


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

THIS 5.28 ACRES sits on a gentle west slope with an incredible view of the valley. Front part of the property is fenced and cross-fenced and has a small spring-fed pond. Nice spot for a horse or two. Back portion of the property is wooded and backs up to government land. There is also an RV garage, a single-car garage and a shop building. The 2,200+ sq. ft. double-wide mobile has two bedrooms, two baths and a hot tub room. Home features cathedral ceilings, separate dining room, a den and a half-round kitchen design. Step outside onto the deck or walk out to the gazebo and gaze out across the valley and you will know why you purchased this end-of-the-road property. \$249,000 #921

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

PRICE REDUCTION! 5+ acres with access to Sucker Creek. Located on a quiet country lane, this three-bedroom, three-bath home is the epitome of gracious country living. With more than 2,300 sq. ft. of living area, there is room for everyone and all their projects. Split bedroom plan with master bedroom on the first floor, island kitchen, attached garage, detached carport and a shop to tinker in. Owner was back to the creek the other day panning for gold and got a little color, not enough to make the house payment but he had fun. Now priced at \$241,500. #907



'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

TWO FAMILY SET-UP or 2 tax lots in the city. Comes with a 1964 12'x50' mobile home and a shed/carport. Good center-of-town location. \$85,000 #1149

NICE LOCATION near the city park. City lot with older home in extremely poor condition. The right person could fix this but most would remove it and replace it with a new home. \$49,000 #1147

IN SELMA, nice 3-bedroom, 2-bath, 1,512 sq. ft. frame home on 4 3/4 acres. Semi-private, double-car garage, 2002 manufactured home with full perimeter foundation. Mountain views and a good well are a plus. Asking \$220,000. #1148

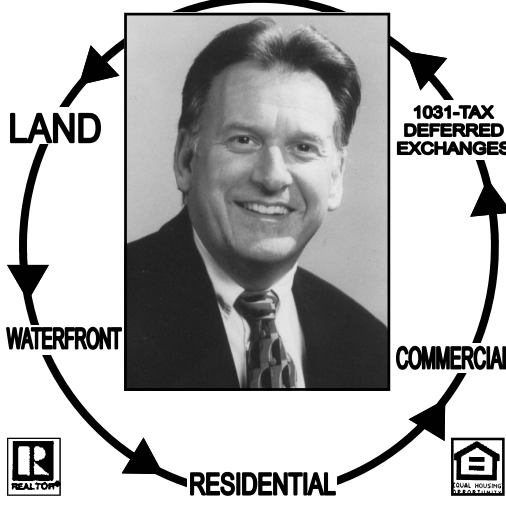
TWO FAMILY SET-UP. 18.38 acres with incredible views from either home site. Well is drilled to be shared by both parcels. Water, electric and phone to both sites. Completely surveyed. Hillside property, not suitable for livestock. \$164,000 #1150

OLDER DOUBLE-WIDE on more than 2 acres off Dick George Road. Very livable 2 bedrooms and 2 baths, nice setting under large trees, back off the road down private drive. Large garden area, fully fenced. Priced to sell at \$115,000. #1145

MORE THAN 5 ACRES of level, open ground in the heart of the Holland Loop area. Fenced and cross-fenced with some underground irrigation already installed. Well was recorded at 25 gpm when drilled in 2000. Single-wide mobile and single-car garage with add-on. \$142,400 MLS #106323

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. Sits on 7.3 beautiful wooded acres with some meadows, fruit trees, garden area, chicken house, pig pen, and more for \$233,000. #104748

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

Century 21 Harris & Taylor

Great Rates Easy Application

Genie Gilliam President
 Rosita Redd Loan Officer

3PM Mortgage

(800) 713-1102



Secluded Country Horse Property

56 acres in Selma, pastured and wooded. Tremendous views. This comfortable 1,600 sq. ft. home has many amenities. Separate 800 sq. ft. rec. room/office with bathroom. Gazebo, barn, pond, shop, RV shed. Property adjacent to 430 acres of BLM. Offered at \$399,000.

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

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

MOTIVATED SELLERS! North Valley seclusion yet close to Grants Pass. 3 level acres with spic-and-span double-wide. New garage, great well, iron filter, seasonal creek. Many possibilities. \$189,500. Phone Tami, Century 21 Harris & Taylor, 660-4604 TH16-4p

2-BEDROOM, 1-BATH in town. Attached garage, large yard with automatic sprinkler system. \$95,000 596-2860 DH18-2p

MOTOR HOMES FOR SALE

MOTOR HOME 1982 CHAMPION
 23' Class A. Air conditioner, generator. Clean, runs good. \$3,995. 592-3429 LD18-1p

1977 DODGE motor home, self-contained. First \$2,000 takes it. 592-4399 or 261-5516. AP18-2p

AUTOMOTIVE

DAKOTA DODGE TRUCK
 1992 V6, automatic, air, crew cab, camper shell. Good condition. \$3,400, best offer. 592-6168, 592-5343. RP18-1p

