

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

3-BEDROOM HOME in town on more than 1/4 acre. Home has been completely remodeled with wood flooring and lots of wood accents. Almost 1,300 sq. ft. of living area. Attached single-car garage plus a detached garage/shop. Mature shade trees and some fruit trees. \$163,000 #927

HE HUFFED AND PUFFED but the big bad wolf could not get into this 2-bedroom, 2-bath brick home on 10 Selma acres. With more than 1,400 sq. ft. of living space, this home is just the ticket to replace your old rickety home that the winter winds will surely blow over! The property is well wooded for privacy. \$199,500 #925

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 2-bedroom cabin and several outbuildings. What a wonderful get-away place or maybe a spot to build that dream vacation cabin off the grid. Easy access. \$300,000 #885

2.7 ACRES at the end of the road and in town too! A beautiful ranch style, 1,700 sq. ft. home with 3 bedrooms and 2 baths goes with the 2.7 acres. Living room is highlighted by the large brick fireplace with insert. The large country kitchen has lots of storage space and a breakfast bar. Sliding glass doors lead to the patio where you can enjoy those summer evenings looking out over the lush lawn and the garden area. Attached 2-car garage. Home has its own well so you can water away without worrying about those water bills. \$300,000 #920

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

HOMES FOR RENT

2 - BEDROOM CABIN, \$500 per month, \$500 deposit. 1-bedroom cabin, \$225, \$225 deposit. 2-bedroom double-wide, fenced yard, for sale or rent. \$600 per month, \$1,000 deposit. Sale price \$129,000. Credit check and references a must. Phone Tom, 592-3976. TW20-2p

2-BEDROOM, 1-bath house with garage, \$600 per month. 2-bedroom, 1-bath duplex, \$475. Both include garbage service. Deposit required. Please phone Alicia or Rick, 592-3752 daytime or 592-3718 evenings. AL20-2p

TAKING APPLICATIONS: 3-bedroom, 2-bath, 2-story house with acreage on Illinois River. Close to town. Fenced dry land pasture. Large shop/barn with laundry facility and separate bath. \$750 per month rent with \$1,500 refundable security. \$2,250 total to move in. Available approximately Sept. 10. Only serious calls please. 855-2316 GB21-4c

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

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

ALMOST NEW:
3-bedroom,
2-bath on
5+ acres.
\$189,000
#106944

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



REAL ESTATE FOR SALE

5 ACRES, IDLEWILD subdivision. CC&R's, level, commercial timber, standard septic approval, excellent well area. By owner, \$97,700. 832-2207. AO19-3p

CUSTOM HOME In Cave Junction city limits. 2,800 sq. ft., could be 2 family set-up. Must see. \$249,000 592-3797 or 660-8048. VJ21-3p

HOUSE ON 10 ACRES
2 bedrooms, 1 3/4 baths, in Selma. Wooded, mostly level, private. Central heat/cooling, wood-stove, pantry, attic. \$199,500 712-1449 PS21-8p

COMMERCIAL PROPERTY for your business, plus 2-bedroom and studio rentals. River view from upstairs. \$162,500 #1797
RIVERFRONT in Cave Junction, 5 acres commercial. \$215,000 #1825
RIVER VIEW 1.8 acres with fixer. Pond, garden, \$129,000 #1822
TAKILMA CABIN on .55 acre. \$69,750 #1827
1.97 ACRES in O'Brien. Septic approval, well to be drilled. \$49,000 #1836
UNFINISHED HOME, 2,200 sq. ft. 5 acres with 20'x50' shop. \$175,000 #1835

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

2-FAMILY SET-UP in Selma on 9.28 acres. Home plus mobile. \$240,000. #1828
1.11 ACRE on Holland Loop. \$35,000 #1818
5.12 ACRES, Kerby Mainline. Slope and woods. Owner terms, \$49,000. #1808
2.53 ACRES, 2002 Karsten home. Beautiful land and home and setting. \$275,000 #1831
10.01 ACRES, Airport Drive. Nice views. \$110,000 #1829

Illinois Valley Real Estate
592-4464
www.ivland.com

REAL ESTATE WANTED

MATURE CHRISTIAN COUPLE
Seeks land with owner-carry. Couple has 24'x40' double-wide mobile home, Please phone Cindy at 592-3091. CO21-2p



'We Know the Valley'

Call a Professional -
Call 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

TAKING RESERVATIONS NOW, Mountain Valley subdivision in Cave Junction. 17 lots, \$36,000 to \$45,000. CCR's, site-built only. Underground utilities. Phone for more details.

BEAUTIFUL TREE-COVERED creek-front property with a nice 2-bedroom, 1-bath, 1,384 sq. ft. home and detached double-car garage and double carport. 5 acres at the end of a paved country road. Priced to sell at \$209,999.99

VERY COMFORTABLE SECLUDED HOME: 3 bedrooms, 2 baths, 1,542 sq. ft. per assessor. Very nice home with big windows overlooking 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

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. MLS# 106527

2-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 MLS# 106806

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 g.p.m. when drilled in 2000. Single-wide mobile and single-car garage with add-on. \$142,400 MLS# 106323

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 MLS# 102082

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.

