

# 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

**IN THE restaurant business, repeat customer traffic is required to be successful.** The restaurant we offer for sale has been in business for many years so they must be doing it right. This fast food restaurant offers a light lunch and dinner menu. Fronting on Highway 199 it has excellent parking and access. 1,100 sq. ft. building, 1/3 acre lot and all owned trade fixtures are included in the sale. Owner will finance with a reasonable down. \$330,000 #887

**THIS 3-BEDROOM, 2-bath home has just over 1,600 sq. ft. of living area.** Home was remodeled in 1996. U-shaped kitchen with lots of storage space and plenty of counter area. Nice brick hearth and wood stove in the living room. Detached double-car garage with concrete approach. Property is composed of two tax lots, one about 9.65 acres and the other about 2.2 acres for a total of almost 12 acres of level and usable land. Property is mostly fenced and has some fruit trees and a small pond. Highway frontage. Located between Cave Junction and Kerby. \$310,000 #910

**JUST LISTED, 4 acres on Thompson Creek Road in Selma.** Seller will provide well & septic approval. Pad and road will be roughed in by seller. Check it out now and get the pad where you want your home to be. \$70,000 #955

**ABOUT 5 1/2 miles up Caves Highway is this one acre parcel zoned RR-5.** Seller will provide standard septic approval. Time to look this one over and have the septic site approval match your home placement. \$55,000 #956

**'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**

**VIEW OF Eight Dollar Mountain and a 2003 manufactured home on perimeter foundation all for one price.** 1,848 sq. ft. 3-bedroom, 2-bath with spacious floor plan and great kitchen with island work area, tile edge counter tops, all stainless appliances, built in microwave. Large master bath, walk-in closet. Enjoy the deck that overlooks Eight Dollar Mountain. Sits on 9.7 acres in the Selma area. Sprinkler system in front yard. \$230,000. MLS #108309

**BEAUTIFUL EAST Fork property with lots of water and landscaping.** Private setting. Custom Built 2,226 sq. ft., 3-bedroom, 2-bath home in Takilma. House needs some finish work. \$265,000. MLS #102082

**ARE YOU looking for something in a Reasonable Price Range?** 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, carport, covered deck. Good home close to high school and senior center. Priced to sell at \$84,500. MLS #105884

**1,700 SQ. FT. newly renovated 3-bedroom, 2-bath ranch-style home on a nice-sized city lot.** Nice bright kitchen with tile counter tops. Near new fireplace insert for a cozy living room. Enclosed back porch and fenced yard makes this a very attractive home for \$169,500. #1117

**TWO MOBILES on one tax lot. Second mobile is grand-fathered in so if one mobile becomes uninhabitable, it cannot be replaced.** Although possible duplex potential. There are 2 electrical meters and currently both homes are rented. \$109,500. MLS #108220

**NICE 3-BEDROOM, 2-bath, 1,512 sq. ft. 2002 manufactured home with full perimeter foundation on 4 3/4 acres.** Semi-private, double-car garage. Mountain Views and a good well are a plus. \$199,000 MLS #106761

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



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

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**Mortgage**  
 541-469-6456  
 611 Spruce St., Brookings, www.3pmmortgage.com

**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.

**LEVEL ACRE with standard septic approval and well.** Owner terms. \$49,000. #1851.

**6 ACRES, Rockydale.** Possible owner terms. \$65,000. MLS #106857.

**GREAT LOCATION 2-bedroom, 2-bath home in town.** \$130,000 #1853 MLS #107612

**MORE THAN 6 surveyed acres, all fenced with some open and some woods.** Well, septic, power and older manufactured home. Needs lots of clean-up. Only \$85,000 #1844

**GREAT HORSE property!** 7.11 acres, 4-bedrooms, 2-baths, newer home. 50 GPM well. Great location! \$299,000 #1861 MLS #108196

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

**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

**5 RESIDENTIAL acres with septic approval.** Level ground, mountain view, near Cave Junction. \$85,000. 592-3814 BW49-1p

**Support the advertisers in the 'Illinois Valley'**

**RENTALS**

**2-BEDROOM mobile.** Out of town \$550.

**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. \$450.

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

**3-BEDROOM & guest quarters, large yard, outskirts of town.** \$795.

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

**ROOMMATE NEEDED to share 3 bedrooms.**

**Illinois Valley Real Estate 592-4474**

**2-BEDROOM, 2-BATH new duplex.** Appliances, air conditioner, washer, dryer, garage. \$575 plus \$500 deposits. No pets, non-smoking. Credit report may be required. 200 S. Junction Ave. 592-3676 OMR47-4c

**Small 1-bedroom plus den.** Near Town. \$385/month, \$500 security deposit.

**Small 1-bedroom plus den.** Near Town. Yard, Carport, laundry hookups. \$425/month, \$500 security deposit.

**Small 2 bedroom cabin.** 11 miles from town, on creek. \$325/month, \$500 security deposit.

**No Drugs, No Pets (541)592-2096**

**OBRIEN, 1715-B Lone Mountains Road.** Cabin, 2-story, 1-bath, 5-bedroom. Oil heat 1/2 acre. \$500 month. Cal Webb 592-4951. CW49-2p

**RENTALS**

**379 Caves Hwy. Commercial/Residential, Shop & Office space.** Apartment upstairs. \$600 per month no pets/smoking. H.D. Patton 476-2127. HDP45-tfc

**CAVE JUNCTION. 2-bedroom, 2-bathroom mobile in country setting.** Central air and heat, washer, dryer hook-ups, fenced yard, may consider pets. One-car garage with small shop. Trash included. \$675, \$200 deposit. Will check references. Day 479-7747. Evenings, weekends not after 8 p.m., 592-2134 PH49-1p

