

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

WHAT A VIEW! This 80-acre parcel has the driveway in, well drilled, holding tank installed and the septic system in place. Property adjoins National Forest for added privacy. With an east slope, the views of the valley are tremendous. This is the perfect spot for that custom home. Power is not on the property. Check our Web site for some good photos of this property. \$200,000 #905

62 SECLUDED ACRES with creek frontage too. A large percentage of this property is fenced and cross-fenced for critters. Lots of pasture areas, multiple garden locations and good fertile soil. Couple of acres of water rights from Sucker Creek. A "barn" has been converted into unique living quarters. Part of the ground floor and the entire upper floor have been finished off into an unusual home. Upper floor features a large master bedroom and private bath. Downstairs is the living room and kitchen. There is also a single-wide mobile home with add-on room. Mobile is served by its own well and septic system. Guest cabin, greenhouse and water tower too. \$379,000 #909

PRICE REDUCTION! 5-plus acres with access to Sucker Creek. Located on a quiet country lane, this 3-bedroom, 3-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



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

EXCEPTIONAL RIVER FRONTAGE with marketable timber. Home site permit, ready to develop your dream home. New access. 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

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

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

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 #1140

50 ACRES OF TREES AND VIEWS off Greenview Dr. Pad cut, road in, septic in, development permit in hand, springs on property for water, power and phone on road. \$180,000 MLS# 106389

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 \$190,000 MLS# 106761

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 MLS# 106806

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

FOR SALE

SOLAR CHARGE CONTROLLERS

Used Trace controllers, C-40s and C-60s. Phone 592-3598.

KW22-2p

PAWN SALE: Milwaukee miter saw, Milwaukee grinder, DeWalt sander, air compressor, surf boards, snow boards, guitars. Lowest prices in town, Cave Bear Pawn. 592-2987

CBP23-1p

LOVE SEAT, very good condition. Light amber-gold. \$75 592-3306

SG23-1p

AUTOMOTIVE

CAMPER, 12-FOOT, 1971. 2-burner gas range, new battery, AC/DC built-in cooler, spare tire. \$1,100 OBO, good condition. 592-4420

SP23-2p

ISUZU TROOPER, 4-wheel drive, 1985, 130,000 miles. Needs work, \$500 OBO. 592-2387 or 415-0519

MP23-1p

Subscribe to the
'Illinois Valley News'
592-2541

YARD SALES

FREE ITEMS

Free: many good items. Very low prices on chairs, toaster, lamp and other good items. 7291 Rockydale Rd. Saturday, Sunday, August 28, 29, 9 a.m. to 7 p.m.

LM23-1p

LARRY AND KAAREN'S yard sale, 410 W. River St., August 27 and 28, 8 a.m. to 4 p.m. No early sales. Glassware, collectibles, household miscellaneous, Red Wing crocks, Gold Hound, well pumps, power and air tools, large and small hand tools, tool boxes, transit, tons of miscellaneous.

KF23-1p

1164 NAUE WAY in O'Brien, Friday, Saturday, Sunday, 9 a.m. to 4 p.m.

PH23-1p

HUGE LABOR DAY SALE

Saturday, Sunday, Monday, Selma on Hwy 199. 50 spaces, something for everybody. **ATTENTION VENDORS:** some spaces available. Unbelievable traffic, incredible location, well signed and advertised. Information, 659-9436.

JM23-1p

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

PR47-tfc

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

ILLINOIS VALLEY MINI STORAGE

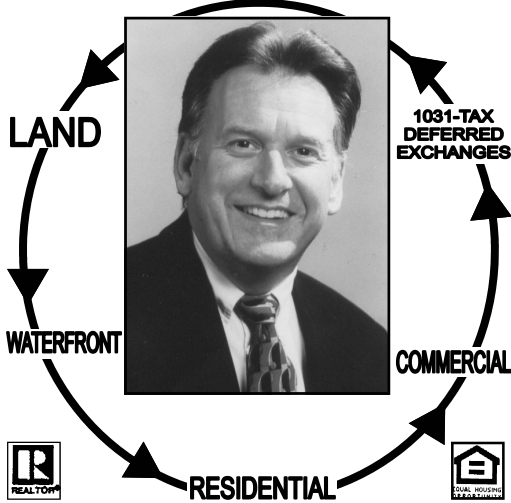
6'x12' - \$30
8'x12' - \$45
10'x12' - \$55
592-2878 or 450-8777
102 S. CAVES AVENUE

STORAGE

ILLINOIS VALLEY MINI STORAGE

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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

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. \$159,900 #HC 4448

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

CHARMING, REMODELED, country 3-bedroom, 2-bath, 1,551 sq. ft. home on 1/4 acre with well and septic, beautifully landscaped, vinyl fence, laminated floors and close to town. \$155,000 #OC 4524

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 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

ENCHANTED FOREST - Gorgeous trees surround this spacious 1,440 sq. ft. manufactured home with 2-bedroom, 2-bath floor plan, country kitchen and covered and screened-in front porch. Separate 2-car garage/shop, garden area and situated on lovely 2.73-acre site. All this, only \$116,500 #PC 4538

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

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. \$94,500 #RC 4450

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

SPACIOUS 3-BEDROOM, 2-bath, with 1,824 sq. ft. Family room has huge rock fireplace and hobby room. In town on beautifully treed .23 acre. This is a fixer and needs a new roof. \$125,000 #JC 4526

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

ILLINOIS RIVER frontage property in Takilma, 3.7 acres. \$19,500, owner terms. #TC 4496

CENTURY 21

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* STEVE LYONS 592-9201
* IAN CROSBY 592-9687
* TAMI HARRIS - 592-3181



Century 21.com

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(541) 592-3181

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

FOR RENT

NICE 2-BEDROOM duplex. Laundry hookups, carport, yard, near town. No pets. \$425 per month, \$500 security deposit. References required. 592-2096

JL23-tfc

CUTE AND CLEAN! 2-bedroom country cabin on Sucker Creek. \$350 per month, \$500 security deposit. References required. No pets. 592-2096

JL23-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

WANTED

FINCHES

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

DH22-2p

FREE

PUPPIES, LAB-German Shorthair mix. 7 weeks old, males and females. 592-5431

DL23-3p

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

3-BEDROOM, 2-bath double-wide mobile with shop, barn and fenced pasture on 30 acres. \$750 per month plus \$750 deposit. Available September 15. Phone 592-2590.

BP23-3p

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

REAL ESTATE FOR SALE

ANOTHER CAPE COD-style home by H.D. Patton. 1658 sq. ft., 3 bedrooms, 2 baths. 1/4-acre treed lot, quiet neighborhood. Available in October. \$192,000

JCJ22-5c

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, woodstove, pantry, attic. \$199,500 712-1449

PS21-8p

BUYING? SELLING? Phone

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

NEW ON MARKET: mobile on 5 acres on year-round river. \$199,500 #1843

PRICE REDUCTION: mobile with oversized garage/shop. Now just \$119,500 #1834

Need more information, or thinking of buying or selling? Please give Cilicia a call @ Illinois Valley Real Estate, 592-4464.

CP23-1c

2.53 ACRES, 2002 Karsten home. Beautiful land and home and setting. \$275,000 #1831

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

10+ ACRES, double-wide and shop. \$165,000

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

MOBILE FOR SALE

1972 TAMARAC manufactured home, 2-bedroom, 12'x60', \$12,500. Located on secluded spot in Selma. Will rent trailer space for \$325 per month. 846-6265

JW22-4p