

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

THREE-BEDROOM, TWO BATH double-wide 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 and window coverings. Priced at \$7,000. #M129

TOP OF THE LINE 1999 Redman mobile. Three-bedroom, two-bath, with about 1,100 sq. ft. of living area. Located in the Kerby park. Range, porches, awning and skirting included in sale. \$45,000 #M140

CUTE OLDER HOME on a country acre. Here is a two-bedroom, one-bath home with real wood in the bedroom and living room. Has about 860 sq. ft. of living area. Oh yes, there is another 1.59 acres in the tax lot behind which is also included in this sale. Nice trees on this property. Planning Department says that both lots are zoned for residential use so perhaps this may be a two family set up. \$149,000 #901

VACANT LAND. This 5-acre parcel was just listed. Features a rolling terrain, seasonal creek and standard septic site approval. Has frontage on Redwood Hwy. and Arrowhead Dr. Priced at \$63,000. #900

'We Know the Valley'
 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 LISTING: Frame-built home on almost a half-acre on the edge of Cave Junction. This was an old home that has been rebuilt over the years and done well. Its approximately 1,700 sq. ft. has very nice sized rooms except for the small bedroom. The largest bedroom is huge with a huge walk-in closet, an area for computer or crafts. There is a large utility room and two rooms off the shop plus a bathroom. One room is completely finished for guests or extended family. Shop has plenty of room and some outside covered storage. Circle drive, wood, propane and electric heat. A must see for \$165,000. #1126

8 FLAT ACRES on Holland Loop with stalls for horses, very clean 3-bedroom, 1-bath, 1,164 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. 18.5 g.p.m. well per record. \$149,000 #1118

MADRONE MOTEL FOR SALE! 6 rooms, 2 with kitchenettes, 2 apartments, 2-bedroom cabin, two 2-bedroom mobiles, RV space and 3-bedroom, 3-bath, 2,000 sq. ft. home all for \$369,900. #1060 mls #102161

TAKE YOUR PICK of adjacent 14+ acre parcels. Potential views, lots of privacy. Part of the old Waldo town site. Zoned Serpentine. No power, no septic approvals, no wells. Asking \$49,900 each #1061/2 mls#102236/7

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

Phone Jim Frick
 450-8777 or 592-2878

Century 21 Harris & Taylor

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HOMES FOR RENT

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

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

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

LOST AND FOUND

LOST DOG, female named Petunia. Reddish brown, short legged. Near I.V. Open Door in Selma, March 31. Please phone Dodie, 597-2197. Thanks DV3-1p

FOUND, POT-BELLIED PIG in Kerby. Call to claim or give new home or help find home. Cannot keep. Phone 592-4695 JB3-1f

ILLINOIS VALLEY MINI STORAGE
 102 S. CAVES AVENUE
 592-2878 or 450-8777
LOWEST PRICES \$15 AND UP
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 (800) 713-1102

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

STICK BUILT HOUSE! 3-bedroom, garage, .83 acre. \$137,000 #1766

10+ ACRES in Selma. \$55,000 #1811

RIVER PROPERTY; 20+ acres, unique home. \$549,000 #1795

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

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

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

REAL ESTATE 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

HOME FOR SALE BY OWNER 210 West River Street, Cave Junction. Three-bedroom, 2-bath, large garage, large deck, Good Sense Home. 1,723 sq. ft. Owned by non-smokers. Many extras. Phone (541) 458-5166 LZ3-1p

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

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

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

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

FARM AND FIELD

GRASS HAY, \$4; pea and wheat hay, \$2.00; 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

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

WANTED

WANTED: CAR DOLLY. 592-3857 EH3-2p

WANT TO BUY postage stamp collections, all or part, domestic and foreign. Phone 592-3419 evenings. RJ3-1p

SUBSCRIBE TO THE ILLINOIS VALLEY NEWS
 592-2541

YARD SALES

FRIDAY, SATURDAY, April 16 and 17, 8 a.m. to 5 p.m., 5373 Holland Loop. Lots of good stuff. Cancelled if raining. VS3-2p

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

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

117 HOLTON CREEK ROAD, Kerby. Good stuff: fishing lures, jigs, sheepskin rugs, surround sound stereo, large speakers. Thursday, Friday, Saturday. CK3-1p

COMING SOON Darn Near Everything's Barn Sale. Everything from "purdee junk" to good stuff. Too much to even begin listing, must come. Watch next week for details. Questions? 592-5255 DNE3-2p

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

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

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

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

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. #TC 4339

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

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

TIMBER, PAD AND WELL on site. Gorgeous end of the road, 53.5 acres with B.L.M. on 2 sides, seasonal creek, mountain views and close to Lake Selmac recreation area. Only \$99,500. #TC 4340

BEAUTIFUL VIEW OF SISKIYOU with 3 dry pastures, seasonal creek and adjoining B.L.M. Fenced and cross-fenced 9.89 acres with fenced orchard and established garden. 1-bedroom mobile with addition totaling approximately 1,150 sq. ft. \$125,000 #MC 4440

WHAT A FIND! 11.4 acres with the Illinois River in the back. 2-bedroom home with adjacent guest cottage, shop/garage, carport, shed, RV parking and property may be dividable. \$149,500 #RC 4472

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

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

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

COMMERCIAL / INDUSTRIAL space for rent. 1,800 sq. ft. building with highway frontage, great visibility. Outdoor storage, sales or manufacturing space. 592-3673 PW3-4p

FREE

HEAVY CONCRETE CHUNKS. Good for blocking roads, boat anchors, stream bank protection, or? 592-3673 PW3-1f

REAL ESTATE FOR THE REAL WORLD
 * CAROL DOERING 287-0248
 * JIM FRICK 592-2878
 * SANDY GLAMACK 592-3306
 * STEVE LYONS 592-9201
 * IAN CROSBY 592-9687
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