FOR SALE

TYAN DESKTOP PC, Windows 98, Intel Celeron 700 Mhz., 10 Gb. Hard drive, 64 Mb. RAM, 56K I/V90 modem, speakers, Windows 98 keyboard and mouse, headphones with mic. 2001, like new. \$500 OBO. Evenings after 4:30 p.m., 592-6457, message phone 287-0086, ask for Kevin. KV20-1p

MIRROR, WOOD frame, 3 1/2' x 6 1/2', \$60. Girl's 18-speed Huff bike, \$50. 100-gallon water tank, \$40. 659-8609. JZ21-1p

MOVING SALE: love seat, lamps, chairs, patio set, freezer, scaffold ladder, battery charger, painting supplies, computer, telephones, throw pillows, candles, large computer work station, bookcase, dishes. Oak dining table, 2 leaves, 4 chairs. New area rugs, washer, dryer, queen bed, black entertainment center, kitchen, gas barbecue. 422 Old Stage Road. Phone for appointment, 592-3893 or 287-1287. TC21-1p

BEDROOM SET, MAHOGANY FINISH

Includes double bed with headboard, mattress, box springs, 2 night stands and triple-wide mirrored dresser. New condition, \$500. 2 brass lamps and shades, \$50. 592-2239 CB21-1p

YARD SALES

RAIN OR SHINE: Yards for sale / Some with houses! See Mike Palmer Realty today! 596-2026 in O'Brien. PR47-tfc

JUNK SALE, 8 a.m. to 5 p.m., Saturday and Sunday, 4195 Holland Loop. LC21-1p

MOVING SALE August 13 to 15, 8 a.m. to 5 p.m. Linens, toys, oak furniture, antiques, much more. Worth the drive. 18055 Redwood Hwy., across the border just before the "bug" station on left. KB21-1p

TOOLS, TOOLS, MORE TOOLS

Livestock mineral feeder, water trough, new automatic inoculation syringe with extra barrels, computer credenza, matching desk, men's and ladies' clothes, house wares, lots of stuff. Saturday only, 540 Schumacher St. 9 a.m. to 3 p.m. AS21-1p

HUGE MOVING SALE. Lots of furniture, paperback books and miscellaneous items. Saturday and Sunday 9 a.m. to 3 p.m. No early birds. 855 Hays Cutoff Road. TD21-1p

STORAGE

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

Modern Technology. Old Fashioned Values

FIXER UPPER: 5.2 acres, 1982 double-wide mobile, creek pasture, woods, outbuildings. \$135,000

HORSE FACILITY NEEDS NEW OWNER: 13.75 acres with pond, irrigation rights, year-round creek, large barn, comfy house, 2-car garage, work shop, views. All fenced and cross-fenced. \$259,950

I want to talk with you about your real estate needs! I'm looking forward to helping you find the home or property that's right for you!

CALL LARRY SMITH FOR ALL THE DETAILS
541-659-7943 or 541-596-2026

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

LARGE, DIVIDABLE, corner lot in town with 2-bedroom, 2-bath, 1990 double-wide. Nice trees and good location. \$130,900 #BC 4490

COUNTRY 3-BEDROOM, 1,400 sq. ft. home with pond on 5 acres. Variety of fruit trees and mixed hardwoods. Separate shop/garage and 3-car carport. \$172,500 #CC 4506

REMODELED 2-BEDROOM, 2-bath 1976 mobile only, with 1,440 sq. ft. Motivated seller, owner terms. \$16,000 #DC 4513

GREAT AREA - country living but close to town. Better than new 1997 manufactured home on permanent foundation, centered on 20 well treed acres, large garage with shop area, 20 gpm (per owner) well, heat pump, wood stove, loads of cabinets and above ground pool with accessories and established garden area. \$245,000 #HC 4531

CAVE JUNCTION PIZZA business and property. Fantastic pizza, service, great décor, custom blue pine slab tables, rocking stereo system and wide-screen TV. Sports fans, kids, family style restaurant on one side and take-out on the other. Busy U.S. 199 location half way between Medford and the coast. \$299,000 #RC 4488

FABULOUS, LIKE NEW, custom, 1990 Super Good Sense, 4-bedroom, 3 1/2 bath, 2,444 sq. ft., with bay windows throughout, skylights, solid oak cabinets, heat pump, wood stove, vaulted ceiling. Beautiful mature landscaping on 10.45 acres, with creek and water rights, 3-phase power for irrigation, 20 gpm well, covered deck with spa, Koi pond, various fruit trees and plants in yard and garden area, 7 1/2' fence, RV hook up. Fantastic mountain views and end-of-road privacy. Bring your horses or? \$435,000 #JC 4505

ENCHANTED GARDENS This "oasis" in the Illinois Valley has a cozy 1,650 sq. ft., 2-bedroom, 2 1/2-bath with cedar tongue and groove interior, ceramic tile flooring and sunroom off kitchen. Lovely gardens, fruit trees, pond and pens for fowl. Park-like 2.05 acres with garden patio and fish pond, too. \$235,000 #HC 4531

SPACIOUS, LIKE NEW 1995 Super Good Sense manufactured home on 5 level, usable acres. New carpet, paint, range, vaulted ceiling, skylights, garden tub in master suite, lighted walk-in closet. Large kitchen with breakfast bar and center island. 10 gpm (per owner) well, great views and a place to bring your critters. \$173,500 #RC 4529

SENSATIONAL 30+ ACRES on river. Quality 3-bedroom, 2-bath, 1,819 sq. ft., ranch style home with vaulted living room ceilings, spacious master bedroom, 1,200 sq. ft. of rear decking and more. Lots of fruit trees, separate shop with bathroom and office. Tucked in the woods with W. Fork Illinois River frontage. All this, \$475,000. #RC 4529

BUILD THAT DREAM HOME. Premium 5.07 acres on Rockydale Road. 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

BEAUTIFUL LARGE ACREAGE with septic site approval and gorgeous trees in Selma. Incredible 56.48 acres with seasonal creek and mountain views. Only \$99,500. #TC 4339

TIMBER, PAD AND WELL on site. Gorgeous end of the road, 53.5 acres with BLM on 2 sides, seasonal creek, mountain views and close to Lake Selmac recreation area. Only \$99,500. #TC 4340

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