

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

HOW ABOUT A LITTLE TLC? That is what this little 2-bedroom house needs. With more than 900 sq. ft. of living area and situated on a corner lot on River St. this house is crying for an owner. The rose bushes are waiting and the plum tree could reward you next year. \$84,000 #929

COUNTRY ACRE IN O'BRIEN. That is the setting for this 2-bedroom, 2-bath double-wide mobile. Has just less than 1,100 sq. ft. of living area. Features a new heat pump, new septic system and a new well. \$143,675 #930

HILLTOP RETREAT. Check out this 2,300 sq. ft. home with 3 bedrooms and 2 baths. Home is located on an 18-acre tax lot. The east view from the home looks out over the Dick George area while to the west is the river. Three other tax lots bring the total acreage to more than 100 acres. Each of the other lots has a septic installed. All the property is well wooded and has some commercial timber. There is the potential to develop home sites on the other lots and sell them or you could just enjoy living on your 100 acres. \$650,000 #917

CHRISTMAS IN AUGUST? 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., 2-bedroom, 2-bath home. Interested in a vineyard? This ranch has lots of potential. \$495,000 #916

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

REAL ESTATE FOR SALE

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

1.11 ACRE, Holland Loop. \$35,000 #1818
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

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

UNFINISHED HOME, 2,200 sq. ft., plus 5 acres and 20'x50' shop. \$175,000 #1835

RIVERFRONT / COMMERCIAL 5 acres in Cave Junction. \$215,000 #1825

VACANT BUSINESS plus 2 residential rentals. \$162,500 #1797

2 FAMILY set-up in Selma on 9.28 acres. Home plus mobile. \$240,000 #1828

Illinois Valley Real Estate
592-4464
www.ivland.com
IVRE49-tfc

Illinois Valley Real Estate
216 S Redwood Hwy (PO 856), Cave Junction OR 97523
541-592-4464

10+ LEVEL ACRES, double-wide mobile and shop. Lots of trees. \$165,000 #1840

HORSE PROPERTY! 6.34 acres with barn, shop, power, shared well and creek. Mountain views. \$135,000 #1841

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



HOMES FOR RENT

FURNISHED HOUSE, one bedroom, one bath. Selma, Oregon. \$450 per month. 541-621-5170 PG19-4p

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

3-BEDROOM, 1-bath house. Attached garage, fenced back yard. Quiet neighborhood. Non-smoking, no pets. References and credit check. \$600 per month. 592-2989 after 6 p.m. weekdays or weekends. PH21-4p

S M A L L 2 - BEDROOM house in Takilma. No cat-chasing dogs. \$400 per month, first and last. Phone (541) 660-3387. NR22-1p

TAKING APPLICATIONS on 3-bedroom, 2-bath, double-wide mobile on 5 acres with end of road seclusion in O'Brien. \$525 per month rent with \$1050 refundable security deposit for a total of \$1575 to move in. Available approximately mid-Sept. Only serious calls. 855-2316. GB22-4p

FARM AND GARDEN

GOOD GRASS HAY 2003 cutting, barn stored. Approximately 70 bales, \$2 per bale. 592-6921 SW21-4p

HAY IN THE BARN \$3.50 a bale. Phone Kristie 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 DS20-4p

WOOD PRODUCTS

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



Call a Professional - Call Junction Realty



'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

1 2/3 ACRES COMMERCIAL with 2,248 sq. ft. home and large shop adjacent to I.V. Building Supply. \$199,500 #998

5-ACRE PARCEL on Rockydale. Owner will supply well for this price. Power in, septic approval obtained, site brushed and ready to go. Nice views of surrounding mountains. Restricted to frame homes. \$88,500 mls#103779

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

1980 1,152 SQ. FT. DOUBLE-WIDE manufactured home on a city lot in Cave Junction. This is a 3-bedroom, 2-bath. Chain link fence, carport, covered deck. Good home close to high school and senior center. Priced to sell at \$84,500. #105884

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 mls#106805

SPANISH STYLE, 2,000+ 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

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.

PERSONALS

FREE speech. O A C. javalina@cavenet.com JP21-4p

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

CLASS

METAPHYSICAL STUDY CLASS First and third Tuesdays, 6 p.m. to 8 p.m. at the I.V. Family Coalition (around back). For information phone 592-2901. BS16-6p

FOUND

DOG: SMALL, blonde, female on Laurel Road August 1. Phone to identify, 592-2660.