**CAVE JUNCTION 1- and 2-bedroom apartments.** Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-8559 (541) 572-3611. GMS49-tfc

**2-BEDROOM, 2-BATH, 1,700 sq. ft. house in the country near Cave Junction.** Fabulous kitchen, living room, dining room, laundry room, wood-stove, furnace, creek access, new paint, carpet, flooring, no smoking, no pets, credit report. Rent negotiable. First last and deposit. Available March-April. (541) 592-5080 GR49-4p

**2-BEDROOM, 1-bath mobile in small over 55 park in town.** References checked. Water, garbage, sewer included. \$395 plus deposit. (541) 944-5818, (541)552-1424 RS48-3c

**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 Mar. 1st. 592-8532. TM47-3p

**RENTALS**

**117 JUNCTION AVE.** Cave Junction - Available March 1, 2-bedroom, 1-bath home with shop. \$575 per month. 1st, last & deposit the same. No pets or smoking. H.D. Patton 476-2127. HDP47-tfc

**SMALL 1-BEDROOM house near Cave Junction.** \$350 a month plus security. References will be checked. 592-3814. BW49-1p

**3 BEDROOM house.** Wood heat. No dogs. Rent \$500 a month, \$600 security. See people at 119 Hogue Drive, not behind the fence. MW49-2p

**WANTED BEAUTIFUL property for my dream home or existing rustic-ranch style home.** Have cash. No realtors, by owner only. Phone (541) 287-0257. LF48-4p

**TO RENT. Christian Family seeking 4 bedroom home, acreage if possible.** Phone 592-8597. AS48-2p

**COMMERCIAL RENTAL**

**FOR RENT 600 sq. ft., downtown Cave Junction, 3 bays, first and last, \$700 per month.** Utilities and security included. Phone 592-6693. JR48-1p

**RAIN OR SHINE: Yards for sale.** Some with houses! See Mike Palmer Realty 596-2026 in O'Brien. PR46-tfc

**SERVICES**

**LANDSCAPE DESIGN and maintenance.** From simple to elegant. Decks, drainage, water features, fencing, gazebos, terraces. Qualified, Experienced. Reasonable Rates. Mike 592-2758 MP48-2p

**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 SERVICE.** We help home owner's do a variety of repairs. You name it, we do it. Phone 592-2753 BL#307-45 GC49-2p

**PLEASE DON'T DRINK AND DRIVE**

**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. NCR1-tfc

**FARM & GARDEN**

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

**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 #94699 D&O7-tfc

**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. A-tfc

**FOR SALE**

**10 FOOT flatbed with stakes on 1979 F-150 \$600,** with or without the F-150. Genie lift, 18 ft., \$400. Other stuff, carts, tools, etcetera 597-4366 IC49-4p

**500-GALLON heating oil tank with approximately 100 gallons of furnace oil.** (541) 287-0999. Make offer. MC47-3p

**"83" Alpenlite 22 ft. 5th wheel very clean.** 75 watt solar panel. Three batteries, \$4950 OBO. 592-3669 or 601-1520 CM49-2p

**AUTO PARTS**

**ALTERNATOR STARTER EXCHANGE**  
 Established Grants Pass since 1971, now open in Cave Junction. Saturday, Sunday, 8 a.m. to 6 p.m. Stocking over 200 quality, warranted rebuilds for exchange. Owner Lindsay Hightower, Monday thru Friday, 479-7747. Saturday, Sunday 592-4417 PH49-1p

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

**Vacant Land -- 5 acres -- \$69,000**  
 Seasonal Creek, rolling terrain.

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

**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**  
 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)

**Century 21 Harris & Taylor 541-592-3181 103 N. Redwood Hwy.**

**LET'S BE neighbors!** Relax with security in this 55+ gated community known as "Cedar Brook". Fabulous 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 and close to IV Golf Course. Great CC&R's and no Association fees for one year. \$189,900 #CC 4508

**ILLINOIS VALLEY surprise - small orchard fronts this country home on 2 buildable tax lots totaling 11.88 acres.** Privacy, water rights and great location for horses. Quiet country lane - only \$810,000 #PC 4570

**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 garden area with water and power. \$279,000 #LC 4544

**OUTSTANDING VIEWS of Grayback Mountain from this 18.58 acre, like new 2001 home including up-graded insulation, ceiling fans throughout, lighted walk-in closet in master bedroom, assorted fruit trees, 2 pastures, small barn, established garden area, spring, year round Sucker Creek, above ground pool (spa negotiable and washer/dryer excluded). Original 1993 2-story farm house still standing and used as accessory building. \$909,000 #RC 4579**

**CREEK FRONT retreat - Beautiful wooded 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 a "pelton wheel" potential. \$165,000 #RC 4557

**THIS HOUSE has style...** Located on 5 level acres and totally remodeled in 2003, this 1-owner home was built to exceed codes and features a solid slab foundation, 2X6 walls and double insulation. Many windows further enhance this bright 4-bedroom, 2-bath, 2,340 sq. ft. home with 4X12 closets, custom maple cabinets, 2-stall heated garage, equipment shed, tool shed, decking, fruit trees, roses and too much more to list. #320,000 #RC 4568

**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.** Sky lights upstairs and natural wood in living room on 2 lovely acres with huge cedar and fir trees, barn, shop, livestock pens and all only \$925,000. #HC 4559

**3 Locations to serve you better**  
 Cave Junction-Rogue River-Grants Pass

**We are a Full Service Company**  
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