

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

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 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. Thompson Creek frontage. Just bring your clothes, dishes and move in! Owner wants this property sold yesterday! \$199,500. #894.

5.34 LUSH ACRES in the heart of the valley on Garner Road. Nestled on the parcel is a 3-bedroom, 2-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. Just had a PRICE REDUCTION, now \$179,000. #880.

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 just REDUCED to \$314,995. #884.

3-BEDROOM, 2-BATH MOBILE home is very good condition. Buyer must move the mobile so that is factored into the price of only \$6,000. M139.

'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

Junction Realty has been so successful we are running low on inventory. Why be one of the many when you can be helped by some of the best and be one of the few?
 Talk to us and let us show you how we can help you.

3.33 ACRES just south of town along the highway for \$69,000. #1020.
3 BUSINESSES for one price. Auto recycling, towing, and lien. Clearance - all for \$312,500. #1052.

BACK ON THE MARKET:
TWO HOMES and a nice garage/shop. Main home is a very comfortable home with a rock fireplace in the living room and lots of other amenities. Smaller home for rental income or elderly parents. Garage is 2-story and extra large. There is a creek and a pond and a lovely view of the mountains. All for a decent price of \$179,000. #10056.

MADRONE MOTEL for SALE! 6 rooms, 2 with kitchenettes, 2 apartments, 2-bedroom cabin, 2 2-bedroom mobiles, RV space and 3-bedroom 2,000 sq. ft. home all for \$369,000. #1060.

ON THE SOUTH SIDE of a mountain with a creek running by is this 2,700 sq. ft. open, spacious home with a huge living room, 2 large bedrooms, 2 1/2-baths. Kitchen overlooks creek. Decks for enjoying the summers. 2 double-car garages. This is a very private, wooded property. Sited on 5 acres off Oregon Caves Highway. Locked gate so must have an appointment. \$209,500. #1075 mls#102898.

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.

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

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 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



DREAM PROPERTY: 5 acre woods & pasture with creek. Like new, 1,200 sq. ft. manufactured 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

RENTALS ...

PHONE CALLS*
 Apply at Blue Marlin Inn, 520 S. Redwood Hwy. CJ.
 BH45-2p

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

COMMERCIAL RENTALS ...

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

Small country home. Available Feb. 1. 2-bedroom, 2-bath. Washer/dryer hook-ups. Attached garage. \$650. month. 1st and last. Cleaning deposit. 592-2722. Cell:660-8390. SM44-2p

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

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

2-bedroom duplex located at 550 S. Old Stage Rd., Cave Junction. \$450 month for up to two tenants. Each additional tenant over 2 add \$50 month. 4 tenants max. First month rent and \$500 security deposit required BEFORE moving in. Sewer, water & garbage are paid. Pets by prior approval only. \$100 non-refundable deposit plus \$25 month per pet. 2 pets max. CANCELED

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

CAVE JUNCTION area: *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. IVRE44-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.

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

Sparkling clean. Cute 1-bedroom duplex with den. Near town. No pets. \$395 + \$500 security deposit. References required 592-2096. L44-tfc

MOBILE RENTALS

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

Rural Housing, home in city .33-acre. 3-bedroom, 2-bath, with an assumable loan. Nicely treed, detached garage \$129,000 #1789.

House 5 miles outside C.J. 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. B45-2p

3-BEDROOM 2-bath mobile close to town, schools. \$500 month. First, last and cleaning deposit. Available approximately Feb. 1. 592-2722 Cell: 660-8390. SM44-2p

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

3-BEDROOM 3-bath 3,700 sq. ft. on 5 acres surrounded by BLM. Extensive rock and wood work, custom cabinetry, open-beamed ceilings, heat pump, wood stove, satellite, high-speed net, double-car garage and swimming pool. Located in Selma. \$1,250.00 a month. Cory's Professional Services (541) 471-6601. CPS44-tfc

