

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

13 PLUS ACRES off of Crooks Creek Rd. in Selma. Some open, some wooded. Adjoins BLM land. Owner has development permit to allow construction of residence. \$110,000 #947

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

THREE BEDROOM, two bath 1,800 sq. ft. home on 5 quiet country acres. Property is level with some nice trees. Home sits back from cul-de-sac road for added privacy. Large living room with rock wall & wood stove, family-sized kitchen/dining room area. Nice 35x45 shop bldg. with concrete floor. \$249,000 #922

NEED ROOM for the family? We offer a 5-bedroom, 3-bath manufactured home on five 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 0.87 acre parcel with a 3-bedroom 1993 Golden State manufactured home. Features split-bedroom design, cathedral ceilings, wheelchair accessible and river views from the deck and inside too. Oversized 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

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

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

FOR SALE BY OWNER

20 acres mostly farmland, fenced on 3 sides. Includes 3-bedroom, 2-bath house and outbuildings. Two good wells. 19 acres in farm district. (low taxes) Close to Cave Junction. \$279,500. Phone 541-592-2300 PS37-4p

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

RENTALS

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

HDP35-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

RENTALS

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

JG36-3p

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

JL36-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

2-BEDROOM, 2-bath duplex. Appliances, a/c, w/d, garage \$575 + \$500 deposit. No pets, non-smoking. Credit report may be required. 200 S. Junction Ave. 592-3676.

OMR37-2c

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

MOBILE FOR rent. 10' x 50' located on 5 acres, 6 miles up Caves Highway. Lovely view of Grayback Mountain. Fenced in yard and big covered deck. \$400 per month (need 1st & last & \$100 cleaning deposit) Phone 592-2866.

BM37-1p



'We Know the Valley'

Call a Professional -
Call Junction Realty



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

BEAUTIFUL EAST FORK river front property with lots of water and landscaping. Custom built 2,226 sq. ft. 3-bedroom, 2-bath home in Takilma. House needs some finish work. \$265,000 mls# 102082

VIEWS AND PRIVACY on 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 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

MORE VIEWS FOR TWO. 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

2 FAMILY SET-UP! 94/100 of an 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 fruit trees, producing grape vines, and wonderful garden area. Small storage/shop building. Across from the elementary school. Walk to nearly all conveniences. \$155,000 mls# 107472

LARGE 3-BEDROOM, 2-bath, double-wide manufactured home conveniently located in town. 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 mls# 107673

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 SALES

5th WHEEL for sale. Firebird model. Very good condition. 32' long. \$1,850. Phone 592-2866.

BM37-1p

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.

CO36-2p

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

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

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*Roof Flashing
*Hard-to-Find Items
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*Installation
DOWN & OUT SEAMLESS GUTTERS
592-3391
License #94699
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

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

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.

LB37-1p

FARM & GARDEN

SOUTHERN OREGON Meat Goat Association. Member selling and taking orders. Several ready to go. 597-2528

JG36-5p

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

CC13-tfc

ADVERTISE HERE! Highlight your skills or services here, and watch your business grow.

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)



Harris & Taylor

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

CREEK-FRONT Retreat Beautiful wooded and pastoral 40 acres in O'Brien area. Fixer-upper, 2-bedroom home. Spring water and property has corner on Elk Creek. This property is off the grid and has "pelton wheel" potential. \$165,000. #RC 4557

REMODELED 2-bedroom, 2-bath 1976 mobile only with 1,440 sq. ft. 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

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

ENCHANTED FOREST entrance - wrought iron gates to flagstone walkway leading to barbecue 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 skylights and spacious master bedroom with privacy deck. \$360,000. #DC 4546

"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. Skylights 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 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 1,440 sq. ft. manufactured home with a 2-bedroom, 2-bath floor plan, country kitchen and covered and screened-in porch. Separate 2-car garage/shop, garden area and situated on lovely 2.73 acre site. All this only \$116,500. #PC 4538

"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

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 at \$130,000. #RC 4507

LOCATION, LOCATION, Location. Roomy home across the road from I.V.'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

CENTURY 21

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*Carol Doering - 287-0248
*Jim Frick - 592-2878
*Sandy Glamack - 592-3306
*Steve Lyons - 592-9201
*Tami Harris - 592-3181
*Luz Moore - 415-1961



Century 21.com

Each Office is Independently Owned
(541) 592-3181



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

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