

# 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. PO Box 835 Cave Junction, OR 97523  
 (541) 592-4146 (866) 294-3882 www.oregonmountain.com

**5.34 LUSH ACRES** in the heart of the valley on Garner Road. 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 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 just down the street from the river. Smaller country parcels like this one are scarce. \$92,000 #891

**2001 PALM HARBOR** modular home on five private acres in the Selma area. With four bedrooms, two baths and more than 2,100 sq. ft. of living space, there is room for everyone. Spacious floor plan with split bedroom design, lovely fireplace and ceiling fans throughout. Double car garage, nice shop building and two 10' x 10' outbuildings. Thompson Creek frontage. **JUST REDUCED TO \$194,000. #894**

**FIRST TIME HOME BUYERS** perhaps this is for you. Two-bedroom single-wide mobile in town on an oversized .38-acre lot. Large lots like this one are scarce. Home overlooks a landscaped yard with mature trees. You could be living here in no time at all! Check this one out. **Just REDUCED TO \$59,000. #883**

**'We Know the Valley'**  
 Junction Realty  
 111 N. Redwood Hwy. - PO 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

**NEW ON MARKET!** 3-bedroom, 1 3/4-bath, 1,424 sq. ft. frame home in the city of Cave Junction near Evergreen School. Good condition! \$119,900 #1124

**NEW LISTING:** Livable older mobile on 5 acres out in the Thompson Creek area of Selma. Sits back from road, overlooks gentle slope through the trees. Take this mobile off and build on this parcel. \$84,500 #1125

**ON ALMOST 15 ACRES** on Sucker Creek sits a 3-bedroom, 2-bath manufactured home with beautifully done additions. Lots of creative wood interior. Well landscaped yard with views of creek and surrounding mountains. 2-story shop. Mostly level. Very beautiful property and setting. \$249,000 #1120

**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

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

**1 2/3 ACRES COMMERCIAL** with 2,248 sq. ft. home and large shop adjacent to I.V. Building Supply. \$199,500 #998

**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 and up. #1090

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** **WATERFRONT** **COMMERCIAL** **RESIDENTIAL** **1031-TAX DEFERRED EXCHANGES**

**Phone Jim Frick**  
 450-8777 or 592-2878  
 Harris & Taylor

**REAL ESTATE LOTS/ACREAGE**

**REAL ESTATE FOR SALE**

**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, \$148,000 #1799  
 Mountain views from your backyard. 3-bdrm, 2-bth home on 5 acres. Approx. 1,590 sq. ft. detached double car garage. Only \$229,000 #1801  
 GREAT VIEWS 5.27 acres on slope. Great owner terms. Only \$40,000 #1703  
 SELMA AREA: 10.10 acres, views from top, power nearby. \$55,000 #1811  
 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.**  
**Janet Prescott**  
**592-4464 IVRE49-tfc**

**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

**I BUY UGLY**  
 Houses and plexes, any area or price range. Land too. Close quickly. (541) 474-1576 GP52-5p

**WOOD PRODUCTS**

**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

**MARVIN GARDENS SAWDUST**  
 7-yard load \$105 delivered. 597-4608 or 287-0281. DS2-4p

**BLACK OAK WANTED**  
 Also Alder, Maple and Ash. Saw logs, timber deeds. Contact John Holte 541-915-9125 Northwest Hardwoods - Eugene, OR JH2-4C

**FARM AND FIELD**

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

THREE CREEKS RANCH now taking orders for grass hay, first and second cutting. 25 percent discount for 10 tons or more. 592-3750 TCR-tfc

FREE ROOSTERS, one year old, mixed breed. For your flock or to good use. Phone after 6 p.m. 592-5322 KR2-1f

**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)

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

**Great Rates Easy Application**

**Genie Gilliam, President**  
**Rosita Redd, Loan Officer**

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**3PM Mortgage**  
 (800) 713-1102

**Illinois Valley Real Estate**  
 216 S. Redwood Hwy (PO 856), Cave Junction OR  
 541-592-4464

**NEED**  
 Cave Junction commercial property

**NEED**  
 homes under \$150,000 (city or country)

**NEED**  
 modest home, 1+ acre, less than \$180,000

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

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 (541) 659-5644 Lori's cell  
 (541) 659-0487 Carl's cell  
 ERA Prestige Homes

**HOMES 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

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

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

BIG HOUSE IN TOWN. Walk to schools. 3 bedrooms, 2 baths. \$775, first, last, deposit. (541) 621-2753 MC1-2p

SMALL COUNTRY HOME. Available Feb. 1. 2-bedroom, 2-bath Washer/dryer hookups. Attached garage. \$650/month. 1st and last. Cleaning deposit. 592-2722 Cell: 660-8390 SM1-4p

