

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

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. 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 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. ft. 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'
 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/realestate

Call a Professional - Call Junction Realty

NICE HOME on wooded setting in Selma with great view of 8 Mountain. A 1997 manufactured home sits on continuous perimeter foundation with detached 2 car garage. Home is 1620 sq. ft. with 3 bedrooms and 2 baths. Open floor plan, covered deck off utility room. RV parking. Very nice place for \$198,000 #1116

NEW HOME nearing completion. 3 bedrooms, 2 baths, more than 1700 sq/ ft. Will have all built-in appliances with lunch bar and breakfast nook, separate dining room. Large walk-in closet off main bedroom. Vaulted ceilings in living room. Above-code insulation to save you money for years to come. Attached 2-car garage on a city lot. All for only \$169,000 #1117

8 FLAT ACRES on Holland Loop with stalls for horses, very clean 3-bedroom 1-bath 1164 sq. ft. manufactured home. Pastoral setting with great views, new carpet, new kitchen floor, new well pump, covered screened porch, many outbuildings and some fruit trees. 18 g.p.m. well per owner. \$165,000 #1118

MORE THAN 95 ACRES with year round Sucker Creek running through the property. Some water rights. Massive 3 story barn, greenhouse, garden area, guest cabin and an 1800 sq. ft. 3-bedroom home. This is a rare and special property. Home and barn need some finishing \$379,000 #1018


3 5-ACRE PARCELS just out Rockydale a ways. 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 & up. #1090

10+ ACRES in Selma, hillside lot #35,000 #1110

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

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.


LAND
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1031-TAX DEFERRED EXCHANGES



Phone Jim Frick
 450-8777
 or
 592-2878

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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

422 ADDISON, C.J. New 3-bedroom, 2-bath \$825 month, 1st, last & deposit. Separate shop available for \$300/month. Phone (541) 476-2127. HDP46-tfc

FOR RENT, guest house. One bedroom, one bath, stove, fridge, oil heat. First/last security. \$350/mo. Four miles south of Cave Junction. 592-3814

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. SM48-4p

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

SMALL 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 GW48-1p

YARD SALES

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

COMMERCIAL RENTALS

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

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

OFFICE ROOM for rent \$100 per month at Valley Chiropractic & Health Center. Health practitioner preferred. Phone 592-6220 FT42-10P

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

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

2002 FORD EXPLORER XLS Auto transmission, 12,000 miles. Silver. Excellent condition. Tow package. 4WD, 6 cylinder. \$21,500 592-3306 S48-1p

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

1985 VANAGON good condition, needs linkage work. Sunroof, excellent engine, \$750. 33' bus has electric hookups, \$300. 24' aluminum trailer, \$200. 596-2160 NB47-2c

STUD SNOW TIRES used 2500 miles. P215/75 X 15 on wheels 15 X 6. Bolt pattern is 5 on 4.5 \$250. Phone 592-2407 GS48-1p

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

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 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
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 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)

FIREWOOD

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

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

GREAT CATS OF THE WORLD PARK looking for cattle or horses down less than 12 hours or need to be euthanized. For more information call 592-2957. CW42-8p

Great Rates Easy Application



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 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

Quality grass & clover hay, \$3 bale. 10-bale minimum. 592-2603. Emu oil \$5oz. JS45-5c

GOLD LOVE SEAT and beige rocker lounge chair. Fair condition. Phone 592-4926 ES48-1f

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

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 sq. ft. 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. SM48-4p

2-BEDROOM 1-bath mobile home in adult park. \$395 per month. Phone month. (541) 944-5818. RS46-3c

CLOSE TO TOWN 2-bedroom 2-bath plus add-ons. Wood and central heat. \$500 per month, first, last. \$400 security deposit. 592-6014 BJ48-1P

RV SPACE

RV TRAILER SPACE in Selma. Up to 35'. \$250 includes full hookups. 2 people maximum. \$100 security deposit. 597-4517. MS48-1p

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 Web Site: C21harristaylor.com

1970 DOUBLE WIDE 2-bedroom, 2-bath, 1440 sq. ft. mobile home. Clean and in very good condition. Listed way below assessed value. Decks included. \$11,000 #HC 4445

GORGEOUS WATERFRONT property with majestic trees on five acres. This 2-story house is spacious and light and has 3 bedrooms, 2 full baths, a separate 21'x24' garage and 24'x10' covered storage. Enjoy the sounds of Sucker Creek while you relax in your own meditation hut. A truly "must see" property. \$233,000 #HC 4446

THIS CHARMING 2-story home boasts a convenient location in town, with city water and sewer. Fenced for privacy, pets and has an established garden. This property has room for a family and a nice deck and yard for entertaining. \$133,000 #FC 4447

BEAUTIFUL VIEW of Siskiyou with 3 dry pastures, seasonal creek and adjoining BLM. Fenced and cross-fenced 9.89 acres with fenced orchard and established garden. 1-bedroom mobile with addition totaling approximately 1150 sq. ft. \$125,000 #MC 4440

LEVEL 3.18 ACRE MINIRANCH near West Fork Illinois River access. Cozy 2-bedroom, 1-bath ranch style home with fireplace, mountain views and screened-in porch. Great value \$120,000 #PC 4430

LEVEL TO ROLLING .77 acre near Lake Selmac recreation area, with 1-bedroom manufactured home. Great place to live while you build - well, power and septic in. \$50,000 #LC 4428

WHY RENT when you can own? Roomy 4-bedroom, 2-bath 1792 sq. ft. double wide on 2.37 acres, not far from the Illinois River. Good size rooms. Located 3 miles from Cave Junction and about an hour to the coast. 24'x24' deck with built in BBQ, mountain views and good well (per owner). Bring your critters. Just reduced - Only \$75,000 #EC 4410

WOODED 3 ACRES with 1990 built, 1943 sq. ft. home, knotty pine in living room, 2 wood stoves, fireplace and covered front porch. 2-car RV/carpport, small shop, fenced yard with roses. \$169,000 #KC 4411

GORGEOUS PROPERTY next to Lake Selmac! 2200+ sq. ft. house on 10.07 level acres. Custom home with private master suite, high quality kitchen, 3+ bedrooms and large utility/craft room. Also a new 2 stall barn, fenced pasture, hot tub, new pool and an unbelievable 988 sq. ft. garage. This house also has 2 water heaters. Bring your family and horses - you'll be right by the riding trails! \$299,000 #LC 4439

ENJOY the tranquil setting of this beautiful, level, 5 acre "park-like" property. Majestic trees and serenity welcomes you only minutes from town. Build your dream home or fix up the existing site-built 1-bedroom home. \$80,000 #PC 4437

HISTORIC ROUGH AND READY PARK on 89 pristine acres with ½ mile of W. Fork Illinois River frontage, 30 acres in pasture, swimming hole, horse-shoe pits, baseball field, 20 picnic tables, RV hookups & modern bathrooms. Private location with older home, 3 wells, irrigation rights and irrigation equipment. Beautiful property and well maintained. \$450,000 #RC 4370

MEADOW, PRIVACY and Spring. Selma acreage with 784 sq. ft. manufactured home. Hard to find type property, bordered by Federal land - this 71.98 acres is a must see. Some timber, great views and close to Lake Selmac. \$300,000 #TC 4400

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