

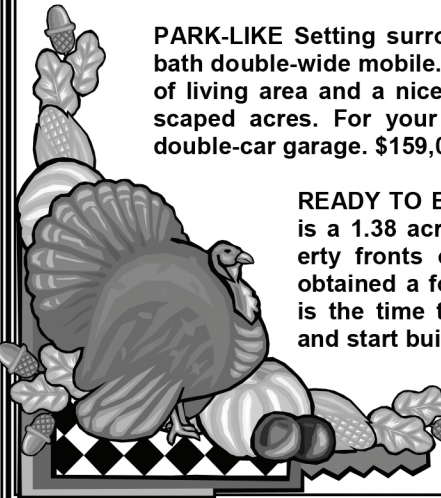
Classified Ads

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 two bedrooms, two 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



PARK-LIKE Setting surrounds this tidy 3-bedroom, 2-bath double-wide mobile. Home has almost 1,300 sq. ft. of living area and a nice deck to enjoy the 4.77 landscaped acres. For your vehicle there is a detached double-car garage. \$159,000. #946

READY TO BUILD that dream home? Here is a 1.38 acre level, wooded parcel. Property fronts on Garner Road. Owner has obtained a forest dwelling permit, so now is the time to get that septic and well in and start building. \$61,000. #944



'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
Call a Realtor -
Call Junction Realty

LOTS HERE for the dollar! Very large open floor plan, 3-bedroom, 2-bath, split-bedroom design, 1979 manufactured home with new carpets in most of the home. Recently installed new vinyl clad windows, decks front and rear and more. Mostly fenced back yard, edge of town, level yard with ornamental trees and shrubs. Circular drive and ready to occupy. \$149,000. JCTR# 1164.

ALMOST NEW HOME, 2-bedroom, 2-bath, 2-story with attached garage on the edge of town. Well and septic. An attractive cottage style home is located on a partially wooded 1 acre lot. It has fine landscaping in the front and gorgeous mountain views from the upstairs. In the back yard you can enjoy the hot tub that is situated on a lovely privacy deck. The spacious master bedroom upstairs has a big bath and plenty of closet space. The open floor plan and a cheerful kitchen will make this home a delight to live in. All for only \$199,500. JCTR# 1165

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 store. \$115,000. #1163

NEW SPANISH style 2,000 sq. ft. 3-bedroom, 2-bath, library and den, many wonderful features. Kitchen is beautiful with top-of-the-line appliances, wood-top island, Corian counters and pull out shelves on all base cabinets. Top glass doors and bottom lit. Sautilla tile floors, 2 jetted tubs, fireplace in living room & master bedroom. Enclosed courtyard with large fountain & French 3-door entry to home. Spanish tile roof. Lots of privacy on a wooded 3.57 acres behind an automatic entry gate. This is a great price for an energy-efficient, custom built home. \$339,900. mls# 106388

1 ACRE just out of town with an extreme tear-down 2-bedroom home. Beautiful lot with a variety of trees. Newer septic, well power available. Separate garage and shop. \$75,500. #1160

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

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

KF34-4p

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

SHEET METAL

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*Roof Flashing
*Hard-to-Find Items
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*Installation
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D&O7-tfc

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Rogue River Mortgage LLC

Lynn Costantino or Bob Puntney
476-6672 or 800-659-6172

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

CO36-2p

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

BRUSH BROS. Yard services. Fall clean-up, blackberry clearing, brush removal, wood-splitting, shrub & tree trimming. Hauling, mowing, rototilling. Free estimates. 597-4517

MS35-2p

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

RP33-13p

YOUR HORSE OR MINE?

I'll integrate old and new styles of teaching and training to help fit a horse into your life. Molly 592-5452.

MA35-4p

GREG'S HANDYMAN SERVICE

We specialize in type "A" construction. Plumbing, some electrical, and any general handyman type tasks. Phone 592-2753.