NOTICES

COMMUNITY CHRISTIAN ACADEMY
 Openings are available for pre-school through 12th grade students at Community Bible Church's Academy. Pre-K and K-3 are limited, so phone right away, Tuesday through Thursday, from 9 a.m. to 1 p.m., 592-3896. CB18-7c

FREE KITTENS: 6 weeks old, mostly grays with 6 toes, crook tails. 592-6824 TL181f

AS OF July 13, 2004, Tina Brick is no longer responsible for any debts incurred by the Blue Moon Café and Coffeehouse, 119 S. Redwood Hwy., Cave Junction. TB18-1p



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

Modern Technology. Old Fashioned Values

SELMA BEAUTIES
PASTURE, CREEK AND HOME: 33.26 acres fenced for horses, pasture, irrigation rights, creek. 1991 double-wide manufactured home, 2-car garage. Trail ride from home! \$325,000 #112
WOODED PRIVATE LOG HOME: Garage, decking, hot tub, nice lawn, forest and meadow. 3-bedroom, 2-bath, 4.87 acres. \$300,000 #111

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

2-BEDROOM, 2-BATH duplex. Appliances, air conditioner, washer, dryer, garage. \$575 plus \$500 deposit. No pets, non-smoking. Credit report required. 200 S. Junction Ave. 592-3676 BR18-2c

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. \$650 per month; first, \$550 deposit, and last in payments. Available now. 597-2185 BP18-2p

SMALL, FURNISHED, studio apartment. \$325 per month includes water, sewer, garbage and cable TV. \$100 cleaning/security deposit. Non-smoking. CP16-1p

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

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

HOUSE FOR RENT: small, 2-bedroom. Clean, quiet, secure. You pay propane, electricity. Drug and alcohol free environment. No pets. \$350 per month, \$200 damage deposit. APPLY NOW, 592-2644. GW18-1p

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)

PERSONALS

HAVING A DRINKING problem? Perhaps Alcoholics Anonymous can help - Cave Junction 592-6258 or 592-2901. Sunday 8 p.m. at Immanuel United Methodist Church. Tuesday, 7 p.m. book study at St. Matthias Episcopal Church. Wednesday, 7 p.m. men's meeting at Episcopal Church. Thursday 7 p.m. at Methodist Church. Saturday 10 a.m. Women's meeting at I.V. Family Resource Center. AA-tfc

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 Lynn Costantino or Bob Puntney
 476-6672 or 800-659-6172

REAL ESTATE FOR SALE

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

TAKILMA cabin on .55 acre, \$75,000 #1827

Phone Lynn at Illinois Valley Real Estate, 592-4464
 www.ivland.com.
 IVRE10-tfc

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
 IVRE49-tfc

BACKED BY BLM Breathtaking mountain views. Moss and trees. Spring from Water right. Power and septic in. \$134,500 with possible owner terms.

Thinking of buying or selling? Phone Cilicia for an appointment today! Associate Broker, Illinois Valley Real Estate, 541-592-4464. CP16-tfc



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

A SHORT WALK TO THE LAKE
 3-bedroom cedar home on cul-de-sac. Two 2-car garages, one with large shop area, on 1.06 acre. \$255,000 #1821 MLS 105986

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



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

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-bedroom, 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

HISTORIC ROUGH AND READY Park in 89 pristine acres with 1/2 mile of W. 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

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

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

NICE, WELL-TREED LOT not in city. Build your dream home or move in your manufactured home. \$35,000 #FC 4492

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

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

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

2-BEDROOM, 1989 single-wide on large corner lot. Priced for quick sale. \$69,000 #KC 4518

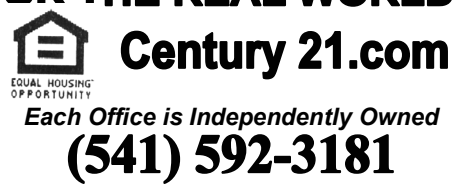
GORGEOUS ELK CREEK water frontage: 16.79 acres with meadow, trees and mountain views. Includes 2-bedroom manufactured home, tractor shed and picnic deck on creek. Great proximity to coast as well. \$150,000, terms available. #RC 4300

DON'T MISS OUT on one of three great wooded lots in Cave Junction. Buy all three and develop! Forest includes madrone, fir, oaks and pine. Find a home site in this attractive neighborhood. \$39,000 each. #MC 4514

3.27 ACRES IN CENTRAL Selma location zoned RCC with numerous possibilities. Older mobile is livable, however, value is in the land. 20'x20' garage/shop, pump house with storage area, seasonal creek and motivated seller. Submit all offers. \$119,500 #NC 4517

REAL ESTATE FOR THE REAL WORLD

* CAROL DOERING 592-3385
 * JIM FRICK 592-2878
 * SANDY GLAMACK 592-3306
 * STEVE LYONS 592-9201
 * IAN CROSBY 592-9687
 * TAMI HARRIS - 592-3181



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(541) 592-3181