FREE

FREE HORSE MANURE. 596-2951 PB22-1f

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YARD SALES

MULTI-FAMILY sale, New Life Natural Foods parking lot across from Post Office. Goodies galore! Saturday, Aug. 21, 9 a.m. to ? CS22-1p

LOTS OF ITEMS: Paperbacks, fishing poles, more. 8 a.m. to 5 p.m., Saturday, Aug. 21 at O'Brien Store. RH22-1p

YARD SALE at 728 N. Old Stage road. Make a deal Saturday, Aug. 21, 8 a.m. to 2 p.m. in the back. All needs to go away. TH22-1p

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

FOR SALE

3 GOOD DEALS! 1950 International pickup truck, runs good, nice tires, rims, \$1,500. 1965 Dodge box truck, runs good, industrial motor, \$2,500. 1994 Plymouth Laser, runs good, \$1,000. Phone 592-2416. MF22-1p

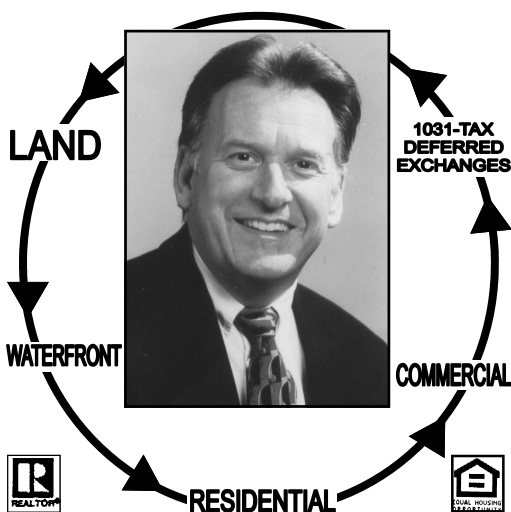
WOMENS NEW CLOTHING Never been worn, all in large sizes. 592-2821 JR22-1c

SOLAR CHARGE CONTROLLERS Used Trace controllers, C-40s and C-60s. Phone 592-3598. KW22-2p

WANTED

FINCHES My 7-year-old granddaughter would like to have some finches. They will have a good home. 592-6270 DH22-2p

ILLINOIS VALLEY MINI STORAGE
6'x12' - \$30
8'x12' - \$45
10'x12' - \$55
592-2878 or 450-8777
102 S. CAVES AVENUE



Phone Jim Frick
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Harris & Taylor
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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



Harris & Taylor

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

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

DON'T MISS OUT on one of 3 great wooded lots in Cave Junction. Buy all 3 and develop! Forest includes madrone, fir, oaks and pine. Find a home site in this attractive neighborhood. \$39,000 each. #MC 4514

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

LOCATION, LOCATION, LOCATION. Roomy home across the road from I.V.'s future exclusive gated subdivision. 2 prime acres, close to Illinois River with great views to the south. Home has large rooms, attached garage with extra room, well and septic, as well as a small fish pond. Won't last long. \$159,900. #SC 4533

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.

OWNER SAYS SELL! 5 level, nicely treed acres not far from town. Quiet setting back from road with 16 "tasty" g.p.m. well (per owner.) 1981 double-wide, 2-bedroom, wood and electric heat. 20'x24' attached carport, pasture area for critters, garden area and RV hookup. Won't last long. \$130,000 #RC 4507

NICE 3-BEDROOM, 1976 home in city with 1,003 sq. ft. Monitor oil stove, large .2-acre lot with fenced back yard. \$120,000 #TC 4532

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

5 ACRES ZONED RR with older single-wide, well, septic and power. Nice private property in Kerby. \$65,000 #KC 4536

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

5.2 ACRES WITH PASTURE, seasonal creek and rustic cabin. There is a functional shop/studio that sits on the back of the fenced property with great views. This home needs, TLC, however, is in a very peaceful, quiet area with lots of potential. \$149,000 #TC 4535

LEVEL, WOODED 1.5 ACRES with a 2-bedroom, 1,488 sq. ft. fixer home. Several outbuildings. \$95,500 #MC 4534

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

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