

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.



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



The year was 1979 and Jimmy Carter was president. That is also the year that our newest broker, Janet Prescott received her real estate license. With a quarter century of experience, she brings a wealth of knowledge to our office. All of us at Oregon Mountain Real Estate welcome Janet to our team. Stop by and visit with us.



'We Know the Valley'
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SPANISH STYLE 2000+ SQ. FT., 3-bedroom, 2-bath, very custom home with many wonderful features. Kitchen is beautiful and functional, Corian counters and pull-outs on all lower cabinets. Tile floors, French doors, tile roof, fireplace in living room. Lots of privacy behind the automatic entry gate. This is an excellent home for \$350,000. mls #106388

SMALL PARCEL on the Redwood Highway 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

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 hook-ups, 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

CUSTOM BUILT 2,226 SQ. FT., 3-bedroom, 2-bath home on the East Fork in Takilma. Beautiful property with lots of water and landscaping. House needs some finish work. \$225,000. #1043 mls #102082

EXCEPTIONAL RIVER FRONTAGE with marketable timber. Home site permit, ready to develop your dream home. Has Mill Creek on property's east side, BLM on the west side. Move to your private kingdom along a creek and river. Near Cave Junction and only \$190,000. #973 mls #99437

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

MEADOW, TREES, SEASONAL CREEK

5.8 acres, pasture and hillside. Septic approval, drilled well. Power nearby.
\$79,000 #1830 MLS106137

E-mail: Open Sundays too! Web Pages:
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BEAUTIFUL HOME

Due to medical problems, we must sell our beautiful 2003 three-bedroom, 2-bath home. On a corner lot that is completely fenced in and is within walking distance of everything. Open floor plan includes vaulted ceilings with illuminated plant shelves and overhead Casa-blanca fans in both living room and master bedroom and French doors opening to the new 12'x20' cedar deck. Kitchen has custom birch cabinets and top of the line appliances including a two-oven ceramic-topped range. Washer and dryer are included, garage is insulated, heated and cooled by home's heat pump. Partial landscaping includes both mature and young trees, many shrubs, a lattice with climbing roses and many flowers. RV parking includes full hook-up. This home is really worth a strong look! Priced at \$171,500 furnished or \$169,500 empty. Broker courtesy. (541) 592-2111 for details.

LH14-1p

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

MOBILE SPACE WANTED

FAMILY OF 4 seeks a place to put their 24'x40' mobile home. Please contact us at (541) 592-3091.

CO14-2p

RV SPACE WANTED

WANTED: SPACE to rent for newer 5th-wheel trailer. Need full hook-up. Will pay monthly plus utilities. Phone Shane, 592-2541 days, 597-2494 eves.

SW14-1p



Mike Palmer Realty

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

Modern Technology, Old Fashioned Values

PRICE RECENTLY REDUCED!
Remodeled 3-bedroom, 2-bath in the city of Cave Junction on 12,100+ sq. ft. lot.
\$165,000 #105

READY TO BUILD?
Start construction right away. **LARGE** city building lots available now, starting at \$70,000. #106 TO #110

Are you looking for property to buy? We represent Buyers and Sellers. Call us on any listing. We are ready to work for YOU!
CALL LARRY SMITH FOR ALL THE DETAILS
541-596-2026 or 541-659-7943



HOMES FOR RENT

TWO-BEDROOM duplex at 550 S. Old Stage Rd., Cave Junction. \$450 per month for two tenants. Each additional tenant add \$50 per month. First month and \$500 security deposit required. Sewer, water and garbage included. Pets: \$100 non-refundable deposit plus \$25 per month per pet. Phone 592-2816 evenings after 6 p.m. or leave message.

JR14-1p

SMALL CABIN, 1-bedroom, quiet area, \$350. First, last, security. Also available soon 2-bedroom mobile. Help available for elderly or disabled. Possible transportation, personal care, cooking, errands, or ? \$450. 592-4425, 9 a.m. to 9 p.m.

GB13-2p

SPECIAL INCENTIVE \$50 off rent. 4-bedroom, 2-bath, very nice house close to Cave Junction. First, last and deposit required. Available August 1. 592-3675 or 415-1201.

LF13-3p

HOUSE FOR RENT. 2 bedrooms, 1 bath. Immaculate, oil heat, large storage shed. Located on the Illinois River. Available July 1st. \$500 per month. Last plus \$500 security deposit to move in. Taking applications, 592-4253.

BQ14-2p

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

GMS2-tfc

STORAGE

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OWNER SAYS SELL! 5 level, nicely treed acres not far from town. Quiet setting back from road with 16 "tasty" gpm (per owner). 1981 double-wide, 2 bedrooms, wood and electric heat. 20'x24' attached carport, pasture area for critters, garden area and RV hook-up. Won't last long. \$135,000 #RC 4507

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

GREAT WILLIAMS LOCATION! 4 acres set up for a horse or two and close enough to walk to the store. Livable mobile with additions or build your dream estate on this lush stately property. \$195,000 #SC 4497

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 Road), also for sale. \$35,000 #FC 4492

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

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

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 carports. Large lot after lot line adjustment is complete. Adjacent tax lot #2200 also available. \$145,000. #OC 4491

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

HISTORIC TAVERN (Old Stoney Front) with 2-bedroom apartment upstairs. 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-frontage 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. #RC4300.

HISTORIC Rough and Ready Park on 89 pristine acres with 1/2 mile of W. Fork Illinois River frontage, 30 acres in pasture, swimming hole, horseshoe pits, baseball field, 20 picnic tables, RV hook-ups and modern bath-rooms. Private location with older home, 3 wells, irrigation rights and irrigation equipment. Beautiful property and well maintained. \$450,000 #RC 4370

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592-4464

IVRE49-tfc

REALLY BEAUTIFUL 20-acre gold claim on Josephine Creek. Good gold, lots of water, all-year access. Great getaway for family and friends. \$8,700 cash. (541) 890-2333

RF14-2p