

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

ALMOST AN ACRE in town with a spacious 2-bedroom. 2-bath doublewide with 2 add-on rooms. Total living area over 1,700 sq. ft. Has over 2,600 sq. ft. with 6 bays for vehicles or ? Detached double-car garage, a potting shed for gardeners, and a small aviary building. Property is fenced and features a RV friendly circular drive. City sewer and water plus a well. \$179,000 #940

ANOTHER PRICE REDUCTION! Country acre in O'Brien. That is the setting for this 2-bedroom, 2-bath double wide mobile. Has just under 1,100 sq. ft. of living area. Features a new heat pump, new septic system and a new well. \$139,500 #930

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 in the living room and kitchen. There is also a single wide mobile home with an add on room. Mobile is served by its own well and septic system. Guest cabin, greenhouse and water tower too. \$379,000 #909



Beautiful home on one acre, just finished in March 2004, all appliances still under warranty. New hot tub/spa. 2 bedrooms, 2 baths, 1,276 sq. ft. in area of new homes to be built. Property could be split per owner, need to verify with city planning. Currently connected to well (12 GPM per owner) and septic; city services will be available. This one has it all! Phone for more info or a showing.

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

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

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

955 THOMPSON CREEK ROAD \$229,900
1.7 Wooded acres; 3-bedrooms 1.5 bath; Vaulted wood beam ceilings, Wood stove with brick hearth; A private get-a-way to call home. For more information, please call Daniel Lloyd & Associates. Office 479-7003.
DL31-tfc

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

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

RENTALS

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 hookup. 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.
GR29-4p

HOUSE 2-BEDROOM 1-bath in Cave Junction. Laundry room, deck, carport, storage shed, large yard. Available apx. Nov 1. \$500 per month. First plus \$1000 security deposit. Credit report required. Phone 596-2860 for application.
DH31-2p

BEAUTIFUL 1-BEDROOM cabin on the Illinois River. Peaceful location. Air condition, electric, heat, wood stove. Available now. First, last and security. Phone 596-2682
SN31-6p

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

COMMERCIAL

358 A, B & C Cave Hwy., 640 sq. ft. each. One or all, \$300 a piece. Kar Kare location. 601-1520, 592-3669
CM31-4c

MOBILE SALES

SINGLE-WIDE MOBILE, good condition 3-bedroom, 2-bath dishwasher. As is, you move. \$21,000 592-2722
SM31-2p



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

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, dbl sided fireplace, nice sized redwood deck, this is a must see if you are looking for comfort and privacy. \$299,000 mls #106318

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

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

2.79 ACRES WITH WELL, septic and power. Good potential views from property. House burned. \$72,500 #107419

NICE MANUFACTURED HOME on city lot in nice area of town. 3-bedroom 2-bath 1,200 sq. ft. home w/ heat pump and covered decks front and rear. \$130,000 mls#107276

2 FAMILY SET-UP or 2 tax lots in the city. Comes with a 1964 12x50 MH 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.

AUTOMOTIVE

1996 CHRYSLER LHS

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

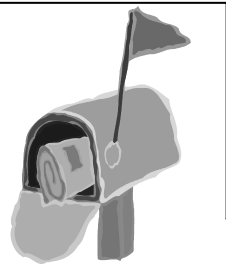
'85 FORD CAMPER VAN, short bed, bubble top, V-6 4-speed manual transmission, light blue, 100k miles. \$2,500/OBO 592-3183
CH31-1p

CHEVROLET BLAZER 1986 S10 2-door automatic 4x4 power steering, power brakes, air, cruise, cassette, custom grill. Good shape, reliable. \$1,200/OBO 592-6176 Glenda GG31-2p

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

RV AWNINGS

(USED/NEW) Big selection quality rebuilt RV awnings. Can deliver or install. Works great on houses or patio decks. Best prices guaranteed. We buy old RV awnings and parts. Expert repairs on RV awnings too. Phone (541) 247-8279. GS28-12c



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BRUSH BROS. YARD SERVICES
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HANDYMAN Odd Jobs, Reasonable. 592-6864
BK28-5p

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

Harris & Taylor

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

COUNTRY CHARMER - Freshly painted and upgraded 3-bedroom, 2-bath manufactured home on 5 wooded acres. Incredible views from deck and dining room. Spacious studio, separate shop and great for home business. Borders BLM and has lots of outbuildings. All this for \$225,000 #CC 4550

SPACIOUS FAMILY HOME on 17 secluded and recreational acres near Lake Selmac. Inviting, solid home boasts 3 bedrooms, 2.5 baths, large country kitchen, loads of closets and a great well. Property is private with a seasonal creek, large trees and fruit trees, RV hook-up garden area with water and power. \$279,000 #LC 4544

ENCHANTED FOREST - Gorgeous trees surround this spacious 1440 sq. ft. manufactured home with a 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 for only \$116,500 #PC 4538

INCREDIBLE SW OREGON BOX CANYON RANCH on 19.53 acres with classic custom log home, wrap around deck, bunkhouse, shop, 2-stall livestock barn and more. Pond, seasonal creek, pasture and ready for horses or cattle. \$350,000 #RC 4484

HISTORIC TAVERN (Old Stoney Front) with 2-bedroom apt. 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

COUNTRY 3-Bedroom, 1400 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

ONE ACRE LOT with older home, well, power and phone on private acre not far from CJ. Needs new septic. \$65,000 #CC 4545

REMODELED 2 BEDROOM, 2-bath 1976 mobile only with 1440 sq. ft. Motivated seller, owner terms. \$16,000 #DC 4513

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, horse shoe pits, baseball field, 20 picnic tables, RV hook-ups and modern bathrooms. Private location with older home, 3 wells, irrigation rights and irrigation equipment. Beautiful property and well maintained. \$450,000 #RC 4370

LARGE INDUSTRIAL BLDG in Illinois Valley on Hwy. 199 with over 14,100 sq. ft., loading dock, office, storage backed up to 5000' 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

"ILLINOIS RIVER FRONT CHARMER" Wonderful privacy, nestled in the woods. This 2-bedroom, 2.5-bath custom ranch style home with fireplace, country kitchen and lots of built-ins on wooded 10.37 acres with pasture and riding trail to Illinois River. Large barn, fenced pasture and seasonal creek. \$289,500 #RC 4543

"ILLINOIS VALLEY GOLF COURSE FRONTAGE" Fabulous location on holes #1 and 2 at IV Golf Course, this 1600 sq. ft. commercial building on 3.5 acres is full of potential for future development galore. Great investment property at \$138,500 #SC 4542

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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

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5 acres in Selma with well, septic and building pad. Power and phone at road. Possible owner terms too!
\$110,000 #1852

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