

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

THIS 5.28 ACRES sits on a gentle west slope with an incredible view of the valley. Front part of the property is fenced and cross-fenced and has a small spring fed pond. Nice spot for a horse or two. Back portion of the property is wooded and backs up to government land. There is also a RV garage, a single car garage and a shop building. The 2,200+ sq. ft. double-wide mobile has 2 bedrooms, 2 baths and a hot tub room. Home features cathedral ceilings, separate dining room, a den and a half round kitchen design. Step outside onto the deck or walk out to the gazebo and gaze out across the valley and you will know why you purchased this end of the road property. \$249,000. #921

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 for harvest. Ranch is all level with good soil, old water rights, pond and diesel fuel pump station. The 60x90 foot barn is almost 100 yrs old. Home is a comfortable 1,350 sq. ft., 2-bedroom, 2-bath home. Interested in a vineyard? This ranch might just be the spot. Was \$495,000, now \$397,000. #916

WHAT A VIEW! This 80-acre parcel has the driveway in, well drilled, holding tank installed and the septic tank in place. Property adjoins National Forest for added privacy. \$200,000. #905



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

1.6 ACRES between Dave's Power Equipment and Raymond Street. Has an old house that needs to be removed. Best option would be to annex to city and pursue partitioning. Good deal for someone at \$79,900. #1160

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

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

1 ACRE just out of town with an extreme fixer-upper 2-bedroom home. Contractors bring your tools. Beautiful lot with a lot of varieties of trees. Newer septic, owner says well is good. Level lot, nice garage/shop. All for \$75,500. #1160

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, car port, covered deck. Good home close to high school and senior center. Priced to sell at \$84,500. mls #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. mls #102082

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.

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 \$349,000.

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

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 wood-stove. Very quiet, yet close to town. Exceptional value. \$145,000. 592-2876 by appointment only. KP29-4c

RV AWNINGS

(USED/NEW) Big selection quality re-built 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

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

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

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

RENTALS

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 local area. Air conditioning, electric, heat, wood stove. Available now. First, last and security. Phone 596-2682

SN31-6p

IN TOWN

Two Bedrooms, 1-bath. Freshly remodeled. Stove, fridge, dishwasher. No smoking on property. No pets. \$495 plus deposit. 592-4269, 482-5156. GS32-1p

35' TRAILER ON shared acreage \$325 month plus deposit. In Selma. Available now. 597-4517

MS32-1p

2-BEDROOM HOUSE, 1-bath, immaculate. Also, 2-story cement block garage with large studio and 1/2 bath. Located on wooded, secluded, 2 1/2 acres. Close to town. Air conditioner and central heating. Large storage shed. \$550 per month, plus \$550 security deposit. Plus last month's rent to move in. No sub-letting. 592-4253

WQ32-2p

ROOM FOR RENT in O'Brien. \$200 per month plus 1/3 utilities. References. First and last. Available Nov. 1. 596-2831

JB32-1p

COMMERCIAL

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

CM31-4p

For Sale By Owner

Charming cottage-style home on one partially wooded acre. Located at 540 Schumacher in Cave Junction. Owners moving out-of-state. Selling newer built home completed in March 2004. Beautiful, open 1,276 sq. ft. 2-bedroom, 2-bath, 2-story with attached garage. Home and all appliances are new and still under warranty, including the hot tub that is located on a lovely privacy deck. 12 gpm well and septic. This all electric home is a must-see at \$199,500. Phone 541-592-2425 for appointment to view.

AS32-2p

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 clean-up - Black-berry clearing, brush removal, wood splitting, shrub & tree trimming, hauling, mowing, rototilling. Free estimates. 597-4517

MS32-2p

CARETAKING/HOUSESITTING care-giving positions, long or short term. Plant and animal care. Available now. Honest and reliable. 592-5121

LH32-1p

Looking for Work?

Have services to offer?

Place your ad here for just pennies on the dollar!

