

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.



221 S. Redwood Hwy. P.O. Box 835 Cave Junction, OR 97523
 (541) 592-4146 (866) 294-3882 www.oregonmountain.com


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

Three bedroom, two bath mobile home in very good condition. Buyer must move the mobile so that is factored into the price of only \$6,000 M139

Here is another mobile that needs to be moved. Two bedroom, two bath 14 x 66 in good condition. Includes window air, stove and all drapes & window coverings. Priced at \$7,000 M129

Selma Country living. Five wooded acres with a lovely 3 bedroom 2½ bath home. This spacious home has over 1900 sq 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 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 four bedrooms, two baths and over 2100 sq of living space, there is room for everyone. Spacious floor plan with split bedroom design. Ceiling fans throughout. Double car garage, nice shop bldg and two 10 x 10 outbuildings. Thompson Creek frontage. Just bring your clothes, dishes and move in! Owner wants this property sold yesterday. \$199,500 # 894



'We 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/

Call a Professional -
 Call Junction Realty

Thinking of selling your home? This is a good time. Interest rates are lowest in 45 years. They can't go much lower. Low interest rates have driven demand high and there is a shortage of inventory. This is a good time to sell, before the rates go back up. Call us and let us show you what other similar properties have sold for and what you might be expected to get!

Half acre in town with an older 2 bedroom 1 bath 500 square foot 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

On 7.3 acres sits a 1560 sf 1 bedroom home w/ 2 baths and huge living room, lots of deck and patio, heat pump, 3 RV hookups, 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


2700 sf 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 very private wooded property. Sited on 5 acres off the Oregon Caves Hwy. Locked gate so must have an appointment. \$209,500 #1075

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

On 3.3 private acres is a 938 sf 2 bedroom 2 bath Super Good Sense custom built 14 x 67 manufactured home. Lots of trees, backed up to government land, good well, RV port is lighted. Nice residential area not far out of town. #1114 \$122,000

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.

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

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: *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**

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

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
 Zoned Tourist Commercial: .42 acre with 2 bdrm 2 bath home, in need of TLC. Just \$79,900 #1806
 GREAT VIEWS 5.27 acres on slope. Great owner terms. Only \$40,000 # 1703
Planning on selling? Please give me a call, inventory is very low.
Janet Prescott
 592-4464 IVRE49-tfc

REAL ESTATE FOR SALE

SOLAR POTENTIAL 5 acres, nice setting in O'Brien. Shale road in. Has development permit, electricity nearby, 1500 gal water storage tank. Older 3 bedroom mfg. home. \$105,000 596-2160 **NB47-2c**

5.45 PARKLIKE ACRES mountain-side property, views, quiet. 2000 sf 5 bedroom mfg. home, outbuildings. Excellent horse property. Old cabin, excellent well. Needs finishing touches. \$249,000 596-2160 **NB47-2C**

MOBILE FOR SALE

70'X14' MOBILE HOME New roof. \$2500. 592-4840, 18049 Redwood Hwy, Selma, Kawliga Woodcarving. **PT47-3p**

YOU MOVE 10x55 mobile \$750, 14x66 3 bedroom 2 bath \$3000, need a little work. Both decent shape. 596-2160 **NB47-2c**

MOBILE RENTALS

3-bedroom, 2-bath mobile close to town, schools. \$500 mo. 1st, last and cleaning deposit. Available apx. Feb. 1 592-2722 Cell 660-8390. **SM46-2p**

2-BEDROOM 1-bath mobile home in adult park. \$395 per month. Phone (541) 9 4 4 - 5 8 1 8 . **RS46-3c**

2-BEDROOM 2-BATH mobile on private property. \$520 incl. water & sewer. Security deposit. Also 1-bedroom guest apt. \$350 plus security deposit. 592-6139 ext 303. Inquire at 416 East River St. **ML47-1p**

ONE BEDROOM single wide, walk to Selma. Electric heat. \$350/mo., first/last deposit. 597-2075 **JG47-1p**

ONE-BEDROOM apartment. \$300 and a 2-bedroom at \$395. Security \$100. Mt. Hope Lodge, 4905 Happy Camp Road. 592-2964. **LB45-tfc**

422 ADDISON, CJ. 3-bedroom, 2-bath \$825 month, 1st & last deposit. Separate shop available for \$300/month. Phone (541) 476-2127. **HDP46-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. **SM46-2p**

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. Phone evenings after 6 p.m. 592-2816 or leave message. **MH46-tfc**

S M A L L 2 - BEDROOM HOUSE clean, quiet, secure. You pay propane, electric. Drug & alcohol free environment. No pets. \$350 monthly, \$200 damage deposit. Apply now 541-592-2644 **GW47-1p**

