

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

HOW ABOUT a little river frontage? Here is a .087-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

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 more than 2,200 sq. ft. double-wide mobile has 2-bedrooms, 2-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

SCARCE AS hens 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

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 800-238-6493

TALL TREES surround this older 3-bedroom, 1-bath, 2-story home in Kerby. The upstairs is an open 16X28 area that has been used as a bedroom but could be a den or hobby room. Downstairs are 2 bedrooms, a bath, a kitchen, dining room and front room. The well was drilled in 1965 and the record shows it was 10 gpm then. Cute 1,300 sq. ft. home sits on a little more than 3/4 of an acre. All for \$165,000. mls #108053

IN SELMA, nice 3-bedroom, 2-bath, 1,512 sq. ft. frame home on 4 and 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 \$199,000. mls #106761

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 backyard, at the edge of town, level yard with ornamental trees and shrubs. Circular drive. Ready to occupy. \$149,000. mls #197813

CONVENIENTLY 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. Ongoing renovation. Don't miss this great opportunity. \$117,500 mls #107673

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

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.



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

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

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Mike Palmer Realty
33003 Redwood Hwy.
P.O. Box 511
O'Brien, OR 97534

Modern Technology, Old Fashioned Values

5 LEVEL ACRES under the beautiful skies of O'Brien, with 4-bedroom approved septic system installed. Great producing well, electricity, cabin and outbuildings. Several options for development here. \$125,000

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

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 and well. Owner terms. \$49,000. #1851.

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

2-BEDROOM, 2-bath home in town, great location! \$130,000 #1853 MLS #107612

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

IVRE45-tfc

581 W. RIVER 14,000 sq. ft. lot. Will build to suit. \$75,000 Subdivision/Investment opportunity. Reservations available. H.D.Patton 476-2127.

HDP45-tfc

117 S. JUNCTION Multi-family/Single family. Room for continued development. H.D.Patton 476-2127.

HDP45-tfc

1.42 ACRES, 3 rental homes, zoned commercial. Holland Loop area. \$200,000. Phone 592-3718 evenings

AL45-3p

RENTALS

CAVE JUNCTION 1- and 2-bedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-4959 (541) 572-3611.

GMS2-tfc

2-BEDROOM, 1-bath mobile in small over-55 park in town. References checked. Water, garbage, sewer included. \$395 plus deposit. 944-5818 552-1424

RS44-3c

RENTALS

379 Caves Hwy. Commercial/Residential, Shop & Office space. Apartment upstairs. \$550 per month no pets/smoking. H.D.Patton 476-2127.

HDP45-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

SMALL GUEST House. 4 miles south of Cave Junction. Country setting. \$350/month. First, last and security. References will be checked. 592-3814.

RW45-1p

2-BEDROOM, 1-bath. Country setting. 4 miles south of Cave Junction. \$565 a month. First, last and security deposit. References will be checked. 592-3814.

RW45-1p

ROOM RENTAL in O'Brien. Privacy, woods and creeks for only \$200 per month plus utilities. First and last plus references. 596-2831

JB44-2p

2-BEDROOM, 2-bath. New duplex. Appliances, air conditioning, washer, dryer, garage \$575 plus \$500 deposit. No pets, non-smoking. Credit report may be required. 200 S. Junction Ave. 592-3676.

OMR42-4c

ONE BEDROOM trailer with tip-out in living room. Perfect for single or couple. \$250 per month plus electric. 596-2309.

SL44-2p

RAIN OR SHINE: Yards for sale. Some with houses! See Mike Palmer Realty 596-2026 in O'Brien.

MPR45-tfc

RENTALS

1-BEDROOM house outside of town \$500.

2-BEDROOM, garage, fenced yard, new home, outskirts of town. \$900.

2-BEDROOM mobile, large barn, pasture. \$725.

Studio, water, sewer and garbage included, partially furnished. \$390.

2-BEDROOM apartment in town. Water, sewer and garbage included. \$375.

1 BEDROOM apartment. Water, sewer and garbage. \$365.

2-BEDROOM office & guest quarters, large yard, outskirts of town. \$900.

2-BEDROOM apartment upstairs in town. Water, sewer, garbage included \$450.

OFFICE or RETAIL space for \$700.

ROOMMATE NEEDED to share 3-bedrooms.

Illinois Valley Real Estate
592-4474

IVRE44-tfc

SELMA TRAILER for rent on land. \$340 plus deposit. Full hook-up carpeted. No smoking. Cat is okay. 35 X 8 597-4517

MS45-1p

BEAUTIFUL 2-BEDROOM cabin on the Illinois Valley River. Peaceful location, Carpeted, air condition, electric heat, fireplace. Phone: 596-2682. References needed.

