

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. Check out photos on our website, www.oregonmountain.com. Was \$495,000. Now \$397,000. #916

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

THREE BEDROOM, 2-bath 1,800 sq. ft. home on 5 quiet country 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 area. Nice 35 x 45 shop building with concrete floor. \$249,000 #922

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. 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 plus sq. ft. double-wide mobile has two bedrooms, two baths and a hot tub room. \$249,000 #921

'We Know the Valley'
 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

Call a Professional - Call Junction Realty

6.4 ACRES with drilled well and septic approval. Beautiful sunny property with meadows, a wooded hillside in the back and a gentle seasonal stream. Off a paved road. Power on the road. \$89,000. mls# 107938

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


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, car port, covered deck. Good home close to high school and senior center. Priced to sell at \$84,500. mls# 105884

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 in the 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# 197813

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LAND **WATERFRONT** **COMMERCIAL** **RESIDENTIAL** **1031-TAX DEFERRED EXCHANGES**



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

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

RENTALS

379 Caves Hwy. Residential/Commercial, Office/Shop. Rent or lease, and work at home. 476-2127.
 HDP35-tfc

2-BEDROOM, 2-BATH house in county near Cave Junction. Large 24 ft. x 24 ft. kitchen, living room, dining room, laundry room, wood stove, furnace, creek. No smoking, no pets. Credit report required. \$700/month, first, last and deposit. Available January. 592-5060.
 GR40-4p

HOUSE IN O'BRIEN 4-bedroom, 1-bath. Large fenced yard. \$650 first and last plus \$200 security. References and credit report required. No smoking or indoor pets. Available Feb. 1st. 592-8532.
 TM43-2p

SERVICES

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

THE FINISHING TOUCH CLEANING SERVICE Customized cleaning to your specifications. Commercial, residential, rentals, new construction, windows, local references, licensed, bonded and insured. 592-5270.
 C42-tfc

GREG'S HANDY-MAN Services. We specialize in skirting, decks, ramps, lawns, trash. Can do a variety of things. Free estimates. We can do it all. 592-2753
 GC43-2p

MOBILE HOME, large 3-bedroom, 2-bath 1/3 acre. City services, \$149,000. Owner contract. 660-0021, evenings, 479-7511.
 GB40-4p

DOUBLE-WIDE Mobile home in the country. Available now. 4-bedroom, 2 full baths, laundry room, large covered deck, wood stove. \$650 a month. 1st and security a must. References will be checked. Phone 592-6348.
 KW43-1p

AUTO SALES

1988 FORD F250 XLT Lariat Super Cab Long Bed. 4-wheel drive. Great condition, new tires, well-maintained. Asking \$2,750/obo. Blue Book value at \$3,385. Phone 596-2268.
 NH43-1p

97 DODGE DAKOTA 4x4 extended cab. One owner. 40,000 miles. Only \$11,000. Phone 596-2221.
 VS40-4p

TRAVEL TRAILER, 1979. Good condition. Needs some work. No leaks. \$900 firm. 592-8532.
 TM43-1p

76 FORD BRONCO. Auto transmission, differentials, suspension, in new condition. 35" tires PS/PB custom steel. Flared fenders. \$6,500. 592-6348.
 KW43-1p

RENTALS

CAVE JUNCTION one and two bedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-4959 (541) 572-3611.
 GMS2-tfc

LAND WANTED

DISABLED EX-MARINE, 60, native. Wanting to buy piece of land. Have motor home and good dog. Can clear land. Permanent disability income. Good references. Asking owner to help with papers. 733-0004, Fred.
 FW43-2p

LLAMA CARETAKER
 Valley ranch looking for reliable person with large animal care experience to manage care of small llama herd. Must have own transportation and excellent references. Phone 592-6078.
 FEF43-1p

2-BEDROOM, 2-bath new 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.
 OMR42-4c

IN TOWN, 3-bedroom, 2-bath, large mobile. Front and rear deck, city water and sewer. 1/3 acre and out buildings. \$675, first, last. Deposit. 660-0021. Eve. 479-7511
 GB40-4p

SHEET METAL

If it's SHEET METAL, We'll Make It!
 *Seamless Gutters
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 592-3391
 License #94699

FOR SALE

TREADMILL, Weslo Cadence 70E, 2 hp. Less than one year old. 250 lb. capacity. Small weight bench, almost new. \$150 both. 592-6336.
 MS42-2p

MUSIC Equipment. Will take best offer for: speakers, amplifiers, mixers, portable rack, keyboard stands, guitar stands, effects pedals, bi-amp. More info, George or Ann. 596-2006.
 AL43-3p

