

# 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

Christmas in June? Well not really. Here is a 58-acre ranch with about 60,000 Christmas trees. Trees are 3 to 4 years old and have 3 to 4 years to go before they are ready for harvest. Ranch is all level with good soil, old water rights, pond and diesel pump station. 60'x90' barn almost 100 years old. Home is a comfortable 1,350 sq. ft., two-bedroom, two-bath home. For a person interested in a vineyard, this ranch has lots of potential. \$495,000 #916

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 reasonable 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

**'We Know the Valley'**  
 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

Call a Professional - Call Junction Realty

3-BEDROOM, 3-BATH, 2,000 sq. ft. home on almost 12 acres of RR5 zoned land. In O'Brien, includes the Madrone Motel. Motel includes 6 rooms, 2 with kitchenettes, 2 apartments, 2-bedroom cabin, two 2-bedroom mobiles, and RV space, all for \$369,900. MLS # 102161

5-ACRE PARCEL on Rockydale. 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 MLS #103779

VERY COMFORTABLE SECLUDED HOME: 3 bedrooms, 2 baths, 1,542 sq. ft. per assessor.

VERY NICE HOME with big windows over-looking large lawn and beautifully landscaped yard. Big garage/shop, large pump house, double-sided fireplace, nice sized redwood deck. This is a must see if you are looking for comfort and privacy. \$299,000 MLS #106318

LARGE 2-BEDROOM, 2-BATH home with lots of privacy sitting on almost a half acre on the edge of town. Very large master bedroom, bath, computer or crafts nook and a large walk-in closet. Lots of windows for light airy feeling. Lots of lawn, circle drive, shop with guest quarters and lots of storage. Nice home for \$150,000. MLS #105612

ON ALMOST 15 ACRES on Sucker Creek sits a 3-bedroom, 2-bath manufactured 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. \$249,000 #105332

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**  
 Century 21 Harris & Taylor  
 450-8777 OR 592-2878

LAND  
 WATERFRONT  
 COMMERCIAL  
 RESIDENTIAL  
 1991-TAX DEFERRED EXCHANGES

**REAL ESTATE FOR SALE**

**REAL ESTATE**  
 Buying or Selling - Customer Service  
 Communication - Follow-up Service  
**Results!!!**  
 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

**AUTOMOTIVE**

NOVUS REPAIR for stone-damaged windshields 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  
 1977 DODGE MOTORHOME, self-contained, clean, good runner. \$2199, OBO. (541) 261-5516

AP15-2p  
**\$500, RUNS GREAT**  
 1981 Ford 2-door, 6-cylinder, 18 mpg. Not pretty, runs great, \$500. Phone Gail, 592-290

GS15-2p

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

Modern Technology, Old Fashioned Values

**O'BRIEN BEAUTY**  
 17 level acres of openings, trees, pond stocked with fish, and views. Don't forget the 2-bedroom, 2-bath home and 20'x30' shop. \$157,000 #102

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

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

**STORAGE**

**ILLINOIS VALLEY MINI STORAGE**  
 102 S. CAVES AVENUE  
 592-2878 or 450-8777  
**LOWEST PRICES \$15 AND UP**  
 24-HOUR ACCESS  
 Safe, secure and convenient location  
 (Located behind SOFCU)

**CONSTRUCTION LOANS**

Genie Gilliam President  
 Rosita Redd Loan Officer

\*New Construction is booming. Prime Minus 1% Construction Program!  
 \*Build & Lock or Lock & Build. No cost to float down rate.

\*No cost to roll over to another program\* Available for Rehabs or Teardowns

\*Call your Construction Loan Specialist today\* Locally Owned and Trusted

**Mortgage**  
 (800) 713-1102

**Illinois Valley Real Estate**  
 216 S. Redwood Hwy (PO 856), Cave Junction OR  
 541-592-4464  
**HOME - SWEET HOME**  
 3-bedroom, 2-bath, 1,620 sq. ft., 2002 Karsten. Immaculate indoors, outdoor paradise! \$275,000  
 MLS #1831

E-mail: Open Sundays too! Web Page: ivland@ivland.net www.ivland.com

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

SELMA: 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

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 2.53 acres. Manicured, landscaped, treed property. Decks, spa, waterfall. \$275,000 #1831

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

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

**Illinois Valley Real Estate, 592-4464**  
 I V R E 49-tfc

**REALLY BEAUTIFUL** 20-acre gold claim on Josephine Creek. Good gold, lots of water, all-year access. Great get-away for family and friends. \$8,700 cash. (541) 890-2333  
 RF14-2p

**WOOD PRODUCTS**

**BLACK OAK WANTED**  
 Also alder, maple and ash. Saw logs, timber deals. Contact John Holte, (541) 915-9125  
**Northwest Hardwoods, Eugene Oregon**  
 JH13-8c

**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

**WOOD FOR SALE.**  
 Dry madrone, \$140 per cord, \$70 per half cord, split and delivered. 597-2324 or 597-4203  
 JS15-1p

