

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, ONE-BATH, 1,486 sq. ft. home on about .6 of a country acre. Smaller parcels in the country are scarce. Home was built in 1956 and has a carport, covered patio and porch. Property has room for a garden and is bordered by fields on two sides. \$159,000 #912

WHAT A VIEW! This 80-acre parcel has the driveway in, well drilled, holding tank installed and the septic system in place. Property adjoins National Forest for added privacy. With an east slope, the views of the valley are tremendous. This is the perfect spot for that custom home. Power is not on the property. \$200,000 #905

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

HOW ABOUT A HALF ACRE on Holton Creek Road? Property is level in the front, slope in the rear and has scattered trees. Zoned RR-5 so it might just be the spot for your home. \$29,500 #906

EDGE OF TOWN is the location for this .89-acre parcel with a single-wide mobile home. Features two bedrooms, one bath, new carpet and a new front deck. Has a well and septic system. Possible owner financing with a reasonable down. \$79,000 #899



We live in the Illinois Valley

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Communication - Follow-up Service**

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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

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

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, \$148,000 #1799

Mountain views from your backyard. 3-bdrm, 2-bath home on 5 acres. Approx. 1,590 sq. ft. detached double car garage. Only \$219,900 #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

MOBILE FOR SALE

DOUBLE-WIDE mobile fixer-upper. You move off lot. As is, \$4,000. 592-3936 SM9-4c

REAL ESTATE WANTED

QUIET HOME OR LAND in Illinois Valley area. (707) 621-1011

SB9-4p

COMMERCIAL RENTALS

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

360 CAVES HWY. 1,700 sq. ft. currently Cone Ten Pottery. Could be split in half. \$700 OBO. Phone 592-3669 or 601-1520.

CM51-tfc

YARD SALE

MOVING SALE starts Thursday, 5/20, 9 a.m. until gone. New stuff every day as storage shed is emptied. 145 Jonathon Ct.

EW9-1p

MULTI-FAMILY YARD SALE May 14 through May 22, 9 a.m. to 6 p.m. all week. 3835 Lakeshore Drive, Selma (across from Deer Creek Grange). Our stuff could be your treasures.

DA8-2p

BARN SALE

Darn Near Everything's overflow. New items each day. Too much to list. Furniture, tools, household. 119 Smith Sawyer Rd. 3 Miles up Caves Hwy. Look for signs. Friday, Saturday, 9 - 4. No early birds please.

DNE9-1c

HOMES FOR RENT

422 ADDISON, CJ. New 3-bedroom, 2-bath \$775 month, 1st, last & deposit. Separate shop available for \$200/month. Phone (541) 476-2127.

HDP46-tfc

LARGE 2-BEDROOM home with den on acreage, \$650 per month, \$750 security deposit. Phone Doug for availability and application. 592-3858

JR9-1c

TAKING APPLICATIONS for 1-bedroom guest apartment. \$375 per month, tenant pays electricity. \$400 security deposit before moving in. 592-6139 ext. 303

ML9-1p

NICE SPARKLING CLEAN 2-bedroom duplex near town. Carport, washer and dryer hook-ups. \$475 per month. \$500 security deposit applicant screening. HUD approved. 592-2096

JL9-tfc

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

MOBILE HOME for rent. Selma area, 5 acres, \$500 per month. 592-5217.

FT8-2p

AVAILABLE 6/5/04 two-bedroom trailer on large fenced yard for rent. 111 A Dick George Rd. First, last, cleaning deposit. References taken at 111 B Dick George Rd. HUD OK. 592-4177

AB8-2p

YARD SALES

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

PR47-tfc

137 N. JUNCTION AVE. Friday 21st, and Saturday 22nd, 9 a.m. to 4 p.m. Clean stuff, low prices.

CK9-1p

ANNUAL YARD SALE Please come to Valley Evangelical Free Church, 498 Laurel Rd., Friday, Saturday, May 21 and 22, 9 a.m. to 3 p.m.

EFC8-2p



'We Know the Valley'

**Call a Professional -
Call 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

GREAT OPPORTUNITY! Older site-built home, just outside the city limits. 2-bedroom, 1-bath home with large kitchen, separate dining room, large shed, 2-car garage. Sits on half-acre of ground. \$99,000 #105932

1980 1,152 SQ. FT. DOUBLE-WIDE manufactured home on a city lot in Cave Junction. This is a 3-bedroom, 2-bath home. Chain link fence, carport, covered deck. Good home close to high school and senior center. Priced to sell at \$84,500. #105884

SMALL PARCEL on the Redwood Hwy. south of O'Brien currently being lived on. There is a 1,000 gallon septic, a 2,500 gallon water tank and a 12'x44' mobile home. Buy this and build your home here or finish it up for a vacation home. \$44,000 #105799

NICE 2-BEDROOM, 1-bath 962 sq. ft. frame home in the city of Cave Junction. New 24'x30' garage/shop. Nice covered patio and fenced yard with dog kennel. Good price at \$149,000 #105830

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. It's 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 \$150,000. mls#105612

3.33 ACRES just south of town along the highway for \$79,000. #1020

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.



