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.

ountain 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. Twobedroom single wide mobile in town on an oversized 0.38-acre lot. Large lots like this one are scarce. Home overlooks a landscaped yard with mature trees. Check this one out. Just REDUCED to \$59,000 #883

5.34 LUSH ACRES in the heart of the valley on Garner Rd. Nestled on the parcel is a three-bedroom two-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 \$10,000 PRICE REDUCTION, now: \$179,000 #880

THREE-BEDROOM HOME on a country acre. This cozy home has just more than 1,100 sq. ft. of living area. Nice rock fireplace/ hearth to keep you warm on those chilly winter days and several shade trees to keep you cool this summer. Situated on a dead end road. Smaller country parcels like this one are scarce. \$92,000 #891

IN TOWN COMFORT in this three-bedroom, one-bath home with more than 1,700 sq. ft. of living space. The large family room will surely be the place your family will gather. Attached garage, large RV port, shop and landscaped with in-ground sprinklers in front. Located on a cul-de-sac for privacy. \$130,000 #872

REAL ESTATE

FOR SALE

FRESH NEW DU-

PLEX 200 Junction

Avenue. 2,000 sq. ft.

2-bedroom/2-bath

with garage. H. D.

Patton-built home.

nearing completion.

Adjoining home can

be purchased sepa-

rately. \$185,000. For

24-hour info: 1-800-

MOBILE

HOME New roof.

Hwy, Selma, Kawliga

MOBILE RENTALS

mobile close to town,

schools. \$500 mo.

1st, last and cleaning

deposit. Available

apx. Feb. 1 592-2722

4-BEDROOM, 2-

BATH double wide

country mobile

home. Woodstove,

laundry room, large

covered deck, family

and dining room.

\$550 with security.

YARD SALES

70'X14'

\$2500

18049

Woodcarving.

3-bedroom,

Cell 660-8390.

JCJ49-tfc

MOBILE

597-4840,

Redwood

PT49-3p

2-bath

SM48-4p

254-4760 Ad#200

REAL ESTATE LOTS/ACREAGE



DREAM PROPERTY: 5 acre woods & pasture with creek. Like new, 1,200 sq. ft. manufactured 3bedroom 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

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 Only garage. \$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

Janet Prescott 592-4464 IVRE49-tfc

REAL ESTATE

Buying or Selling - Customer Service

Communication - Follow-up Service

Results!!!

Carl & Lori LaFlamme

www.liveingrantspass.com (800) 460-6873 office (541) 659-5644 Lori's cell (541) 659-0487 Cari's cell

ERA Prestige Homes

me a call, inventory

is very low.

RENTALS

JUNCTION and twobedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services, 592-4959 (541) 572-3611 GMS2-tfc

Cave Junction area: *2-bedroom, out-oftown, 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, CJ. New 3-bedroom, 2bath \$825 month. 1st , last & deposit. Separate shop available for \$300/month. Phone (541) 476-2127.

HDP46-tfc

HOUSE WITH RIVER. Nice, roomy, clean, private studio. \$350 per month plus \$650 deposit. Cell phone 541-890-2333 RF49-1p

Small country home. Available Feb. 1. 2bedroom, 2-bath. Washer/dryer hookups. Attached garage. \$650. month. 1st and last. Cleandeposit. 592ing 2722. Cell:660-8390.

SM48-4p 2-bedroom duplex located at 550 S. Old Stage Rd., Cave Junction. month for up tenants. Ea tional tena ver 2 add \$50 mth. 4 x. First tenants tenants > month 4 and \$500 deposit resecu BEFORE

541-592-6348 KW49-1p

RAIN OR SHINE: Yards for Some with houses! See Mike Palmer Realty today! 596-

in. Sewer, & garbage are paid. Pets by prior

approval only. \$100 non-refundable deposit plus \$25 month sale / per pet. 2 pets max. Phone evenings after 6 p.m. 592-2816 or 2026 in O'Brien. leave message.

HELP WANTED

MH46-tfc

CASHIER IN BUSY HARDWARE/ LUMBER supply store. Must have some knowledge of hardware, have a mature and cheerful demeanor, and be accurate with cash register transactions. Some lifting required. 40 hours/week, work most Saturdays, off Sundays. Pay depending on qualifications. Benefits package. Call in advance to Randy Town 592-3540.

