

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



NEED ROOM for the family? We offer a 5-bedroom, 3-bath, manufactured home on 5 private acres. Located on a quiet country lane, this home has over 1,900 sq. ft. of living area. Property is level and certainly has just the right tree for the children's swing. \$239,000 #941

HOW ABOUT a little river frontage? Here is a 0.87 acre parcel with a 3-bedroom 1993 Golden State manufactured home. Features split-bedroom design, cathedral ceilings, wheel-chair accessible and river views from the deck and inside too. Over-sized double-car garage has lots of room for storage or shop use. Owner has installed a state-of-the-art iron filter for the water system. \$230,000 #937

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

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 an add-on room. Mobile is served by it's own well and septic system. Guest cabin, greenhouse and water tower too. \$379,000 #909



'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



Call a Professional -
Call Junction Realty

2 PLUS ACRES in Selma with power, well, pump, septic, and phone all in and ready to build or place your modular home on. Great location close to Selma Select Market. \$115,000. #1163

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

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

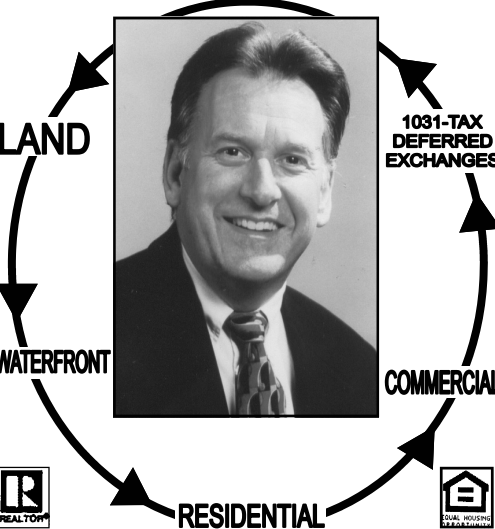
NICE MANUFACTURED home on city lot in nice area of town. 3-bedroom, 2-bath, 1,200 sq. ft. home with heat-pump and covered decks front and rear. \$149,000. mls #107276

2-FAMILY SET-UP! 0.94 acre. The property consists of 2 separate tax lots, with 2 older mobile homes. A 2-bedroom, 1-bath and a 3-bedroom, 2-bath. The 3-bedroom, 2-bath is in good condition on a paved city street. They are level, have many mature trees, producing grape vines and a wonderful garden area. Small storage/shop building. Across from the elementary school. Walk to nearly all conveniences. \$155,000. #1156

VERY COMFORTABLE secluded home. 3-bedrooms, 2-baths, 1,542 sq. ft. per assessor. Very nice home with big windows over looking large lawn and beautifully landscaped yard. Big garage/shop, large pump house, double-sided fireplace, nice sized deck. This is a must-see if you are looking for comfort and privacy. \$299,000. mls #106318

TWO-FAMILY set-up or 2 tax lots in the city. Comes with a 1964 12x50 manufactured 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.



Phone Jim Frick
Century 21
Harris & Taylor
450-8777
or
592-2878

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33103 Redwood Hwy.
P.O. Box 511
O'Brien OR 97534

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



Sccluded 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

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

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

MOTIVATED SELLER

Second Reduction, Now \$179,500 for 4.5 level acres in Selma with 85' frontage on year-round stream. 3-bedrooms, 2-bath, 1,560 sq. ft., manufactured home. 2x6 walls with heavy duty insulation. New carpet, new range, heat pump, refrigerator, plus. Ready to move in. A 30' x 46' pole barn with 4 stalls, each with 32' run. Main well has a 2,000 gallon holding tank. Second well is newer, but never used. Phone agent, Art Reel, 479-7702 or Hedges Realty, 471-1002.

AR33-3p

Please, don't drink and drive!

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



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

In the city, 2+2 double-wide mobile. \$130,000 #1853

3-bedroom, 2-bath, double-wide on 12.9 acres. \$240,000 #1854

Check all our listings on the web at ivland.com

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

RENTALS

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

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 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

IN TOWN
2-bedrooms, 1-bath. Freshly remodeled. Stove, fridge, dishwasher. No smoking or pets. \$495 plus deposit. Garbage paid. 592-4269, 482-5156.

GS33-1p

RENT 1-bedroom, 28-foot trailer. Furnished, utilities, etc. \$100 weekly rate. 592-5050.

