

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

IN THE RESTAURANT BUSINESS, repeat customer traffic is required to be successful. The restaurant we offer for sale has been in business for many years so they must be doing it right. This fast food restaurant offers a light lunch and dinner menu. Fronting on Highway 199, it has excellent parking and access. 1,100 sq. ft. building, 1/3-acre lot and all owned trade fixtures are included in the sale. Owner will finance with a reasonable down. \$330,000 #887

Attention GOLD BUGS. Here is a 40-acre patented gold claim surrounded by government land. Historic Althouse Creek through the property. Some commercial timber. There is a two-bedroom cabin and several outbuildings. What a wonderful get-away place or maybe a spot to build that dream vacation cabin off the grid. \$300,000 #885

ESTATE SALE. Nice two-bedroom, two-bath double-wide mobile on two city lots. This corner lot is well landscaped with lawn, trees and flowers. Mobile has about 1,440 sq. ft. of living area and has been maintain well. New deck in the back to enjoy your yard and shade trees to provide a summer haven. \$139,000 #911

THIS THREE-BEDROOM, two-bath home has more than 1,600 sq. ft. of living area. Home was remodeled in 1996. Two tax lots total almost 12 acres of level and usable land. Property is mostly fenced and has some fruit trees and a small pond. Highway frontage. \$310,000 #910



'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



FANTASTIC OLDER HOME Recently remodeled says little about this home. Beautiful kitchen cabinets, hardwood floors, very big family room adjoining kitchen with a bar counter giving this home a very open country feel. This 3-bedroom, 2-bath home of more than 2,500 sq. ft. sits among mature natural mixture of landscape and ornamental shrubs and fruit trees. There is also a nice sized 1-bedroom, 1-bath guest house. Phone to see this. \$215,000 #1137

ELK CREEK RUNS THROUGH this property, and that is just the beginning. Beautiful almost 2,100 sq. ft., 3-bedroom, 2-bath home with fireplace, tile and carpet, stainless steel appliances, automatic gate, large double garage with openers, 2 decks with one that overlooks year-round creek. Separate guest quarters with 1/2 bath. RV garage/shop. Everything here is 1st class and turn key. All on more than 10 acres, possible split for two-family set up. All for \$340,000. #1134

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 \$150,000. mls#105612

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 #105576 #1125

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.

Phone Jim Frick
 450-8777
 or
 592-2878

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Illinois Valley Real Estate

216 S. Redwood Hwy (PO 856), Cave Junction OR 97523
 541-592-4464

NEW LISTING:

5.8 acres, great views, meadow and hillside. Well in, septic approval. Subject to final approval of planning for new lot. \$29,000

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



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 Associate Broker
 C-21 Harris & Taylor
 Phone 592-9201

Janet Prescott,
 Real Estate Broker
 Illinois Valley Real Estate presents:

Selma area: 1-bedroom, possible 2, 1-bath home plus a single-wide with large addition. 9.28 acres. 3 good wells, 2 septic, trees. \$240,000 #1828
 Spanish style home with tile roof. 3 bedrooms, 2 baths. Unique floor plan, courtyard on 3.57 acres. \$350,000 #1823
 1.11 acres, great area, only \$35,000. #1823
 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

REAL ESTATE WANTED

QUIET HOME OR LAND in Illinois Valley area. (707) 621-1011
 SB9-4p

CLASSIFIEDS WORK!
 592-2541

GREAT INVESTMENT PROPERTY
 Commercial property for your business + 2-bedroom and studio rentals. River view from upstairs. Previously Blue Marlin Restaurant, \$162,500. For sale, lease or rent #1797
COMMERCIAL / RIVERFRONT in the city. Five acres with cottage. Highway 199 access. Lots of business or multi-family possibilities or build your riverfront home! \$215,000 #1801
RIVER VIEW from this 1.8 acres with 1957 home. Needs TLC. Pond, garden, river access. \$129,000 #1822
4.17 ACRES Road in, septic approved, electric on site. Lots of trees. \$69,000 #1817
TAKILMA cabin on .55 acre, \$75,000 #1827
 For more information phone Lynn at Illinois Valley Real Estate, 592-4464 or preview all our listings at www.ivland.com.
 IVRE10-tfc

MOBILES AND RVS

DOUBLE-WIDE mobile fixer-upper. You move off lot. As is, \$4,000. 592-3936
 SM9-4c
FREE 14 foot wide mobile home. 592-2299.
 LC10-1f
1988 FIFTH WHEEL RV, \$5,000. 1971 Marlett 12'x60' mobile, nice, \$3,500. Good for home or rental income. 592-5050
 GL10-1p
MOTORHOME Safari 37-foot diesel pusher, 1990. \$25,000 Phone 541-592-3360.
 LB10-4p