VBS48-2c

Call a Professional -

"We Know the Valley"

111 N. Redwood Hwy. - P.O. Box 849 Cave Junction, OR 97523 800-238-6493 / 541-592-3858

Call Junction Realty Home Page at www.cavejunction.com/realestate

Fax 541-592-3963 ictreal@caveiunction.com

THREE 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

2,700 SQ. FT. OPEN, SPACIOUS HOME with a huge living room, 2 large bedrooms, 21/2 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

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

WANT A BUSINESS OPPORTUNITY? How about three? Auto towing, recycling and lien clearance, includes 2 acres, a house, a shop and inventory for \$312,500 #1052

5 ACRES IN O'BRIEN, level. \$32,000 #1108

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

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

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 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

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.

COMMERCIAL RENTALS

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

JM48-2p

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-GS39-12p 8279.

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

S48-2p

FOR SALE

SEARS UPRIGHT FREEZER \$100. Very clean. 596-2060 KJ49-1p

CONSTRUCTION HELP WANTED

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

SUBSCRIBE TO THE **ILLINOIS VALLEY NEWS**

EQUIPMENT RENTAL

EXCAVATOR EX120 Kubota 151 18", 24", 42", 48" buckets. Small dozer with 6way 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 *Duct Work & Fittings *Roof Flashing *Hard-to-Find Items *Fabrication

*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

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

\$15 AND UP

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) <u>660-8704</u>. K43-tfc

LOST

MISSING from 512-3 S. Redwood Hwy., old mirror, buffet, ice chest, wheelbarrow and small miscellaneous. Please phone 597-4012 if seen or have. \$100 reward. MF49-2P

WANTED

HOUSE CLEANING JOBS \$9.50 per hour. Phone Chrissy 592-5061 or 592-6255

CB49-2p

DEFERRED WATERFRONT COMMERCIA REALTOR RESIDENTIAL Phone Jim Frick

Great Rates Easy Application



Harris & Taylor

Rates and Terms

 Home Equity Loans/Lines of Credit

 Locally Owned and Trusted

 Purchase/ Refinance Competitive

450-8777

or 592-2878



Rosita Redd



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

HIGHEST QUALITY grass hay. \$3.50 per bale. Phone 592-3673

PW49-4p

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. 10bale minimum. 592-2603. Emu oil \$5oz.

JS45-5c

Harris & Taylor

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

BRAND NEW 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' x 16' front deck, landscaped with 2 boulders in the front yard. \$165,000 #HC 4448

RIVERFRONT RANCH on main Illinois River, private 30.9 acres with story custom 4-bedroom, 3-bath home. Barn, guest house and irrigation rights, too. Watch fish spawn - gorgeous setting. \$635,000 #RC 4433

SECLUDED 37 ACRES close to Lake Selmac with small single wide mobile, well, septic, power and phone. 40' x 40' shop with basement. Beautiful property. \$150,000 #RC 4442

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 #RC 4434

GORGEOUS ELK **CREEK** water frontage 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. #RC 4300

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 wheelchair decks. accessible, fenced garden, irrigation rights, pond, 4 bay equipment shed and . x 36' shop. \$269,000 #LC 4418

NEW HOME, GREAT LOCATION, detached 24' x 27' shop. Custom designed ranch style 1,402 sq. ft. with skylights, modern features and on fenced 26-acre lot. \$185,000 #AC 4426

OLDER, COTTAGE STYLE, 2-bedrom in country on private 1-acre site. Close to Hidden Valley High School, this home has rear patio, separate 2 car garage and 1bedroom studio. All this for \$96,500. #MC 4449

TERRITORIAL MOUN-TAIN 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 sumps, irrigation rights and equipment. \$549,900 #DC 4321

GREAT BUY! 3bedroom, 2-bath on 5.01 acres with shop, RV carport and separate garage. Lovely wooded setting. \$182,500 #BC 4436

PRISTINE SETTING amidst towering Evergreens - this custom designed 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 #DC 4414

LARGE INDUSTRIAL BUILDING in Illinois Valley on Hwy. 199 with more than 14,100 sq. ft., loading dock, office, storage backs up to 5,000 foot paved runway and more. Situated on 2.8 acres, zoned rural industrial. Cabinets, doors, etc. would be excellent manufacturing location. \$425,000 #RC 4417

HEAVILY WOODED WITH MARKETABLE TIMBER. This 5 acre river-front property is gorgeous! Small, but modern 14' x 48' 2bedroom, 1-bath Fleetwood manufactured home. Small shop, 2 wells, buried water lines and 2,000 gal. water storage tank. \$125,000 #AC 4244

CENTURY 21 Harris & Taylor

Leading the way!

Always on the cutting edge. National & even Worldwide exposure for your property.

REAL ESTATE FOR THE REAL WORLD

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* STEVE LYONS 592-9201

* IAN CROSBY 592-9687

* TAMI HARRIS - 592-3181

Century 21.com

Each Office is Independently Owned (541) 592-3181