GL33-1p

MOBILE SALES

DOUBLE-WIDE 24'x40'. Needs axles and tires, then would be ready to move. Home has 3-bedrooms, 1 1/2 baths. Great condition, must see to appreciate. Asking \$5,000, will take reasonable offer. Phone Cindy 592-3091. No calls after 7:30 p.m. please.

CO33-1p

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

AUTO SALES

FORD PICK-UP, 1984 F-150, 6-cylinder, long bed. 2 gas tanks, stick shift with "granny" low. Has been well-maintained. New seat shell that goes with it. 596-2220 after 4:30 p.m.

VB33-2p

SCHOOL BUS, 1969 Ford with blue-bird body. \$800. 1985 Nissan 4x4, needs work or good for parts. \$1,200. 592-6032.

CF33-1p

SPRINT 4-DOOR, 1988. Very economical. \$1,500, OBO. 592-3949.

SM33-1p

SHEET METAL

If it's SHEET METAL, We'll Make It!

*Seamless Gutters
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*Roof Flashing
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D&O7-tfc

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

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

HOUSEKEEPER

Honest, reliable. References. Call 592-5492. Hours open.

VG33-1p

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

YOU PURCHASE cabinets, doors, windows, furniture, carpents, awnings, etc. WE INSTALL or assemble. Service skill expertise. Roger Pearson, 592-5242. License #157966.

RP33-13p

WOOD PRODUCTS

PERPETUAL FLAME

Soft wood for sale, \$125/cord, delivered in valley or \$100/cord, U-haul. Special 3 cords delivered, \$300. Dry hardwood available. \$140 per cord, \$155 - delivered. 3-cord load - \$420. Phone (541) 660-8704.

K43-tfc

FIREWOOD

FIREWOOD. YOU cut and haul. \$10 pick-up load. Call 592-6951.

DP33-1p

WANTED

OIL HEATER, with tank. 592-3818.

LA33-1p

CLEAN STYRO-FOAM peanuts. Will pick up. Phone Susan 592-2839.

SK33-1p

ILLINOIS VALLEY MINI STORAGE

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

Safe, secure and convenient location
(Located behind SOFCU)



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

NICE WELL-TREED lot, not in the city. Build your dream home or move in your manufactured home. \$35,000 #FC 4492

" E N C H A N T E D GARDENS" This 'oasis' in the Illinois Valley has a cozy 1,650 sq. ft., 2-bedroom, 2.5 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 #HC 4531

SPACIOUS 3-Bedroom, 2-bath, with 1,824 sq. ft. family room has huge rock fireplace and hobby room. In town, on beautifully treed 0.23 acre. This is a fixer and needs a new roof. \$125,000 #JC 4526

2-BEDROOM, 1989 single-wide on large corner lot. Priced for quick sale at \$69,000. #KC 4518

DON'T MISS OUT on one of these great wooded lots in Cave Junction. Buy all three and develop! Forest includes madrone, fir, oaks and pine. Find a homesite in this attractive neighborhood. \$39,000 each. #MC 4514

LEVEL, WOODED 1.5 acres with a 2-bedroom, 1,488 sq. ft. fixer home. Several out-buildings. \$95,500. #MC 4534

3.27 ACRES in central Selma location, zoned RCC with numerous possibilities! Older mobile is livable, however, value is in the land. 20x20 garage/shop, pump house with storage area, seasonal creek and motivated seller. Submit all offers. \$112,500 #NC 4517

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

"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 W. Fork Illinois River frontage. All this for \$475,000. #RC 4528

VERY PRIVATE 37 acres in Selma, near lake. Wooded, great views, well, septic & power. \$149,000 #RC 4540

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 #RC 4541

VERY UNIQUE! Private and remote 94.60 acres with easy access. South property line is California border, 2 government sides, year-round creek, several springs on level, hillside and rolling terrain. Marketable hardwoods timber. \$175,000 #RC 4555

IRON CREEK paradise. 2-story spacious ranch-style home with over 2,500 sq. ft., 4-bedroom, 3-bath floor plan home. Berber carpet, new paint inside/out, large pond, 2 good wells, irrigation pipe for pasture and separate garage and garden. All this on 6.72 wooded acres. \$420,000 #SC 4547

NEW 3-BEDROOM, 2-bath 1,460 sq. ft. custom-built home with modern features on large city lot with big back yard area. Buyer may pick paint, carpet and vinyl. \$189,500. #SC 4556.

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

Each Office is Independently Owned
(541) 592-3181



Early Deadline for Thanksgiving classifieds is Noon, Friday, November 19, 2004.