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

COMMERCIAL RENTALS

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

STUDIO APARTMENT- Completely unfurnished with kitchenette & bath. \$400 month, includes electric/water/garbage. First/last deposit. *NO PETS* Available 2/1/04 *NO

FIREWOOD

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

MOBILE FOR SALE

OWN LAND? Want to set it up with a renter? Single-wide trailer, good condition. Ready to move. \$2,500 with pop-out, lots of built-ins and closet space. Also free single-wide trailer. Phone 592-6364. TS45-1p

FOR SALE

DARN NEAR EVERYTHING
 136 S Redwood Hwy
 Phone 592-5255.
 DNE41-5c

BEAD COLLECTION and findings; portable, handmade jewelry display box; large "History of Beads" poster. Items may be viewed at 144 S. Redwood Hwy. Tues. thru Sat., 11-5. Sold by appointment only. 592-6833. PC44-2c

YARD SALES

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

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

FREE

HORSE MANURE
 596-2951. PB45-tfc

CONSTRUCTION HELP WANTED

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

SHEET METAL

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 License #94699
 D&O7-tfc

STORAGE

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 175 Finch Rd. Kerby
 *8'x10' - \$32
 *10'x10' - \$37
 *10'x20' - \$67
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MINI MINI LOCKERS
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 592-2878 OR 450-8777
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24-HOUR ACCESS
 Safe, secure and convenient location
 (Located behind SOFCU)

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

WANTED

ATTENTION CRAFTERS! SPRING FAIR, March 26-28 at Douglas County Fairgrounds. Our 29th year! Booths available for quality crafts. For info send SASE to Spring Fair, 2004, P.O. Box 22 Dillard OR 97432. LM-43-3c

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WANTED

down less than 12 hours or need to be euthanized. For more information call 592-2957. CW42-8p

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

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

"BRAND NEW" 3-bedroom, 2-bath, split-bedroom designed Oakwood manufactured home on concrete foundation. Breakfast nook capitalizes on natural light and wooded 2.05 acres with excellent well. New 8'x16' front deck, landscaped with 2 boulders in the front yard. \$165,000. #HC4448.

OLDER, COTTAGE STYLE, 2-bedroom in country on private 1-acre site. Close to Hidden Valley High School, this home has rear patio, separate 2-car garage and 1-bedroom studio. All this for \$96,500. #MC4449.

SECLUDED 37 ACRES close to Lake Selmac with small single-wide mobile, well, septic, power and phone. 40'x40' shop with basement. Beautiful property. \$150,000. #RC4442.

8 ACRES within city limits. May be divided. City water available. Property was burned in 2003 - all level and assumable loan. \$75,000. DC4441.

NEW HOME, great location, detached garage 24'x27' shop. Custom designed ranch-style 1,402 sq. ft. with skylights, modern features and on fenced .26-acre lot. \$185,000. #AC4426.

RIVER FRONT RANCH on main Illinois River, private 30.9 acres with 2-story custom 4-bedroom, 3-bath home. Barn, guest house and irrigation rights, too. Watch fish spawn-gorgeous setting. \$635,000. #RC4433.

CABIN-STYLE 2-bedroom, with hardwood floors and nice oak cabinets. Also 2nd dwelling as rental. Wooded 2.71 pristine acres. Good value at \$139,900. #RC4434.

GREAT BUY!! 3-bedroom, 2-bath on 5.01 acres with shop, RV carport and separate garage. Lovely wooded setting. \$182,500. #BC4436.

GORGEOUS ELK CREEK water front 16.79 acres with meadow, trees and mountain views. Includes 2-bedroom 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 pumps, irrigation rights and equipment. \$549,900. #DC4321.

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 Hwy. 199 with more than 14,100 sq. ft. loading dock, office, storage, backs up to 5000' paved runway and more. Situated on 2.08 acres, zoned Rural Industrial. Cabinets, doors, etc., would be excellent manufacturing location. \$425,000. #RC4417.

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

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
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