

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 four bedrooms, two baths and over 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 buildings and two 10' x 10' outbuildings. Thompson Creek frontage. Just bring your clothes, dishes and move in! Owner wants this property sold yesterday. **JUST REDUCED to \$194,000 #894**

A LITTLE BIT OF EVERYTHING, smaller, older 2-bedroom home, seasonal stream, trees, pasture, fencing and 40 mostly level acres. Located about 7 miles from Cave Junction. A lot for your buck! Large parcels like this are getting scarce. **\$200,000 #531**

SELMA COUNTRY LIVING. Five wooded acres with a lovely 3-bedroom, 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 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**

IN TOWN COMFORT in this 3-bedroom, 1-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 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**



We live in the Illinois Valley

REAL ESTATE

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Results!!!

Carl & Lori LaFlamme
www.southernoregonhomestore.com
(800) 460-6873 office
(541) 659-5644 Lori's cell
(541) 659-0487 Carl's cell
ERA Prestige Homes

WANTED

WANTED DOUBLE-WIDE MOBILE HOME with vaulted ceiling, good condition. Phone Jim, 592-9220. **JM51-3p**

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**

1 - B E D R O O M TRAILER with living room tip-out perfect for single or couple. \$250/month + electricity. 596-2309 **SL502p**

2-BEDROOM, 1-BATH mobile in town. Fenced yard. \$400/month, \$500 deposit. Please leave message 592-3066. **DH50-2p**

TWO-BEDROOM, TWO BATH, 14' X 70' MOBILE. City lot. Washer/dryer, dishwasher. No pets. New carpet, storage, garage. Prefer adults. \$450, first, last plus \$500 deposit. For information phone 597-2235. Available after April 1. **HK51-4p**

MOBILE FOR SALE

70'X14' MOBILE HOME New roof. \$2500. 597-4840, 18049 Redwood Hwy, Selma, Kawliga Woodcarving. **PT49-3p**

OWN LAND? Want to place a mobile rental on it? 3-bedroom, 2-bath older mobile, good condition, \$2,200. You move. Has tongue. 592-6333 **TS51-2P**

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**

360 CAVES HWY. 1700 sq. ft. currently Cone Ten Pottery. Could be split in half. \$700 OBO. Phone 592-3669 or 601-1520 **CM51-tfc**

FOR SALE

HOME UNDER CONSTRUCTION 433 Addison Lane, 3-bedroom, 2-bath with garage. 1,248 sq. ft. with unfinished bonus room. \$125,000 476-2127 **HDP51-tfc**

REAL ESTATE FOR SALE

FRESH NEW DUPLEX 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 separately. \$185,000. For 24-hour info: 1-800-254-4760 Ad#200 **JCJ49-tfc**

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

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
FIXER: 4-bedroom, 1-bath mobile/addition. Nicely treed, secluded 2.81 acres. \$79,900 with owner terms. #1807
5.12 ACRES Road and pad roughed in on county road. \$55,000 with terms. #1808
Planning on selling? Please give me a call, inventory is very low.
PRIVACY yet close to town! A very well-maintained home on a beautifully treed .78 acres. Vaulted tongue and groove pine ceiling, pine kitchen cabinets, nice rock behind wood stove, deck. Cute as a button for only \$135,000. Phone Mary Hart at Windemere, 541-956-9925 **MH51-1c**



Call a Professional -
Call Junction Realty



'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/realestate

REDUCED PRICE. INCREDIBLE PROPERTY AND HOME. 2,708 sq. ft., 2 large bedrooms and 2 1/2 baths. Big garage under house with root cellar and shop. Very private. Wooded with year-round creek with domestic water rights. Also detached garage and mobile home. 5 acres, 10 miles from town. Huge living room. Lots more. A **REAL STEAL** at \$209,500. #1075

SEE TO APPRECIATE. 3-bedroom, 2-bath mobile ('90) on 14.9 acres with Sucker Creek frontage. Level with in-ground sprinklers with timers. Large deck overlooks front yard and creek. 2-story shop is 20' x 50' on bottom, set up for woodworking with extra rooms. Remodeled with lots of wood on floors and walls. Comfy. Owner will carry with half down. \$249,000 #1112

LARGE 1-BEDROOM SECLUDED HOME. Heat pump, wood and electric. 16' x 20' master bedroom with walk-in cedar closet. Separate 12' x 12' guest room. Also 19' x 19' guest quarters off garage. Very special, attractive home. 2 full RV hook-ups (3rd with well and electricity), carport, chicken coop, pig pen, and garden area on 7.3 acres Good well. \$233,000 #1112

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

EXTRAORDINARY VACANT LAND. Close to undeveloped city park. On the river with (get this) a year-round creek. 36 acres with lots of trees. Only one mile to town! \$190,000 #973

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.

