

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

Check out this 1994 Fleetwood two bedroom, two bath home on 6+ acres. Property is level and well treed for added privacy. Home has vaulted ceilings, skylights and over 1100 sq. ft. of living area. Located south of town of Rockydale Rd. \$147,900 #936

40 ACRES of mostly level, trees, pasture seasonal stream and an older 2 bedroom home. A lot for your dollar here. Larger parcels like this one with a house are getting scarce. \$200,000 #918

Attention Gold Bugs. Here is a 40 acre patented gold claim surrounded by government land. Historic Althouse Creek through property. Some commercial timber. There is a two bedroom cabin and several outbuildings. What a wonderful get-away place or maybe a spot to build that dream vacation cabin off the grid. You don't have to be a mountain goat to get here! \$300,000 #885

3-BEDROOM HOME in town on just over 1/4 acre. Home has been completely remodeled with wood flooring and lots of wood accents. Almost 1300 sq. ft. of living area. Attached single car garage plus detached garage/shop. Mature shade trees and some fruit trees. \$163,000 #927

HUGE PRICE REDUCTION! Christmas in October? Well, not really. Here is a 58 acre ranch with about 40,000 Christmas trees. Trees are 3 to 4 years old and have 3 to 4 years to go before they are ready to harvest. Ranch is all level with good soil, old water rights, pond and diesel pump station. The 60x90 foot barn is almost 100 years old. Home is a comfortable 1350 sq. ft. two-bedroom, two-bath home. Interested in a vineyard? This ranch might just be the spot. Was \$495,000 Now \$397,000 #916

'We Know the Valley'
 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

Call a Professional - Call Junction Realty

REDUCED: Over 5 acres of level open ground in the heart of Holland Loop area. Fenced and cross-fenced w/ some underground irrigation already installed. Well was recorded at 25 gpm when drilled in 2000. Single wide mobile and single car garage w/ add-on. \$139,800 mls# 106323

62 ACRES, mostly flat farm land, 3 separate tax lots, mostly zoned EFU has some water rights, 2 smaller tax lots zoned RF5. Very large old "boys" home of over 6000 sf, 2nd older home on smaller tax lot. All need work. Off the Holland Loop. All for \$345,000 mls# 107430

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

TAKE YOUR PICK of adjacent 14+ ACRES parcels. Potential Views, lots of privacy. Part of the old Waldo Town site. Zoned Serpentine. No power, no septic approvals, no wells. Asking \$49,000 each. Mls#1022367

MADRONE MOTEL FOR SALE! 6 rooms, 2 w/ kitchenettes, 2 apartments, 2-bdrm cabin, 2 2-bdrm mobiles, RV Space and 3-bdrm 3-bath 2000 sq. ft. home all for \$369,000 mls# 102161

NICE MANUFACTURED HOME on city lot in nice area of town. 3-bedroom 2-bath 1200 sf home w/ heat pump and covered decks front and rear. \$130,000 mls#107276

2 FAMILY SET-UP. 18.38 acres with incredible views from either home site. Well 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

2 FAMILY SET-UP or 2 adjacent tax lots in the city. Comes with a 1964 12x50 MH and a shed/carpport. 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.

Phone Jim Frick
 450-8777 or 592-2878
 Harris & Taylor

LAND, WATERFRONT, RESIDENTIAL, COMMERCIAL, 1031-TAX DEFERRED EXCHANGES

REAL ESTATE

10 ACRES by owner. Four miles to Cave Junction, end of private road. 19 gpm well, power in. Level with timber. \$108,000. 592-6288. KF26-5p

HORSE PROPERTY \$189,500. Selma, 4.5 acres, 85 feet of year-round creek frontage. 1995 manufactured home with 1,560 sq. ft. with 3 bedrooms, 2 baths, new carpet, new electric range, refrigerator, heat pump. Plus 30'x46' pole barn with 4 stalls, 32' runs. 2 wells with 2,000 gallon holding tank. Phone agent 479-7702 or Hedges Realty - 471-1002. AR28-4p

FOR SALE by owner: 1,620 sq. ft. home in 20 acres. 3-bedroom, 2-bath, extra large great room. Walk-in closet in master bedroom. 12'x16' storage shed, carport and RV port with hookups. Approximately 5 acres wooded, rest is pasture. 2 miles from Cave Junction on dead-end road. \$280,000 Phone (541) 592-2300 for appointment. PS30-1p

CUSTOM HOME In Cave Junction city limits. 2,800 sq. ft., could be 2-family set-up: office/guest area with private entrance. 3+ bedrooms, 3+ baths. Must see! \$249,000 592-3797 or 660-8048. VJ30-8p

FOR SALE BY OWNER - 5 beautiful wooded hillside acres. Nice 1989 2-bedroom, 2-bath manufactured home with woodstove. Very quiet, yet close to town. Exceptional value. \$145,000. 592-2876 by appointment only. KP29-4c

MOBILE FOR RENT 35-FOOT TRAILER with full hookup in Selma on 10 acres. Shared property. \$325 plus deposit, possible work exchange. 597-4517 MS30-1p

RENTALS

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

2-BEDROOM, 581 W. River St., 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, 1043 Kokanee, Grants Pass, 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

CLEAN AND CUTE 2-bedroom cottage in the woods. \$350 per month, plus \$500 security deposit. No pets. No drugs. 592-2096. JL28-tfc

