

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

3-BEDROOM, 2-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 wood stove, family-sized kitchen/dining room area. Nice 35x45 ship bldg. with concrete floor. \$249,000. #922

3 PLUS ACRES close to Lake Selmac. Nice 2-bedroom, 2-bath, double-wide mobile sits among the trees. Home has over 1,400 sq. ft. of living area including an add-on room for the pantry and laundry room. Full-length covered deck, carport and detached garage. \$149,000. #923

ATTENTION GOLD BUGS. Here is a 40-acre patented gold claim surrounded by government land. Historic Althouse Creek through the property. Some commercial timber. There is a 2-bedroom cabin and several outbuildings. What a wonderful get-a-way place or maybe a spot to build that dream vacation cabin off the grid. Potential for solar and hydro power. Best of all, you don't have to be a mountain goat to get here! \$300,000. #885

WHAT A VIEW! This 80-acre parcel has the driveway in, well-drilled, holding tank installed and the septic system in place. Property adjoins National Forest for added privacy. With an east slope, the views of the valley are tremendous. This is the perfect spot for a custom home. Power is not on the property. Check our website for some good photos of this property. \$200,000. #905

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

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

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 duplex in Cave Junction. \$475 per month. \$700 security deposit with good credit background check. 592-3858. Ask for Doug.
JR34-tfc

1 or 2 BEDROOM house just out of town on 3 private acres. \$500 per month. \$700 security deposit with good credit background check. 592-3858. Ask for Doug.
JR34-tfc

SMALL, 2-Bedroom. 11 miles out Caves Highway. Creek, woods and wildlife. No pets. No Drugs. \$350/month. \$500 security deposit. 592-2096.
JL34-tfc

RENTALS

OLD 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

DUPLEX

In town, 2-bedrooms, 1-bath. Freshly remodeled. Stove, fridge, dishwasher. No smoking or pets. \$495 plus deposit. Garbage paid. 592-4269, 482-5156.
GS34-1p

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REAL ESTATE

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

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

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

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

MOBILE SALES

SINGLE-WIDE, 14x70 Mobile. Dishwasher, hot-water heater, fridge, stove, electric furnace. New roof, new floor coverings. Good condition, very livable. Includes skirting, porches, awnings. You move off lot. Asking \$21,000 as is. 592-2722, 541-660-8390.
SM34-3p



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

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 automatic entry gate. This is an excellent home for \$350,000. mls# 106388

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, carport, 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

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

COVENIENTLY located in town. Large 3-bedroom, 2-bath double-wide manufactured home. New floor covering, new front porch and back porch. There is a fenced back yard. On-going renovation. Don't miss this great opportunity. \$120,000. # 1162

IN SELMA. Nice 3-bedroom, 2-bath, 1,512 sq. ft. frame home on 4 3/4 acres. Semi-private, double-care garage. 2002 manufactured home with full perimeter foundation. Mountain views and a good well are a plus. Asking \$190,000. mls# 106761

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.

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

1969 BUS. VW pop-top. Fresh engine. Project vehicle. Many new parts. \$1,800. 592-6288.
KF34-4p

1990 DODGE COLT. Nice car. \$550 or part trade for firewood. 592-6361.
CP34-1p

1994 HARLEY 883. Nice Ride. \$5,000 firm. 596-2115.
PP34-2p

FORD PICK-UP, 1987 F-150 Heavy Duty. Springs, extra cab, air, power, CD player. Run great, looks good. \$2,500 / OBO. 592-4220.
JB34-1p

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D&O7-tfc

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. \$135 per cord, \$150 - delivered. Mixed softwood and green 3-cord load - \$405. Hardwood also available. Phone (541) 660-8704.
JK34-tfc

FARM & GARDEN

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

FOR SALE

KENMORE large capacity, electric washer and dryer. \$250 for pair. 592-3933.
JRAY25-tfc

