

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

HUGE PRICE REDUCTION! 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 pump station. The 60x90 ft. barn is almost 100 years 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 septic system in place. Property adjoins National Forest for added privacy. With an east slope, the views of the valley are tremendous. 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

PARK-LIKE setting surrounds this tiny 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 Rd. 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

SCARCE AS HEN'S TEETH? Well, not really but getting there. We offer a 1/2 acre parcel suitable for a country home. Parcel is level in front with a slope in the rear. Scattered trees and partially fenced. \$29,500 #906

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.

Illinois Valley Real Estate
592-4464
www.ivland.com

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. Two tax lots. 19 acres in farm district. (low taxes) Close to Cave Junction. \$279,500. Phone 541-592-2300

PS37-4p

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

HOUSE FOR Sale. 285 Madrona. 2-bed, 2-bath, .8 acre. Fenced, two wells. Big yard & decks. \$119,000. Tom 592-3976. Loy 592-3354.

TW38-3p

REAL ESTATE

NOW TAKING RESERVATIONS
18 RESIDENTIAL LOTS

In Cave Junction City Limits

1/4 acre & larger, trees, utilities to property.

From: \$42,000; Terms Available

OWNER
1-800-478-5584

We cooperate with Brokers

AW38-tfc

RENTALS

HOUSE FOR Rent. 2-bed, 2-bath, fenced, parking. No pets. \$600/month. Must have verifiable reference. Credit check a must. Tom 592-3976. Loy 592-3354.

TW38-3p

FOR RENT. 2-bed, 1-bath, insulated mobile. Quiet, no pets. \$400. Credit check a must. Tom 592-3976. Loy 592-3354.

TW38-3p

CABINS FOR RENT Three 1-bed, 1-bath, \$225/month. One 1-room cabin, \$225/month. Credit check a must. Tom 592-3976. Loy 592-3354.

TW38-3p

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

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

HDP35-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, 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

FOR RENT: 2-BEDROOM DUPLEX

At 552 So. Old Stage Road, C.J. \$450/month for two tenants. Each additional tenant add \$50/month. Maximum 4 tenants. First month and \$500 security deposit required. Sewer, water & garbage inc. Pets: \$100 non-refundable deposit plus \$25/month per pet. Phone evenings after 6 p.m. 592-2816 or leave message.

MH38-tfc

4-BEDROOM, in town. No smoking. 592-2477 for application. Available now. \$600, first, last, deposit.

MN38-2p



'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

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 \$193,000. mls# 107825

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 mls# 107813

BACK ON MARKET! 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 mls# 107814

CONVIENTLY 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 mls# 107673

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 and 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. \$339,900 mls #106388

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.

RENTALS

THREE-BEDROOM house, \$625 senior discount available. Can be seen at 571 1/2 Caves Hwy. For more information please phone 415-0077.

NH38-1p

SPOTLESS Small 2-bedroom duplex. Laundry hook-ups, carport, yard. Near town. No pets. No drugs. \$450/month plus security deposit. HUD ok. 592-2096.

JL38-tfc

COMMERCIAL RENTALS

Commercial spaces from 200 to 5,000 sq. ft. Newer building, located near Cave Junction. Will be available soon. For more information, contact Bill Moore 592-4440. Email at billm@ivcrt.org.

IVCRT-2c

MOBILE RENTAL

TRAILER FOR RENT in town. \$500. 2-bedroom, 2-bath. No HUD, \$800 security. References. 592-2837.

LD38-1p

MOBILE SALES

(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

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. \$21,000. As is, OBO. 592-2722, 660-8390.

SM38-4p

HORSES BOARDED

HORSES BOARDED in O'Brien, \$125 per month includes free range on 4 acres, open barn and stalls, large tack room and excellent feed and care. Phone 596-2199.

MA36-6p

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

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

HOUSEKEEPING By Machele Has openings for clients. 5 wonderful years in the valley. Excellent references. 592-5204.

