

# 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

**THREE-BEDROOM**, two-bath 1,800 sq. ft. home on 5 quiet acres. Property is level with some nice trees. Home sits back from the cul-de-sac road for added privacy. Large living room with rock wall and woodstove, family-sized kitchen/dining room area. Nice 35'x45' shop building with concrete floor. \$249,000. #922

**THREE-BEDROOM** home, in town on just 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 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 two-bedroom, two-bath brick home in Selma on 10 acres. With just 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

**HILLTOP RETREAT.** Check out this 2,300 sq. ft. home with three bedrooms and two 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 just 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



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

Want to sell your home or property? Junction Realty doesn't have all the glitter and hype, but we sell lots of property. Phone us and give us a chance to sell yours for you. For honest professional service phone Junction Realty and you'll be glad you did.

**JUST REDUCED!** 1 2/3 acres Commercial with 2,248 sq. ft. home and large shop adjacent to I.V. Building Supply. \$189,500. #998

**TWO-FAMILY** set up, or two 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

**50 ACRES** of trees and views off Greenview Drive. Pad cut, road in, septic in, development permit in hand, springs on property for water, power and phone on road. \$180,000. MLS#106389

**1980 1,152 SQ. FT.** double-wide manufactured home on a city lot in Cave Junction with 3-bedrooms and 2-baths. Chain Link fence, carport and covered deck. Good home close to high school and senior center. Priced to sell at \$84,500. #105884

**CUSTOM-BUILT 2,226 sq. ft.** 3-bedroom 2-bath home in Takilma. Beautiful East Fork property with lots of water and landscaping. House needs some finish work. \$265,000. #102082

**36 ACRES** of river frontage. Home site permit, ready to develop your dream home. Has Mill Creek on east side of property and BLM on the west side. Move to your private kingdom along and creek and a river. Near Cave Junction and only \$190,000. MLS#99437

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

LOVE SEATS, 2 in good condition, \$25 each or \$40 both. Free double bed. 592-4842

**CK24-2p**  
KENMORE large capacity, electric washer and dryer. \$250 for pair. 592-3933. **JRAY25-1c**  
CEMETERY LOTS Three lots; Laurel Cemetery. First addition top of hill. \$450 each. 592-4449. **AM25-2p**

### 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**

### BLACK OAK WANTED

Also alder, maple and ash. Saw logs, timber deals. Contact John Holte, (541) 915-9125 **Northwest Hardwoods, Eugene Oregon.** **JH24-5c**

### AUTOMOTIVE

**1990 DODGE COLT** Runs great, good condition. High miles. Two-door hatchback. Blue. \$500. 592-6361. **CP25-2p**

## BARGAIN MINI STORAGE

175 Finch Rd.  
Kerby

\*8'x10' - \$35  
\*10'x10' - \$42  
\*10'x20' - \$72  
\*8'x40' - \$100  
\*8'x28' - \$72  
Open Vehicle Parking

## Blow Out Yard Sale!

*You just can't miss finding something to take home! Furniture, beds, crib, dressers, stove and household, wedding, crafts. Clothes from infant to adult, and toys.*

*A few collectables and at GREAT PRICES!*

102 Airport Drive - 9 a.m. to 5 p.m.  
Saturday & Sunday, Sept. 11 & 12

### FOR RENT

CAVE JUNCTION one-and two-bedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-4959 (541) 572-3611. **GMS2-tfc**  
AVAILABLE for rent Sept. 10, '04. 3-bedroom, 1-bath house. Wood stove, carport, storage sheds. \$580 per month, \$600 security deposit, includes garbage. Pets? 592-2948. **JR25-1p**  
2-BEDROOM, 1-bath, large utility room, 1,008 sq. ft. on 14,620 sq. ft. lot, Cave Junction. \$675 per month, 1st, last and deposit. No smoking, pets. H.D. Patton, 476-2127. **HDP24-tfc**

**OLDER 2-BEDROOM**, 1-bath, 999 sq. ft. cozy home with electric heat and wood stove, available mid-Sept. \$725 per month, 1st, last and deposit. No pets, no smoking. H.D. Patton, 476-2127. **HDP24-tfc**

**SINGLE-WIDE** mobile, \$600. First month, last month and non-refundable cleaning fee. 592-2722 or cell 660-8390. **SM24-4p**  
**KERBY, SMALL** cabin, \$350 per month. Furnished, quiet area. Also 3-bedroom trailer, \$450 per month. First, last, deposit. 592-4425 **GB24-2p**