FOR RENT

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 \$775 month, 1st, last & deposit. Separate shop available for \$200/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. **SM48-4p**

2 BEDROOM IN TOWN. Very clean. \$550 month, \$700 security. Phone Junction Realty 592-3858 **JR49-tfc**

DUPLEX FOR RENT 200 S. Junction \$700. First, last, deposit. New 2-bedroom 2-bath with garage. Available end of March. Phone 476-2127 **HDP51-tfc**

The Home Loan Store of Grants Pass

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VENDORS WANTED

S E E K I N G V E N D O R S for local arts and antiques mall. Please phone 592-6037 or 597-4154 **DK51-1p**

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*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

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**

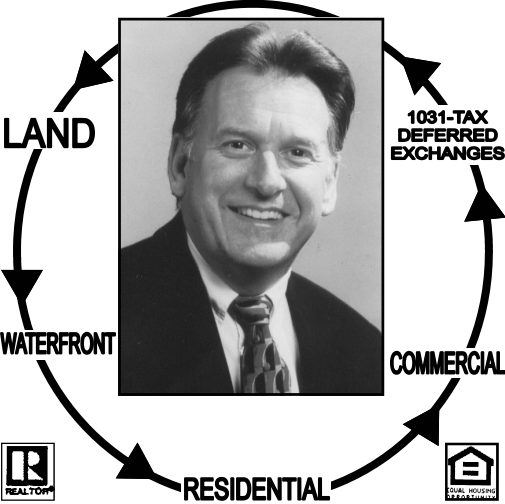
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102 S. CAVES AVENUE 592-2878 or 450-8777

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Illinois Valley Real Estate
216 South Redwood Hwy. (PO 856), Cave Junction, Oregon 97523

3.59 acres, 24 x 26 sq. ft. garage, well and septic installed! \$69,900 #1803

Stick-built house! 3 bedrooms, garage, .83 acre. \$137,000 #1766

269 acres, gold mine, cabin, BLM 2 sides, creeks. \$625,000. #1810

E-mail: **Open Sundays too!** Web Pages: **www.ivland.net**
ivland@cavenet.com **www.rogueweb.com/ivre**



Harris & Taylor

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

1ST TIME ON MARKET SINCE 1949! Great income potential on 5.1 acres. Restore and live in the charming 1925 vintage 2-story, 3-bedroom home and let the rentals make the payment. Large pantry and bath. New roof, seasonal creek, old orchard with variety. \$198,000 #FC 4471

CLASSIC 1929 VINTAGE 2-STORY RANCH house on beautiful 44.86 acres in Selma. Large covered porch, fenced and cross-fenced, irrigation rights on 29 acres, hay barn and detached garage. All this for \$450,000. #RC 4470

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 #WC 4444

FABULOUS ILLINOIS RIVER-FRONT RANCH in Illinois Valley. Two-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. #RC 4433

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

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

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

5 ACRES OF USABLE, level ground. Rare find at this price. \$32,000 #KC 4366

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 #AC 4426

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

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 carport. \$179,000 #MC 4392

CLEAN 2-BEDROOM, 2-BATH MOBILE at Ole Joe's Park. \$10,000 #OC 4390

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

BEAUTIFUL LARGE ACREAGE with septic site approval and gorgeous trees in Selma. Incredible 56.48 acres with seasonal creek, mountain views. Only \$99,500 #TC 4339

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

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 downtown Cave Junction with excellent income and upgrades galore. Price includes equipment and inventory with more than 5,400 sq. ft. on .55 acres. \$525,000 #RC 4373

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