and pump. \$400. 592-2761. S43-1p

**Toro Snow Blower,** 6HP, 24-inch cut. Heavy duty. \$450. Old organ, weed-eater and other yard

**FOR SALE continued**

sale items too. 592-6723. CB43-1p

**YARD SALES**

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

**AUTOMOTIVE**

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

**For sale:** 1985 Ford PU short-wide, 300, 6 cyl., 4-speed, new tires, brakes. Straight body. \$2,250. 592-4885. W43-2p

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**Rogue River Mortgage LLC** Lynn Costantino or Bob Puntney 476-6672 or 800-659-6172

Classifieds work!

**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

**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

**EQUIPMENT RENTAL**

**EXCAVATOR EX120** Kubota 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

**STORAGE**

**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)

**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

**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

**HANDYMAN**

**Greg's Handyman Service.** We do lawn mowing, weeding, repairs, remodels, decks, ramps, fix plumbing, replace electric fixtures, dump runs, yard work, poison oak removal and tree work. We do it all. Senior discount. Honest, reliable and trustworthy. Phone 592-2753. C43-1p

**FREE**

Male orange & white cat, 6-months old. 592-3481. P43-1f

Pair of Bantam cochine chickens. 1-year-old. To safe loving home only. 596-2826 evenings. HE43-1f

**CLASSIFIEDS CONTINUED ON PAGE 12 & 15**

**Great Rates Easy Application**

**Genie Gilliam President**

**24 Years Financial Background**

**Locally Owned and Trusted**

**Rosita Redd Loan Officer**

**3PM Mortgage** 541-469-6456 LENDER

**Century 21 Harris & Taylor**  
 103 N. REDWOOD HIGHWAY, CAVE JUNCTION, OREGON, 97523  
 Web Site: C21harristaylor.com

**CUSTOM BUILT 2,000 sq. ft., 3-bedroom, 2-bath** home, with river access on 10 acres. Two tax lots. Unimproved 5 acre parcel has installed septic. Assumable loan. \$295,000. #WC4444.

**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 RIVER FRONT** 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.

**BEAUTIFUL, densely wooded 24 acres** in Selma with manicured forest managed to perfection. Single-wide manufactured home, 3-bay equipment shed and fruit trees. \$225,000. #LC4429.

**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-car carport. \$179,000. #MC4392.

**ESTABLISHED 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-acre. \$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** of usable, level ground. Rare find at this price. \$32,000. #KC4366.

**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.

**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, pantry and large shop with bathroom. Beautiful property. \$245,000. #DC4401.

**BEAUTIFUL large acreage** with septic site approval and gorgeous trees in Selma. Incredible 56.48 acres with seasonal creek and mountain views. Only \$99,500. #TC4339.

**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 \$99,500. #TC4340.

**CENTURY 21 Harris & Taylor**  
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Each Office is Independently Owned