MV38-4p

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

RP33-13p

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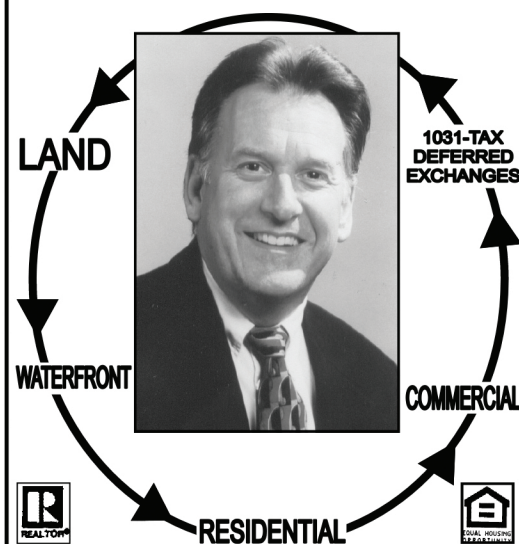
(Located behind SOFCU)

Century 21 Harris & Taylor
103 N. REDWOOD HIGHWAY, CAVE JUNCTION, OREGON, 97523
Web Site: C21haristaylor.com

CUSTOM HOME in mature-living PUD. Illinois Valley's only "55" and older gated community. On-site manager, club house, in ground pool, hot tub, tennis court and within walking distance to golf course. New 1,452 sq. ft. model called the "Siskiyou" includes 10 ft. ceiling in living room/kitchen, granite countertops, marble window sills. Come experience for only \$219,900. #CC 4563

JUST MINUTES from town, set on cul-de-sac. Like new 1998 manufactured home of permanent foundation. 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

HISTORIC "Rough and Ready" Park on 89 pristine acres with 1/2 mile of W. Fork Illinois River frontage, 30 acres in pasture, swimming hole, horse shoe pits, baseball field, 20 picnic tables, RV hookups and modern bathrooms. Private location with older home, 3 wells, irrigation rights and irrigation equipment. Beautiful property and well maintained. \$450,000. #RC 4370.



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

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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

MLS

"ILLINOIS RIVER Front Charmer" Wonderful privacy, nestled in the woods - this 2-bedroom, 2.5 bath, custom ranch style home with fireplace, country kitchen, and lots of built-ins on wooded 10.37 acres with pasture and riding trail to Illinois River. Large barn, fenced pasture and seasonal creek. \$289,500. #RC 4543

CORNER LOT in Cedarbrook. Custom designed home in gated planned unit development. Over 1,450 sq. ft. with 3-bedroom, 2-bath floor plan. Granite countertops, marble window sills, and 9 ft. ceilings. On-site manager, pool, clubhouse, hot tub and gated security. All this just \$214,900. #CC 4561

CEDARBROOK HOMES custom model. Illinois Valley's 1st "55" and over, mature living community with this new 1,890 sq. ft. home. Includes granite countertops, marble window sills, and spacious 3-bedroom, 2-bath, floor plan with den. PUD has in ground pool, hot tub, tennis court and club house in gated security. \$249,900. #CC 4562

LARGE INDUSTRIAL building in Illinois Valley on Hwy. 199 with over 14,100 sq. ft., loading dock, office, storage backed up to 5000' paved runway and more. Situated on 2.8 acres, zoned rural industrial. Would be excellent manufacturing location for cabinets, doors, etc. \$425,000. #RC 4417

COUNTRY CHARMER - freshly painted and upgraded 3-bedroom, 2-bath manufactured home on 5 wooded acres. Incredible views from deck and dining room. Spacious studio, separate shop and great for home business. Borders BLM and has lots of outbuildings. All this for \$225,000. #CC 4550.

AMENITIES GARLORE gated community for "55" and older in Cave Junction. Cedarbrook Homes, LLC has a club house, pool, hot tub and on-site manager. New, custom home with 1,452 sq. ft., 3-bedroom, 2-bath w/ 9 ft. ceiling and granite countertops for only \$214,900. #CC 4564

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*Carol Doering - 287-0248
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Illinois Valley Real Estate

216 S. Redwood Hwy (PO 856), Cave Junction OR 97523

(541) 592-4464

PRICE REDUCTION!
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MLS# 106943

Check all our listings on the web at ivland.com

Open Sundays too! Web Page:
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