TAKING APPLICATIONS 3-bedroom, 1-bath house on 1 acre outside Cave Junction with double-car garage and large yard. Available approximately Nov. 1 \$600 per month, first plus \$1,500 refundable security deposit. 855-2316 GB30-2p

RURAL CAVE JUNCTION home - 2-bedroom, 2 full bath 24'x24', kitchen, electric heat and woodstove. Approximately 1,700 sq. ft. Laundry room with washer/dryer hookups. No smoking, pets. \$700 per month. First, last and deposit. Credit report required. 592-5060. GR29-4p

2-BEDROOM duplex at 552 S. Old Stage Rd., Cave Junction. \$450/month for two tenants. Each additional tenant add \$50/month. Maximum 4 tenants. First month and \$500 security deposit required. Sewer, water and garbage included. Pet: \$100 non-refundable deposit plus \$25/month per pet. Phone evenings after 6 p.m. 592-2816 or leave message. MH29-tfc

BEAUTIFUL CABINS and 2-bedrooms on the Illinois River. Peaceful location, carpeted, air conditioned, electric heat, fireplace or woodstove. Available now. First, last and security. Phone 596-2682. SN30-1p

2-BEDROOM, 1-bath house on 2 acres 2 miles from town. \$600 month, first, last and security deposit. 592-6438, SH29-2p

AUTOMOTIVE

DIESEL 4X4 Dodge D-50, 5-speed stick, Mitsubishi engine, power steering, power brakes, good tires. 592-5058, 592-3108 - message. \$1,000 OBO. LD27-6p

2000 TOYOTA TACOMA SR5 pkg., 78K highway miles. 2x4, excellent condition. \$9,500. OBO. 660-4604. TH29-2p

1984 COACHMAN Class A. Chevy P30 Chassis. 454 Engine. Banks exhaust. \$5,800. 592-2244. CG29-2p

1996 CHRYSLER LHS

*Luxury 4-door highway cruiser
 *Powerful V6 engine
 *Custom leather seating for 6
 *All power seats, windows, door locks
 *Well maintained and serviced
 *Stereo/CD up-graded
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 Please phone 596-2623 to arrange for a test drive. TZ30-2p

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BARGAIN MINI STORAGE

175 Finch Rd. Kerby 592-3355

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

Open Vehicle Parking

HELP WANTED

CONSTRUCTION: All contractors & laborers, framers, siders and finish carpenters. Residential/Commercial. 476-2127. 10 a.m. to 4 p.m. HDP27-tfc

ADMINISTRATIVE ASSISTANT POSITION AT OREGON CAVES

Oregon Caves National Monument is looking for an energetic efficient person to fill our administrative assistant position. The position will be advertised at WWW.USAJOB.OP M.GOV From 10/15/04-10/29/04. For more information, Call Kelly Donley at (541)592-2100 x223 OM30-2c

SERVICES

THE FINISHING TOUCH CLEANING SERVICE: Customized cleaning to your specifications — commercial, residential, rentals, new construction, windows, local references, licensed, bonded and insured. Phone 592-5270. C42-tfc

HANDYMAN - Odd jobs, reasonable. 592-6864. BK28-5p

BRUSH BROS. YARD SERVICES Fall cleanup - Blackberry clearing, brush removal, wood splitting, shrub & tree trimming, hauling, mowing, rototilling. Free estimates. 597-4517 MS30-2p

PROFESSIONAL HANDYMAN Multi-skilled, bonded insured lic.# 144856 Remodeling, repairs, consulting. Free Estimates. 592-2961 KL30-1p

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DOWN & OUT SEAMLESS GUTTERS 592-3391 License #94699 D&O7-tfc

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Modern Technology, Old Fashioned Values

SMALL PROPERTY, SMALL PRICE! .45 Acres with small frame built house, outbuildings and an old house trailer. Sold as is, in need of repair. Highway frontage. Buy it now for \$65,000! #121

ALMOST NEW! 3-bedroom 2-bath, 1545 square feet, family home, attached 2-car garage. All city services. I will show you all the features this home has to offer, just call! \$210,000 #120

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

BEAUTIFUL, WELL-MAINTAINED, secluded 8.07 acres with 1,116 sq. ft. site, 2-bedroom, 1.5-bath home with new hardwood flooring, windows, new pellet stove, tiled shower and fixtures with more new improvements. Property has fruit trees, evergreens and marketable timber. Property is fenced and cross-fenced with septic, sewer and well with in-ground 2,500 gallon holding tank. \$245,000 #CC4549

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

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

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

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

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

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 hookup - won't last long. \$130,000 #RC 4507

ENCHANTED FOREST ENTRANCE - Wrought iron gates to flagstone walkway leading to barbeque patio and concrete dog run. More than 1,974 sq. ft. custom built ranch style home on 5 acres with bay window, dining nook, center-island kitchen with custom oak cabinets and lots of drawers and storage. Attached sunroom, 4 skylights and spacious master bedroom with privacy deck. \$360,000 #DC 4546

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

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

5.2 ACRES with pasture, seasonal creek and rustic cabin. There is a functional shop/studio that sets 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

REAL ESTATE FOR THE REAL WORLD

*Carol Doering - 592-3385
 *Jim Frick - 592-2878
 *Sandy Glamack - 592-3306
 *Steve Lyons - 592-9201
 *Tami Harris - 592-3181

Century 21.com
 Each Office is Independently Owned
(541) 592-3181

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

ANOTHER PRICE REDUCTION!

River runs through this 5+ acres. 1980 manufactured home has 2 bedrooms, 2 baths, and work room. \$156,000 #1843

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