BUYING ANTIQUES and collectibles. Paying fair prices. 592-3359.
LA28-8p

QUEEN MATTRESS set. Good condition. \$100. 592-6288.
KF34-2p

WOOD STOVE for sale. Good condition. Beautiful design. Going fast at \$399. 597-2594.
MH34-3p

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

WHOLE FOOD

Would you be interested in getting your 5-9 fruits and vegetables a day the easy way, no matter your age? Phone 592-6764.
BL34-2p

YOU PURCHASE cabinets, doors, windows, furniture, carports, awnings, etc. WE INSTALL or assemble. Service skill expertise. Roger Pearson, 592-5242. License #157966.
RP33-13p



VETERANS DAY
NOVEMBER 11

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

ILLINOIS VALLEY MINI STORAGE

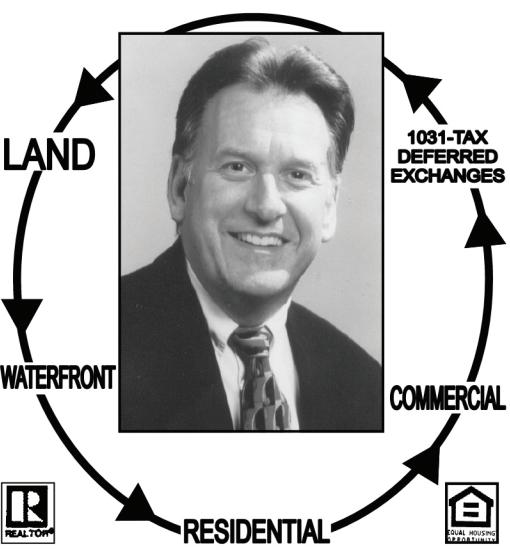
102 S. CAVES AVENUE
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SMALL PROPERTY, SMALL PRICE! .45 Acres with small frame built house, outbuildings and an old house trailer. Sold as is, in need of repair. Highway frontage. Buy it now for \$65,000! #121

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

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



Harris & Taylor

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

ENCHANTED FOREST entrance. Wrought iron gates to flagstone walkway, leading to barbeque patio and concrete dog-run. Over 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 sky-lights and spacious master bedroom with privacy deck. \$360,000. #DC 4546

MOUNTAIN RETREAT. This 240 acres is remote, full of wildlife and the views are unsurpassed. Own your own mountain-top, springs, old cabin and off-the-grid. Priced to sell at \$250,000. #RC 4558

ENCHANTED FOREST - Gorgeous trees surround this spacious 1,440 sq. ft. manufactured home with 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

8+ ACRES, 2-bedroom, 1.5 bath home. Remodeled, detached garage, RV cover with carport, cabin, barn, fenced and cross-fenced. Must experience to appreciate. \$245,000. #CC 4549

REMODELED 2-bedroom, 2-bath, 1976 1,440 sq. ft. mobile only. Motivated seller, owner terms. \$16,000. #DC 4513

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.

"NESTLED IN THE WOODS" This 2-story board-side is full of charm with hardwood floor entry, modern kitchen with ceramic tile and natural wood cabinetry. Sky-lights upstairs and natural wood in living-room on 2 lovely acres with huge cedar and fir trees. Barn, shop, livestock pens and all only \$225,000. #HC 4559

SPACIOUS FAMILY home on 17 secluded 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

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.

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

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. 20x24 attached carport, pasture area for critters, garden area and RV hook-up. Won't last long. \$130,000. #RC 4507

LOCATION, LOCATION, location! Roomy home across the road from Illinois Valley'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. Won't last long. \$159,900. #SC 4533

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

(541) 592-4464

VACANT LAND
Level acre with standard septic approval. Great Views and possible owner terms. \$45,000.
#1851, mls#107542.

Check all our listings on the web at ivland.com

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ivland@ivland.net www.ivland.com

Early deadline for
Thanksgiving classifieds is
noon, Friday, Nov. 19