MONEY

\$ \$ NEED CASH \$ \$ WE pay for remaining payments on Property Sold! Mortgages! Annuities! Injury Settlements! Immediate quotes !!! "Nobody beats our prices." National Contract Buyers (800) 490-0731 Ext. 305.

NCB1-tfc

AUTOMOTIVE

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

MITSUBISHI MONTERO, 1989. 4x4, V-6, air, two-door. \$1,500 or best offer. Phone 592-5281.

DB32-1p

SHEET METAL

If it's SHEET METAL, We'll Make It! *Seamless Gutters *Duct Work & Fittings *Roof Flashing *Hard-to-Find Items *Fabrication *Installation DOWN & OUT SEAMLESS GUTTERS 592-3391 License #94699 D&O7-tfc

ILLINOIS VALLEY MINI STORAGE 102 S. CAVES AVENUE 592-2878 or 450-8777 LOWEST PRICES \$15 AND UP 24-HOUR ACCESS

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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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Century 21 Harris & Taylor
103 N. REDWOOD HIGHWAY, CAVE JUNCTION, OREGON, 97523
Web Site: C21harristaylor.com

JUST MINUTES from town, set on cul-de-sac of many new homes. Like new 1998 manufactured home on permanent foundation. Super good sense Alaska Pk. split-bedroom plan with vaulted ceilings. Master bedroom features walk-in closet, ceiling fan, garden tub, double sky-lights and pantry in kitchen. Shop is 15'x40'x17' with opener and plumbed for sewer, water and cable. Home warranty is included. \$187,000 #AC 4552

THIS 2003 NEVER LIVED in Adair Home near completion with 1,702 sq. ft., 3-bedrooms, 2-baths, formal dining room/living room, family room/kitchen combo and breakfast nook within the city limits on .47 acre. \$134,900 #BC 4511

GREAT INVESTMENT! 1.25 acres in city of Cave Junction, with potential to divide! Spacious, charming home with knotty pine, large country kitchen, 2-bedrooms, 2-baths, garage and shop. \$140,000. #JC 4539

SUNNY VALLEY country charmer. Spacious, upgraded, 3,225 sq. ft. home with large bedrooms and spacious, newer kitchen with pantry. Lovely gardens including private English cottage garden with pond. Many outbuildings on 1.87 pastoral acres. \$342,500 #SC 4554

LARGE DIVIDABLE corner lot in town with 2-bedroom, 2-bath 1990 double-wide. Nice trees and good location. \$130,900 #BC 4490

FIVE ACRES in beautiful Siskiyou Meadows sub-division. There is a shared well, septic approval, power, CC&R's, power and phone lines to property. \$108,000. #TC 4553

THIS GATED level, private and secluded 5-acre parcel zoned for residential use. Has a well, phone, power and septic all underground and ready for you to build your home. Great trees and O'Brien vegetation. \$125,000 #KC 4501

FABULOUS ILLINOIS River-front ranch in Illinois Valley. Two-story 2,300 sq. ft. 4-bedroom, 3-bath ranch style home with custom rock hearth around wood stove. Horse barn, 4-box stalls, irrigated pasture and guest cottage. All on 30.95 acres for \$635,000. #RC 4433

GREAT INVESTMENT property. Nice 4.62 acres with woods and meadow. Older manufactured home with 840 sq. ft., two outbuildings and Merlin area location. \$135,000. #OC 4421

GORGEOUS BUILDING site, exceptional 9 acres with home-site development approval. Meadows, woods and views - all for only \$85,000. #TC 4551

GREAT AREA - Country living but close to town. Better than new 1997 manufactured home on permanent foundation, centered on 20 well-treed acres, large garage with shop area, 20 gpm (per owner), heat pump, wood stove, loads of cabinets and above ground pool with accessories and established garden area. \$245,000. #HC 4530

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. \$319,000 #RC 4499

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Illinois Valley Real Estate
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BACKED BY BLM!
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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