GC35-2p

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

FIREWOOD

DRY FIR delivered, \$125/cord, 1/2 cord \$65. Half Fir, half green madrone, \$135/cord. \$70 1/2 cord. 592-6940.

LB36-1p



LAND
WATERFRONT
1031-TAX DEFERRED EXCHANGES
COMMERCIAL
RESIDENTIAL

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

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

Modern Technology, Old Fashioned Values

READY FOR HORSES or just enjoy the seclusion of this flat, useable 33.25 acres. Almost all fenced and cross-fenced, seasonal creek, 3-bedroom, 2-bath, double-wide manufactured home, 2-car garage, outbuildings. Good sized pasture areas mixed with acres of woods and Public Land nearby. Phone for appointment! \$289,000. #112

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

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

ONE-BEDROOM house on ranch. Wood heat, garbage, water paid. Available Dec. 15. \$450. Selma. 597-2528.

JG36-3p

NICE SMALL 2-bedroom in town. No drugs. No pets. \$400/month plus \$500 security deposit. 592-2096.

JK36-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

2-BEDROOM, 1-bath immaculate. Oil heat, river access. References required. \$550/month, \$1100 security, \$1650 to move in. 592-4253.

SQ36-2p

379 Caves Hwy. Residential/Commercial, Office/Shop. Rent or lease, and work at home. 476-2127

HDP35-tfc



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

PRICE REDUCTION!
Now \$159,000. 10+ acres with double-wide and shop. Potential to develop into 2 parcels.
MLS# 106943

Check all our listings on the web at ivland.com

Open Sundays too!

E-mail: ivland@ivland.net Web Page: www.ivland.com

RENTALS

DOUBLE-WIDE mobile home in the country. Available Dec. 10. 4-bedroom, 2 full baths. Laundry room, large covered deck, woods stove. \$650 a month. First and security a must. References will be checked. Phone 592-6348.

KW36-1p

3-BEDROOM, 2-bath mobile. Quiet country setting in Selma. No indoor pets. Available now. \$525, plus security deposit. 597-4489

MC36-3p

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

GMS2-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

487 Savage Creek Road - .92 acres 3-bedroom 2.5-baths, 2,304 sq. ft. Under construction. 476-2127.

HDP35-tfc

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

QUALITY 2002 Karsten home. Beautiful land and 3-bedroom home on 2.5 acres. Spa, gazebo, office or studio. Large deck, park-like setting. \$262,500. #1831.

TAKILMA cabin on .55 acres. \$75,000. #1827

LEVEL ACRE with standard septic approval. Great views and possible owner terms. \$45,000. #1851. MLS 107542.

BACKED BY BLM, 5 acres in Selma. Well, septic, building pad. \$110,000. #1852.

6 ACRES, septic approval \$90,000. #1842.

6 ACRES, Rockydale. \$65,000. MLS 106857.

IVRE36-tfc

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

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.

CO36-2p



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

SPACIOUS 3-Bedroom, 2-bath with 1,824 sq. ft., family room has huge rock fireplace and hobby room. In town on beautifully treed .23-acre. This is a fixer and needs a new roof. \$125,000. #JC 4526.

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

LARGE .65-acre lot, close to town with a 1979 single-wide mobile. Privacy on treed property with city water and septic for \$69,000. #MC 4560.

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 outbuildings and Merlin area location. \$135,000. #OC 4421.

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

"SENSATIONAL 30.26 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. Fruit trees, separate shop with bathroom and office. Tucked in the woods with W. Fork Illinois River frontage. All this - \$475,000. #RC 4528.

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. \$189,000. #SC 4556

GREAT LOCATION, nice property, good water (per owner) in a very quiet area of the Illinois Valley. Potential is the key word here. Home is sold "as is". \$145,000. #RC 4541.

FIVE ACRES in the 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.

VERY UNIQUE! Private and remote 94.60 acres with easy access. Southern property line is CA border. 2 government sides. Year-round creek and several springs. Level, hill-side and rolling terrain. Well-treed and vistas galore. \$175,000. #RC 4555.

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

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