**FARM AND GARDEN**

U-PICK BLUEBERRIES, certified organic, \$2 per pound. Opens July 2, 8 a.m. to noon daily. Closed Sundays. 3771 Takilma Road, 592-4120  
 LB15-2p

**QUALITY GRASS HAY:** Rye, Fescue, Orchard Grass and Ladino Clover. \$4/bale out of the field and \$4.50/bale out of barn. 25% discount for 5 tons or more. 592-3750  
 TC13-tfc

**HAY IN THE FIELD** \$3 a bale. Phone Christie at C & C Ranch, 592-3443.  
 CC13-tfc

**MARVIN GARDENS**  
 Dairy manure, 5 yards, \$130. Composted sawdust, \$115. Sawdust manure mix, \$130. Accepting yard waste. Phone (541) 287-0281  
 DS15-5p

**HOMES FOR RENT**

**BEST OF BOTH**  
 Rustic seclusion and luxurious appointments mark this duplex chalet townhouse in Selma as most unique in Southern Oregon. An easy commute to Grants Pass makes this 2-bedroom, 1 1/2-bath, with vaulted ceilings a real find. Huge private deck overlooks the creek. Oregon Paradise. Quality throughout: wood and electric heat, dishwasher, garbage disposal, washer/dryer hook-ups, carpeted indoor storage room. \$675 per month; first, last and \$550 deposit. Available July 2. 597-2185  
 BP14-2p

**TRAILER FOR RENT** Large fenced lot. 111 Dick George Road. 592-4177  
 AB14-2p

**TWO BEDROOMS,** one bath. Immaculate. 2-story concrete block garage with large studio and 1/2 bath. Located on wooded, secluded 2 1/2 acres, close to town. Air conditioning and central heating. Large storage shed. \$500 per month plus \$500 security deposit plus last month's rent to move in. 592-4253  
 BQ14-2p

**SPECIAL INCENTIVE** \$50 off rent. 4-bedroom, 2-bath, very nice house close to Cave Junction. First, last and deposit required. Available Aug. 1. 592-3675 or 415-1201.  
 LF13-3p

**TWO-BEDROOM** duplex at 550 S. Old Stage Road, 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.  
 MH13-tfc

**HOUSE FOR RENT.** 2 bedrooms, 1 bath. Immaculate, great, large storage shed. Located on the Illinois River. Available July 1. \$500 per month. Last plus security deposit to move in. Taking applications. 592-4253.  
 BQ14-2p

**2-BEDROOM CABIN,** \$450 per month, \$450 deposit. 1-bedroom cabin, \$225 per month, \$225 deposit. Credit and reference check a must. Tom, 592-3976.  
 TW15-3p

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

**SMALL, FURNISHED,** studio apartment. \$325 per month includes water, sewer, garbage and cable TV. \$100 cleaning/security deposit. Non-smoking.  
 CP15-1p

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

**COUNTRY LIVING** in Takilma. Great soil and abundant water makes this a gardener's paradise. Fully fenced and cross-fenced with a charming 2-bedroom home with huge utility/hobby room and 3-room shop. \$120,000 #TC 4495

**WOODED 3 ACRES** with 1990 built, 1,943 sq. ft. home, knotty pine in living room, 2 wood stoves, fireplace and covered front porch. 2-car RV/carpport, small shop, fenced yard with roses. \$185,000 #KC 4411.

**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 1,344 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. \$189,500 #WC 4483

**INCREDIBLE SW OREGON** box canyon ranch on 19.53 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

**LARGE INDUSTRIAL BUILDING** in Illinois Valley on Hwy. 199 with more than 14,100 sq. ft., loading dock, office, storage backed up to 5,000' paved runway and more. Situated on 2.8 acres, zoned rural industrial. Would be excellent manufacturing location for cabinets, doors, etc. \$425,000 #RC 4417

**FABULOUS**, INSULATED, 40'x66' shop/apartment with new 1,296 sq. ft. double-wide with custom cherry stained cabinets and Trex wrap-around deck on park-like 2.57 acres in Grants Pass area. \$275,000 #CC 4476

**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

**REMODELED LIKE NEW**, this 2-bedroom, cottage style charmer is a must see. Situated on .86-acre site with views. New appliances, tile entry floor and more. \$98,500 #RC 4450

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

**NEW HOME**, great location, detached 24'x27' shop. Custom designed, ranch style, 1,402 sq. ft. with skylights, modern features and on fenced .26-acre lot. \$185,000 #AC 4426

**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 4486

**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

**WANTED**

SENIOR NEEDS a mobile. Must be affordable and able to be moved to a park. 592-6840 or 597-4217.  
 MG15-1p

**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

**RENTED**

2-BEDROOM, 1-bath home on 5 acres in rural Cave Junction. \$550 (541) 488-0258  
 BW15-2c

**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  
 \* TAMI HARRIS - 592-3181

**Century 21.com**  
 Each Office is Independently Owned  
**(541) 592-3181**