33103 Redwood Hwy.
P.O. Box 511
O'Brien OR 97534

Modern Technology, Old Fashioned Values

COMMERCIAL!

BUSY HWY 199 SELMA - 2.5 acre zoned RCC, 2-story fixer house, shop, 2 mobiles. Currently wood carving and gifts. 850' frontage. Businesses NOT included. \$185,000 #101

LARGE CITY LOTS - Single family building lots ready to go. CC&Rs. Convenient location. Starting at \$70,000. #106 - #110

CALL LARRY SMITH FOR ALL THE DETAILS
541-596-2026

HAY

FOR SALE stock cow hay. Phone 659-1602

JS6-3p

QUALITY GRASS HAY \$2.75 per bale. Horses love it. 592-2603

JS7-4c

GRASS HAY, \$4; pea and wheat hay, \$2.00; clover hay, \$3.50. Phone Kristi at C&C Ranch 592-3443.

CR23-tfc

WOOD PRODUCTS

PERPETUAL FLAME Soft wood for sale, \$125/cord, delivered in valley or \$100/cord, U-haul. Special 3 cords delivered, \$300. Green hardwood available. \$140 per cord/delivered in valley. Phone (541) 660-8704. K43-tfc
MARVIN GARDENS Dairy manure, 7 yards delivered, \$110. Rotten sawdust, \$105. Sawdust manure mix, \$110. Accepting yard waste. Phone (541) 287-0281

DS7-4p

LIVESTOCK AND PETS

APPALOOSA gelding, dependable, beautiful, sound. \$2,000. 597-2175

CG8-2p

LLAMAS: lovely young males suitable for pets, packing, fiber harvest, breeding, \$300 a pair. \$150 single to llama home only. Pack training started. Nationally recognized breeder. 592-3612

HB6-5p

BABY COCKATIELS

For sale, hand tame, ready to be your loving pet. 592-4177

AB8-2p

4 LLAMAS, 3 female, one male. All in excellent health, current with shots, wormed. These lovely animals have been donated to RCC for the May 22nd Scholarship Auction. Minimum bid: \$50 each. 956-7095.

AK8-2c

COCHIN CHICKENS Young pairs silver-laced mix, \$10 pair. 596-2826 evenings, leave message.

HE9-1p

FOUND

BANDED PIGEON at Family Resource Center, Cave Junction. Phone 592-3411

CI9-1f

ILLINOIS VALLEY MINI STORAGE

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

STORAGE

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Harris & Taylor

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

LEVEL TO ROLLING .77 ACRES near Lake Selmac recreation area, with 1-bedroom manufactured home. Great place to live while you build - well, power and septic in. \$52,000 #LC 4428

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. \$12,000 #RC 4475

HEAVILY TREED 19.23 ACRES located in O'Brien. Needs development permit. Power close and priced to go quickly. \$75,000 #AC 4364

HISTORIC ROUGH AND READY PARK on 89 pristine acres with 1/2 mile of West Fork Illinois River frontage, 30 acres in pasture, swimming hole, horse-shoe pits, baseball field, 20 picnic tables, RV hookups and modern bathrooms. Private location with older home, 3 wells, irrigation rights and irrigation equipment. Beautiful property and well maintained. \$450,000 #RC 4370

RIVER-FRONT RANCH on main Illinois River, private 30.9 acres with 2-story custom 4-bedroom, 3-bath home. Barn, guest house and irrigation rights, too. Watch fish spawn - gorgeous setting. \$635,000 #RC 4433

GORGEOUS ELK CREEK water-front 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

2002 CUSTOM BUILT 3-bedroom, 2-bath, 1,444 sq. ft. home barely lived in on .19 acres. Quality carpet and brick fireplace, close to shopping and schools. \$142,000 #JC 4474

BRING YOUR HOME PLANS Wooded privacy awaits! Breathe in as you check out the wildflowers on 5 level acres situated at the end of a paved rural residential cul-de-sac. Septic installed, gated entry, power transformer, meter base and 200 amp service to cleared site. The drilled well has pump, power, pressure tank and well house and in 2000, well flow showed 11+ gallons per minute. 100 Simmons Cut Rd. \$100,000 #SC 4477

BRAND NEW 3-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'x16' front deck, landscaped with 2 boulders in the front yard. \$165,000 #HC 4448

SPACIOUS RAMBLING RANCH HOUSE with 2,130 sq. ft. and in area of custom homes. Glass-walled living room with rock fireplace, high vaulted ceiling family room, separate 3-bay shop, garden area and beautifully landscaped. \$299,500 #IC 4481

INCREDIBLE SW OREGON box canyon ranch on 19.5 acres with classic custom log home, wrap-around decks, bunkhouse, shop, 2-stall livestock barn and more. Pond, seasonal creek, pasture and ready for horses or cattle. \$350,000 #RC 4484

FABULOUS FIND! 3 level acres (in North Valley), secluded and natural setting with a seasonal creek and abundant wildlife. Pride of ownership shines throughout this 1,560 sq. ft. home. Large living room, family room with wood stove, new heat pump, new garage and handicap ramp. Good well with filter. Flow test on file and Home Warranty included. \$209,500 #WC 4483

CENTURY 21

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