

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

TWO-BEDROOM, ONE-BATH double-wide mobile home located in a small mobile park. Home is 20'x47' with a covered deck. Lots of trees for shade. If you are looking for a rural setting and a reasonably priced mobile home, this might just be it. \$26,900 #M141

10-ACRE GET-AWAY SPOT on top of the hill. This one-room rustic 'camp shack' is situated in the trees and up the hill. Has a shower, wood stove and a well was drilled with a holding tank installed. The septic system is in. Electric power is at the property edge, not at the building site. Owner may finance with a good down payment. \$95,000 #914

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

VACANT LAND This 5-acre parcel was just listed. Features a rolling terrain, seasonal creek and standard septic site approval. Has frontage on Redwood Highway and Arrowhead Drive. 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 -
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ON ALMOST 15 ACRES on Sucker Creek sits a 3-bedroom, 2-bath manufactures 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. \$229,000 #105332

ON 7.3 BEAUTIFUL WOODED 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. #104748

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.

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. Call to see this. \$215,000 mls# 106230

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

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.

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

SPANISH STYLE HOME
Separate wings and entrances to courtyard afford privacy. Great room features fireplace, dining area and living area with open kitchen. Master suite with fireplace. Large Jacuzzi tub and TV in master bath. 3-bedroom, 2-bath on 3.57 acres. \$350,000 MLS 105991

E-mail: Open Sundays too!
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Web Pages:
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REAL ESTATE FOR SALE

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. Reduced to \$210,000-motivated. #1801

Great views: 5.27 acres on slope. Great owner terms. Only \$40,000 #1703

New on market, 2002 manufactured home on 2.57 acres. Manicured, landscaped, treed property. Decks, spa, waterfall. \$275,000 #1831

10.01 acres south of town. Some mountain views. \$110,000 #1829

Back on the market, 21.69 acres. Illinois River, so many amenities: large hot-houses. Beautiful! 3 bedrooms, 1 1/2 baths. \$635,000 #1795

5.12 acres: Road and pad roughed in on county road. \$49,000 with terms. #1808

Planning on selling? Please give me a call, inventory is very low.

Janet Prescott
592-4464 IVRE49-tfc

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

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

HORSE PROPERTY Beautiful views, 5+ acres. Gardens, fenced, level. 20+ gallons per minute, garage. Nice, older, single-wide mobile. New linoleum, carpet, well, etc. Home inspection done and septic pumped. Agents 3%. 5353 Holland Loop, Cave Junction. 592-4850.

PV12-4p

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

2-BEDROOM, 1-BATH home on 5 acres in rural Cave Junction. \$550 (541) 488-0258

BW11-2p

3-BEDROOM, 1 1/2-BATH Cave Junction home. Oil and wood heat, stove, refrigerator, dishwasher, washer and dryer. Nice yard. References required. \$700 per month, \$700 security deposit. Phone Shelagh, 541-956-7861, 541-592-6266. Available June 15.

FM12-2c

AVAILABLE JULY 1, 2-bedroom, 2-bath mobile home close to town. \$450 month. First, last, \$300 deposit. Phone 592-3675 or 415-1201.

LF11-2p

1-BEDROOM CABIN, 1-room cabin, each for \$225 per month, \$225 cleaning deposit. 2-bedroom cabin, \$500 per month and \$500 cleaning deposit. No pets, credit check and references a must. \$30 non-refundable fee for credit check. Tom 592-3976, Loy 592-3354.

TW11-2p

PRIME Cave Junction 5 acres. 2-bedroom, 2-bath mobile, guest house, \$650. First, last, security. Must like yard work. Phone 592-3309.

SG12-1p

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

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WOODED PRIVATE LOG HOME
Garage, decking, hot tub, nice lawn.
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COMMERCIAL ON REDWOOD HIGHWAY
850' highway frontage, 2.5 acres.
2-story house, 2 mobile homes.
Business not included. \$185,000 #101

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541-596-2026 or 541-659-7943

REAL ESTATE WANTED

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

SB9-4p

MOBILES AND RVs

DOUBLE-WIDE MOBILE FIXER-UPPER. You move off lot. As is, \$4,000. 592-3936

SM9-4c

MOTOR HOME SAFARI 37-foot diesel pusher, 1990. \$25,000 Phone 541-592-3360.

LB10-4p

RENTAL WANTED

RENTAL WANTED Nice 1 or 2-bedroom home, prefer acreage. Single male, 53, non-smoker, no pets. Jim, 592-6565, cell 660-0875.

JR11-2p

ELDERLY MAN on SSI needs apartment, must move by July 1. 592-4681, 592-2063.

JO12-1p

COMMERCIAL RENTALS

360 CAVES HWY. 1,700 sq. ft. currently Cone Ten Property. Could be used for half. \$700 Phone 592-3309 or 601-1520.

CM51-tfc

1,000 sq. ft. office space or ? Occupied for 20 years as chiropractic office. #222 in Western Plaza, \$425 per month. 479-1416 W11-tfc

AUTOMOTIVE

NOVUS REPAIR for stone-damaged windshield prevents further cracking, restores optical clarity. Free repairs for most insured drivers, deductibles waived, we come to your car. (541) 848-2225. (800) 848-2225. N46-July 19p

1980 TOYOTA Lots of new parts, runs great, \$600 OBO. 592-4681

SB12-2p

1983 FORD F250 diesel 4WD SS, 43,000 miles on motor, \$2,000. 592-5413

PC11-2p

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DIAMOND IN THE ROUGH near end of road. Cozy 1-bedroom amidst abounding wildlife. Lots of trees, cut your own firewood. Garage conversion, seasonal creeks and rough road adds to privacy. \$129,000. #RC 4500

THIS GATED, LEVEL, private and secluded 5-acre parcel zoned for residential use has a well, phone, power and septic all underground and ready for you to build your home. Great trees and O'Brien vegetation. \$125,000 #KC 4501

LOVELY YARD and beautiful trees surround this older, livable single-wide on 1/2 acre in a great location on the outskirts of Grants Pass. Also has irrigation rights, garage and small shop. \$135,000 #SC 4502

SOLID, STICK BUILT older 2-bedroom, 1-bath home on 1/2 acre at the edge of town. Giant fir trees, shop, well and septic. \$90,000 #MC 4485

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

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

PRIME LOCATION Only 20 minutes from Grants Pass, this updated classic 2-story charmer with more than 2,550 sq. ft. is a must see! Upgraded carpet, polished tight-grained fir flooring and modern kitchen. Gorgeous 44.87 acres with more than 20 acres irrigated, large barn, fruit trees, fenced and cross-fenced. Creek frontage, too. \$475,000 #RC 4470

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

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

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

MAJESTIC MOUNTAIN views, pond, 2 sides BLM. Immaculate 3-bedrooms, 2-bath 1,512 sq. ft. Fleetwood manufactured home on 5.79 acres. Insulated garage/shop and double carport. \$179,000 #MC 4392

CABIN IN THE MOUNTAIN 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

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

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

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