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

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
AVAILABLE JULY 1st, 3-bedroom, 1-bath house. Small yard, wood stove, carport, storage sheds. Rent \$580, includes garbage. \$600 security deposit. 592-2948
 JR10-2p

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

RV SPACE

RV SPACE for rent, 4 miles south of Cave Junction. Secluded, quiet, utilities included. Pet OK, fenced yard. First, last, \$250. Phone 592-6358.
 EE10-1p

YARD SALES

RAIN OR SHINE: Yards for sale / Some with houses! See Mike Palmer Realty today! 596-2026 in O'Brien. PR47-tfc
145 JONATHON COURT, round 2. Begins Saturday, May 29. Some new stuff each day.
 EW10-1p
YARD SALE May 29, 9 to 3. Lots of goodies. 22165 Redwood Hwy., Kerby. Watch for signs.
 LM10-1p
MOVING SALE all week long, 9 to 4, next 3 weeks. 610 S. Junction Ave.
 MS8-3p

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

Modern Technology, Old Fashioned Values

LOG HOME!
 3-bedroom, 2-bath with attached garage, lots of decking, patio and hot tub, set in 4.87 wooded acres. NEW LISTING \$300,000 #111

LAND
 94.6 acres, borders National Forest, year-round creek. Beautiful! All behind locked gate. \$167,500 #094

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

HAY

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, 5 yards delivered. Composted sawdust, sawdust manure mix. Accepting yard waste. Phone (541) 287-0281
 DS10-5p

YARD SALES

GARAGE SALE 257 Shadowbrook Dr. Saturday, May 29.
 TW10-1p
IDLEWILD ESTATE SALE 225 Blas Cerdona. Just over Illinois River, left on Rockydale 1 mile, right on Idlewild, 2nd right Blas Cerdona. 9 a.m. to 4 p.m. Thursday through Saturday, May 27, 28, 29.
 ED9-2p
GIRLS CAMP FUNDRAISER and multi-family sale. 28th 12 - 5, 29th 9 - 5, Monday 31st, 9 to 5. Kerbyville Farms, 23790 Redwood Hwy., Kerby.
 BH10-1p

LOST

MALE CAT Beautiful, friendly, new to area. Looks like Maine coon cat. West Side Rd. area. Please help, phone anytime, 592-3767.
 KW10-1p

LIVESTOCK AND PETS

PUPPIES BORN April 14. Black lab/ border collie mix. 5 males, 1 female. \$25 Phone 592-3999.
 ER10-2p

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

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BUILD THAT DREAM HOME Premium 5.07 acres on Rockydale Rd., Cave Junction. Buried power and telephone, 12 gpm well (when drilled), septic installed and fixer-upper trailer (already re-sided.) All this, \$90,000. Seller terms. #RC 4498

LEVEL 9.74 ACRES with frost protection system in place for vineyard. Very picturesque setting with 2 ponds, 4-car garage and separate 3-bay garage with custom 2-bedroom dwelling behind wooden fencing for privacy. Landscaped, country setting with great potential. All this, \$319,000 #RC 4499

COMMERCIAL 5 ACRES with cottage and river frontage across from The Forks State Park in the City of Cave Junction. Develop commercially or hold for future. \$215,000. #RC 4496

5.56 ACRES ZONED RR-5 with 2 wells and a 1940 2-story, 2-bedroom, 912 sq. ft. home. Plumbed for 2nd bath on 2nd floor and has a newer metal roof. \$124,500 #CC 4489

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

JUST MINUTES FROM TOWN 3-bedroom, freshly painted inside with new water heater, carpet, linoleum, stove, dishwasher, washer, dryer, heat pump and well and septic all included. Mature landscaping: roses, grapes and iris. Garage converted with wood stove and 3 car ports. Large lot after lot line adjustment is complete. Adjacent tax lot #2200 also available. \$145,000 #OC 4491

GREAT WILLIAMS LOCATION 4 acres set up for a horse or two and close enough to walk to the store. Livable mobile with add-ons or build your dream estate on this lush stately property. \$197,500. #SC 4497

HISTORIC TAVERN (Old Stoney Front) with 2-bedroom apartment upstairs. Stove, fireplace and huge potential. Cave Junction city water coming to Kerby. Newer metal roof, walk-in cooler, taps, pool table and accessories, oil heat. New cook stove and refrigerator, smoke eater, hot tub and safe. \$250,000 #RC 4493

GORGEOUS ELK CREEK water-front 16.79 acres with meadow, trees and mountain views. Includes 2-bdrm manufactured home, tractor shed and picnic deck on creek. Great proximity to coast, as well. \$150,000, terms available. #RC 4300

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

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

NICE LOT CLOSE TO TOWN Lot line adjustment to be done to include well now on tax lot #2300 next door (235 Old Stage Rd.) Also for sale. \$35,000 #FC 4492

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

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