PICK-UP BED Trailer, 4x8 Bed, tilt. Good for trash, wood, etc. \$150. Jeff 592-2426.
 AL43-3p

HELP WANTED

CONSTRUCTION: All contractors & laborers, framers, siders and finish carpenters. Residential/Commercial. 476-2127. 10 a.m. to 4 p.m.
 HDP27-tfc

WANT TO WORK local? Want to be home nights and weekends? Want holidays off? Only want and need part time work? Train now to be a professional school bus driver. Great supplemental income with benefits. Must pass a pre-employment drug screen and background check. Must have good driving record. Laidlaw Transit. 126 Ringuette St. Grants Pass. EOE
 LL42-2c

LOCAL BUSY Beauty Salon has opportunity for beautician, also manicurist. Rental or commission. Phone 592-4302.
 GS42-2c

WANTED

CLEAN Styrofoam peanuts, bubble wrap. Phone Trixie 592-2839 for pick up or drop off.
 SK42-2p

FIREWOOD

PERPETUAL FLAME Soft wood for sale, \$125/cord, delivered in valley or \$100/cord, U-haul. Special 3 cords delivered, \$300. Mixed softwood & green hardwood available. \$135 per cord, \$150 delivered. 3-cord load - \$405. 660-8704.
 JK34-tfc

DRY FIR Mixed with hard wood. \$70 1/2 cord. \$135 cord delivered. Phone 592-6940.
 LB43-1p

FARM & GARDEN

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

NOTICES

CAVE BEAR PAWN loves to trade. Are you tired of those old movies you've watched a hundred times? Maybe games you've played out? PS2, PS1, X-Box, Nintendo 64, etc. We do 2 for 1 trades.
 CBP42-4p

AIRBRUSH CLASSES start Jan. 17th. 6 classes. Airbrush booths and classrooms available for rent. Phone to sign up or more information. Art Supplies 956-1414.
 AS43-4p

PERSONAL

HAVING A drinking problem? Perhaps Alcoholics Anonymous can help — Cave Junction 592-6258 or 592-2901. Sunday 8 p.m. at Immanuel United Methodist Church. Tuesday, 7 p.m. book study at St. Matthias Episcopal Church. Wednesday, 7 p.m. men's meeting at Episcopal Church. Thursday 7 p.m. at Methodist Church. Saturday 10 a.m. Women's meeting at Methodist Church.
 AA-tfc

MONEY

\$\$\$ NEED CASH \$\$\$ We pay for remaining payments on Property Sold! Mortgages! Annuities! Injury Settlements! Immediate quotes!!! "Nobody beats our prices." National Contract Buyers (800) 490-0731 Ext. 305.
 NCB1-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

ILLINOIS VALLEY MINI STORAGE
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 592-2878 or 450-8777
LOWEST PRICES \$15 AND UP
 24-HOUR ACCESS
 Safe, secure and convenient location
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SMALL HORSE RANCH. 13.75 Acres. 1/4 acre pond, irrigation right certificate, year round creek, large barn with 6 stalls, hay storage, tack and shop area, 2-car garage, comfortable 2-bedroom site built home. Great views and more. Land is possibly dividable. \$259,950. #115

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

Century 21 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

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

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

LET'S BE NEIGHBORS! Relax with security in this 55+ gated community known as "Cedar Brook." Super Good-Cents designed home with optional floor plans. Attached 2 or 3-car garage option. Includes club house, pool, spa, tennis courts and fitness room! On-site manager. Close to IV Golf Course. Great C & R's. No association fees for one year. \$189,900. #CC 4508

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. \$116,500. #PC 4538

GORGEOUS 9 acres with home site development approval. Meadows, woods and views. \$85,000. #TC 4551

"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

"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

"ILLINOIS VALLEY Surprise" Small orchard fronts this country home on 2 ready to build tax lots totaling 11.38 acres. Privacy, water rights and great location for horses. Quiet country lane. Only \$310,000. #PC 4570

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 skylights and spacious master bedroom with privacy deck. \$360,000. #DC 4546

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. #MC 4514

REAL ESTATE FOR THE REAL WORLD

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

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Illinois Valley Real Estate
 216 S. Redwood Hwy (PO 856), Cave Junction OR 97523
(541) 592-4464
NEW LISTINGS!
5.12 ACRES for \$69,500. MLS# 108102
FIXER UPPER on 2.45 acres with owner terms. \$96,000. MLS# 108103

Check all our listings on the web at ivland.com

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