SN45-4p

MOBILE SALES

SINGLE-WIDE 14X70 mobile. New roof, new floor coverings, good condition, very livable. Includes skirting, porches, awnings. You move off lot. Asking \$21,000 as is, OBO. Phone 592-2722, 660-8390

SM45-4p

FIREWOOD

PERPETUAL FLAME Kiln-dried madrone. \$170 a cord, delivered in Illinois Valley. Green hardwood. \$145 a cord delivered. 660-8704.

JK44-tfc

FIREWOOD. DRY madrone, oak. \$150 a cord, delivered. Stacking available. Mike Harris. 592-6570.

MH45-2p

FARM & GARDEN

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

CC13-tfc

2004 GRASS, hay in the barn. \$3 a bale Phone 592-3673.

PW45-2p

SHEET METAL

If it's SHEET METAL, We'll Make It!
*Seamless Gutters
*Duct Work & Fittings
*Roof Flashing
*Hard-to-Find Items
*Fabrication
*Installation

DOWN & OUT SEAMLESS GUTTERS
592-3391
CCB #94899
D&O7-tfc

FOR SALE

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

VISA MERCHANT terminal. Worth \$500, yours for \$150. Phone George 596-2006

AL44-2p

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

FREE

MOVING BOXES all sizes. UPS, shipping, boxes. Phone 592-6559.

BL45-1f

ILLINOIS VALLEY MINI STORAGE

6'x12' - \$30
8'x12' - \$45
10'x12' - \$55

592-2878 or 450-8777

102 S. CAVES AVENUE

SERVICES

YOU PURCHASE cabinets, doors, windows, furniture, carpets, 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

BRUSH BROTHERS YARD SERVICES. Complete yard care, brush clearing, log splitting, shrubs, trees, lawns. Hauling, rototilling. Free estimates. 597-4517

MS45-2p

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

WANTED

WANTED: FIXER House. Private party with cash. Will consider mobile with land or bare land. Behind on payments or foreclosure okay. (541)659-8876.

DW44-4p

BARGAIN MINI STORAGE

175 Finch Rd. Kerby 592-3355

*8'x10' - \$35
*10'x10' - \$42
*10'x20' - \$72
*8'x40' - \$100
*8'x28' - \$72

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Web Site: C21harristaylor.com

"BEAUTIFULLY WOODED PROPERTY". This 27.62 acres in Selma, OR is nestled away from road noise off of Crooks Creek Road. Private and mostly level to rolling. Seller will obtain "home site development permit". \$150,000 #DC 4566

ENCHANTED FOREST. 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

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". \$146,000 #RC 4541

LEVEL, WOODED 1.5 acres with a 2-bedroom, 1,488 sq. ft. home. Several outbuildings. \$96,500 #MC 4534

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

INCREDIBLE Southwest Oregon box canyon ranch on 19.53 acres with classic custom log home, wrap around decks, bunkhouse, shop, 2-stall livestock barn and more. Pond, seasonal creek, pasture and ready for horses or cattle. \$360,000 #RC 4528

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. #189,500 #SC 4556

"SENSATIONAL 30-PLUS ACRES ON THE 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. Lots of fruit trees, separate shop with bathroom and office. Tucked in the woods with West Fork Illinois River frontage. All this-\$475,000 #RC 4528

"SUNNY VALLEY Country Charming" Spacious, upgraded 3,225 sq. ft. home with large bedrooms and spacious, newer kitchen with pantry. Lovely gardens including private English cottage garden with pond. Many out buildings on 1.87 pastoral acres. \$342,500. #SC 4554

"CLASSIC HOME & Commercial Building" Excellent upgrade done to this 3-bedroom, 1-bath charmer on corner lot in Selma. Fenced with chain link, separate guest cottage, shop, 2,560 sq. ft. Commercial Building and detached double car garage. All this on 1.78 acres for \$396,500 #RC 4566

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

5-ACRES in the beautiful Siskiyou Meadows subdivision. There is a shared well, septic approval, power, and phone lines to property. \$108,000 #TC 4553

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*Steve Lyons - 592-9201
*Tami Harris - 592-3181
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(541) 592-3181



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

Commercial Property adjacent to the Illinois River. 3,380 sq. ft. for your business. Great for retail or office, plus two rentals for only \$162,500. MLS #107181

Great Horse property! 7.11 acres, 4-bedroom, 2-baths, newer home, 50 GPM well. Great location \$289,000. #1861 MLS #108196

Check all our listings on the web at ivland.com

E-mail: OpenSundays too! Web Page: www.ivland.com