**MOBILE RENTALS**

TWO-BEDROOM, TWO BATH, 14' X 70' MOBILE. City lot. Washer/dryer, dishwasher. No pets. New carpet, storage, garage. Prefer adults. No smoking. \$450, first, last plus \$500 deposit. For information phone 597-2235. H.U.D. available. HK51-6p

3-BEDROOM, 2-BATH mobile close to town, schools. \$500/mo. 1st, last and cleaning deposit. Available approximately Feb. 1. 592-2722, cell 660-8390 SM1-4p

**COMMERCIAL RENTALS**

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

**Private Loan Specialists!**  
 For 17 years we have matched lenders & borrowers to solve unique situations.  
 Self Employed \*New Business \*Bridge Loans \*Foster Care \*Out of State Borrowers \*Land Fast & Courteous Service  
 Compare our Rates!  
**Rogue River Mortgage LLC**  
 Lynn Costantino or Bob Puntney  
 476-6672 or 800-659-6172

**THE HOME Loan Store of Grants Pass**  
**Steve Elliot**  
**659-2142**  
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 Purchases  
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 100% Financing  
 Credit Issues are OK  
 "We Make Loans Work"

**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**  
 6'x12' - \$30  
 8'x12' - \$45  
 10'x12' - \$55  
 592-2878 or 450-8777  
 102 S. CAVES AVENUE

**YARD SALES**

**MOVING SALE** Saturday. Plants, furniture, glass, collectables. 750 McMullen Creek Rd., Selma, off Lakeshore Dr. 597-4402. Follow the balloons. JD2-1p

**HUGE YARD SALE** April 2 and 3, 8 to 2, rain or shine, all inside. A house full of stuff. 2352 Rockydale Rd. MM2-1p

**MORE COLLECTIBLES** 11062 Takilma Rd. 27th, 28th, 29th, 8 a.m. to? Everything must go. DK2-4p

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**YARD SALES**

**BIG YARD SALE** 9 a.m. to 5 p.m., Saturday and Sunday, March 27, 28; April 3, 4. Tools, bikes, household items. Two RX7 Mazdas. Welder, generator. 8733 1/2 Takilma Rd. RK1-2p

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

**RUMMAGE SALE** ST. PATRICK'S Church, 407 W. River St. Friday, 9 to 4, Saturday, 9 to 3. KP2-1p

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**YARD SALES**

**ROSES ARE RED,** violets are blue 4th annual yard sale is waiting for you. Glassware, furniture and more on April 3rd and 4th from 9 to 4. 280 North Old Stage Road, please come lighten our load. Inside the garage rain or shine, you never know what you can find! DT2-1p

**INDOOR MOVING SALE** 10 a.m. to 3:30 p.m. 4/3 to 4/17. Everything goes, from A to Z. 117 S. Boundry. 9-foot garage door, Fiberglass with opener. HH2-3p

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

**OLDER SINGLE-WIDE** 2-bedroom in well established park. Rent is \$195 including water, sewer and garbage, many upgrades, fenced area for dog, shop and large carport. \$14,000 #RC 4475

**120 BEAUTIFUL SECLUDED ACRES** in Selma not far from Lake Selmac. Building site with power, phone, drilled well and septic permit. Trees, great views and assumable loan. \$175,000 #RC 4443

**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. Newer roof, seasonal creek, old orchard with variety. \$198,000 #FC 4471

**GARDENS, FRUIT,** and fir 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

**CLEAN 2-BEDROOM,** 2-bath 1974 mobile at Ole Joe's Park. \$10,000 #OC 4390

**REMODELED LIKE NEW** this 2-bedroom cottage style charmer is a must see. Situated on .86-acre site with views. New appliances, tile entry floor and more. Call for details. \$98,500 #RC 4450

**FABULOUS INSULATED** 40' x 66' shop/apartment with new 1,296 sq. ft. double-wide with custom cherry-stained cabinets and Trek wrap-around deck on park-like 2.57 acres in Grants Pass area. \$275,000 #CC 4476

**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

**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

**CABIN IN THE MOUNTAINS** Cozy 2-bedroom, 1-bath home nestled on 10 wooded acres on the east side of Eight Dollar Mountain. Spring water, storage, shed, large deck and incredible mountain views. \$130,000 #WC 4432

**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

**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 sumps, irrigation rights and equipment. \$549,900 #DC 4321

**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

**Century 21 Harris & Taylor**  
 Leading the way!  
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**REAL ESTATE FOR THE REAL WORLD**  
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 \* JIM FRICK 592-2878  
 \* SANDY GLAMACK 592-3306  
 \* STEVE LYONS 592-9201  
 \* IAN CROSBY 592-9687  
 \* TAMI HARRIS - 592-3181

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