SUBSCRIBE TO THE ILLINOIS VALLEY NEWS

FOR SALE

BLUEPRINT DUPLICATOR \$200, drill press \$40, radial arm saw \$25, jointer \$25. Phone 592-2025. **JM47-1p**

WASHER & DRYER Sears, like new. \$100 each. 597-4142 **VD47-1p**

UTILITY TRAILER 4' x 8', looks nice, good condition. \$475. 592-2876 **KP47-2p**

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. **GS39-12p**

FIREWOOD

SEASONED OAK full cord. \$130. U haul. 592-6878. **HB46-tfc**

PERPETUAL FLAME Soft wood for sale, \$125/cord, delivered in valley or \$100/cord, U-haul. Special 3 cords delivered, \$300. Dry hardwood available. \$155 per cord/delivered in valley. Phone (541) 660-8704. **K43-tfc**

AUTOMOTIVE

NOVUS REPAIR for stone-damaged wind shields prevents further cracking, restores optical clarity. Free repairs for most insured drivers, deductibles waived, we come to your car. (541) 848-2225. (800) 848-2225. **N46-July 19p**

1984 4X4 JEEP Wagoneer 4cyl. Clean inside & out. PB/PS/PW. Pdoorlocks. CD. Runs great. \$1500 OBO. 592-2700 **AM47-1p**

1985 VANAGON good condition, needs linkage work. Sunroof, excellent engine, \$750. 33' bus has electric hookups, \$300. 24' aluminum trailer, 6 4 . \$ 2 0 0 . 596-2160 **NB47-2c**

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**

SHEET METAL

if it's SHEET METAL We'll Make It!
 *Seamless Gutters
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 *Hard-to-Find Items
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 *Installation
 DOWN & OUT SEAMLESS GUTTERS 592-3391 License #94699 **D&O7-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

ILLINOIS VALLEY MINI STORAGE

102 S. CAVES AVENUE 592-2878 or 450-8777

LOWEST PRICES \$15 AND UP

24-HOUR ACCESS
 Safe, secure and convenient location
 (Located behind SOFCU)

REBUILT CHEVY ENGINE 4 bolt 350 long block ready to run. All parts standard. \$550. 8 ft. overhead camper, good condition, \$450. 592-4885 **JW47-2p**

FOR SALE Set of four used PU tires M+S LT 245/75 R16 Radial \$40. 592-6878. **HB46-tfc**

WANTED

WITNESS to accident 6/23/03: woman strikes eye on store shelf; great pain, big ruckus. Phone 592-2343, leave message. Thanks. **CH47-2p**

LOST

REWARD Lost black cocker with red collar. Caves Hwy/Holland Loop Rd. area. Local cell 415-0873 **MS47-1p**



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HELP WANTED

FOOD SERVER/BARTENDER position available at McGrew's Restaurant. Call first to apply in person between 10 a.m. and 2 p.m. Tuesday - Saturday. 596-2202 Ask for Suzie. **AK47-1c**

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**



103 N. REDWOOD HIGHWAY, CAVE JUNCTION, OREGON, 97523
 Web Site: C21harristaylor.com

GARDENS, FRUIT AND TREES surrounding lovely 4 bedroom, 2.5 bath ranch style home on .54 acre lot in Cave Junction. 4 skylights, bay window, tile entry and bathroom floors, heated shop, spa, garden shed, paved driveway, fenced back yard, satellite dish, master bedroom has private entrance and home has 3 sources of heat. Walk to town. \$135,500 BC 4451

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 TC 4340

CLEAN 2 bedroom, 2 bath 1974 mobile at Ole Joe's Park. \$10,000 OC 4390

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 OC 4421

CUSTOM BUILT 2000 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 WC 4444

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 RC 4434

NESTLED in tall fir trees - this cabin and 2nd home site on 2.98 acres is a must see. Build your dream home and only 20 minutes to Grants Pass. \$90,000 RC 4435

GREAT LOCATION - this 5.01 acres has a 3 bedroom, 2 bath, 1675 sq. ft. ranch style home with bay windows, covered porch, large metal 30'x40' shop, RV carport and detached garage. \$182,500. BC 4436

MAJESTIC MOUNTAIN VIEWS, pond, 2 sides BLM. Immaculate 3 bedroom, 2 bath 1512 sq. ft. Fleetwood manufactured home on 5.79 acres. Insulated garage/shop and double car port. \$179,000 MC 4392

EXCEPTIONAL 25+ ACRES in 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 DC 4401

ESTABLISHED LOUNGE AND RESTAURANT in down town Cave Junction with excellent income and upgrades galore. Price includes equipment and inventory with over 5400 sq. ft. on .55 acres. \$525,000 RC 4373

NEW CUSTOM BUILT 1402 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 AC 4426

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 TC4340

FABULOUS Illinois River front ranch in Illinois Valley. Two story 2300 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 RC 4433

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 LC 4429

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