### FREE

**PUPPIES, LAB-German** Shorthair mix. 7 weeks old, males and females. 592-5431 **DL23-3p**

**USED WINE** bottles, contact Foris winery, 592-3752. **FW24-1f**

**EXCEPTIONAL KITTENS:** Three shorthair tabbies, one longhair black silvertip. Extremely playful and active, eat anything. 2 1/2 months, dirt trained, parents are devoted couple and noted hunters. Prefer to give pairs. Can't have them inside due to asthma. Save them from being food. 592-6031 **PK25-1p**

### FARM AND GARDEN

**HAY IN THE BARN** \$3.50 a bale. Phone Kristie at C & C Ranch, 592-3443. **CC13-tfc**

### Classifieds Work!

We live in the  
Illinois Valley

## 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

### REAL ESTATE FOR SALE

2002 Karsten home. Beautiful land and home. Just reduced to \$269,500 #1831

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

10+ ACRES, double-wide and shop. Country road. \$165,000 #1797

**RIVERFRONT** in Cave Junction. 5 acres commercial. \$215,000 #1825

**COMMERCIAL** PROPERTY for your business, plus 2-bedroom and studio rentals. River view from upstairs. \$162,500 #1797

**RIVER VIEW**, 1.8 acres with fixer. Pond, garden. \$129,000 #1822

1.97 ACRES in O'Brien. Septic approval. \$49,000 #1836

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

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

### MOBILES 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**

1972 **SINGLE-WIDE** 12'x58' Homelite mobile home. Very livable. You must move. \$6,700 or trade for tree falling, portable milling. 592-4720. **FF25-4p**

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

6.34 ACRES OF HORSE PROPERTY with mountain views. Build your dream home on this fenced acreage with large barn, 2,000 sq. ft. shop with 220/3-phase power, creek, spring and shared well. \$135,000 #1841

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

**Phone Jim Frick**  
450-8777  
or  
592-2878  
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## CONSTRUCTION, REHAB, PURCHASE AND REFINANCE LOANS

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**O'BRIEN OPPORTUNITY** - Over 5 acres with an old mobile and 2 'cabins,' 4-bedroom septic system installed, power, phone and a great well. Would be a nice place to build new or work with county to add to an existing structure. **PHONE FOR APPOINTMENT, YOU CAN'T SEE IT FROM THE ROAD!** \$125,000. #113

**CATTLE RANCH IN THE HEART OF THE VALLEY** - 95+ acres of absolutely fabulous hay production and grazing land. 2-bedroom home, barns, cattle pens and chutes. Irrigation rights on almost all of the property. There's nothing else like it! \$499,900. #114

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!



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. #FC4492.

**'ENCHANTED GARDENS'** - This oasis in 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. #HC4531.

**FABULOUS, LIKE-NEW** custom 1990 Super Good Sense, 4-bedroom, 3 1/2-bath, 2,444 sq. ft. home with bay windows throughout, skylights, solid oak cabinets, heat pump, woodstove and vaulted ceiling. Beautiful mature landscaping on 10.45 acres with creek and water rights. Three-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 ft. fence, RV hook up, fantastic views and end-of-road privacy. Bring your horses or ? \$435,000. #JC4505.

**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. #MC4514.

**FIVE ACRES** zoned RR with older single wide, well, septic and power. Nice property in Kerby. \$65,000. #KC4536.

**LEVEL, WOODED 1 1/2** acres with a two-bedroom, 1,488 sq. ft. fixer-upper home. Several outbuildings. \$95,500. #MC4534.

**GREAT INVESTMENT** property - Nice 4.62 acres with woods and meadow. Older manufactured home with 840 sq. ft., two outbuildings. Merlin location. \$135,000. #OC4421.

**CAVE JUNCTION PIZZA** business and property. Fantastic pizza, service, great decor, custom-blued pine slab tables, 'rocking' stereo system and widescreen TV. Sports fans, kids, family-style restaurant on one side and take out on the other. Busy Hwy. 199 location half way between Medford and the coast. \$299,000. #RC4488.

**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 the West Fork Illinois River frontage. All this for \$475,000. #RC4528.

**SPACIOUS, LIKE NEW** 1995 Super Good Sense manufactured home on 5 level, usable acres. New carpet, paint, range, vaulted ceiling, sky lights, garden tub in master suite, lighted walk-in closet. Large kitchen with breakfast bar and center island. 10 gpm (per owner), great views and a place to bring your critters. \$173,500. #RC4529.

**VERY PRIVATE 37** acres in Selma, near lake. Wooded, great views, well, septic and power. \$149,000. #RC4540.

**GREAT LOCATION,** nice property, good water (per owner) in a very quiet area of Illinois Valley. Potential is the key word here. Home is sold 'As Is.' \$145,000. #RC4541.

## CENTURY21

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