

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 .87 acre parcel with a three 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

WHAT A view! This 80 acre parcel has the driveway in, well drilled, holding tank installed and the septic system in place. Property adjoins National Forest for added privacy. With an east slope, the views of the valley are tremendous. This is the perfect spot for that custom home. Power is not on the property. Check our web site for some nice photos of this property. \$200,000 #905

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

DO YOU need five bedrooms? Well here is a five bedroom, three bath manufactured home on 5 private and wooded acres. Located on a quiet country lane, this home has more than 1,900 sq. ft. of living area. Property is level and certainly has just the right tree for the children's swing. What a wonderful country setting. \$239,000 #941

Color photographs and additional information on the above properties and many others may be obtained from our web site: www.oregonmountain.com

'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/realstate

Call a Professional - Call Junction Realty

50 ACRES of trees and views off Greenview Drive Pad cut, road in, septic in, development permit in-hand, springs on property for water, power and phone on road. \$180,000 MLS #106389

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

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, edge of town, level yard with ornamental trees and shrubs. Circular drive and ready to occupy. \$149,000 MLS #197813


6.1 ACRES with pad roughed in, 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. \$119,000. MLS #107938

OUT IN the country on more than 5 acres is a single-wide mobile with additions totaling over 1,500 sq. ft. Kitchen-dining room combination with new appliances. Bathroom has new shower, sink and toilet. Nice large fenced garden area, apple, cherry, plum and fig trees. Double-carport and shed. Owner asking \$150,000. MLS #107969

RECENTLY REMODELED, very nice and comfortable, 2-bedroom, 2-bath 1,767 sq. ft. double-wide manufactured home on a quiet street in Cave Junction. There is a large living room with an open floor plan, roomy family room and extra living area has been added that might be used as a 3rd bedroom. Lovely garden, green lawn and roses in the front yard. There is an 28 X 18 shop and separate wood shed. \$125,000. MLS #208382

National/International marketing on the internet at www.cavejunction.com/realstate or www.realtor.com. Marketing also through the Real Estate Book plus spot ads here and there.

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



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

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 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! \$279,000 #1861 MLS #108196

Illinois Valley Real Estate
 592-4464
 www.lvland.com
 IVRE50-tfc

579 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

379 Caves Hwy. Commercial/Residential, Shop & Office space. Apartment upstairs. Room for continued development. \$185,500 H.D. Patton 476-2127. HDP50-tfc

RENTALS

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

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 PH50-1p

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. Large 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

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
 JL48-4c

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

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

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

ONE BEDROOM trailer with living-room tipout. \$250 month plus electricity. 596-2309 SL50-1p

TRAILER FOR rent. 35 ft in Selma. \$340 per month on shared land. Full hookups. Available March 1. 597-4517 BB50-1p

TWO-BEDROOM mobile in town. \$400 month, first, last, deposit. No smoking. Must have excellent landlord references. 592-2029. GE50-5p

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

"83" Alpenlite 22 ft. 5th wheel, very clean. 75 watt solar panel. Three batteries, \$4,950 OBO. 592-3669 or 601-1520 CM49-2p

TRAVEL TRAILER. Terry, 1976, self-contained, \$2,100 or best offer. Phone 761-2102. SF50-4P

POLICE CALL frequency guide, 2003 edition like new. Includes CD. Cost \$20. Sell for \$8. Obtain at 'IV News' office. R50-1nc

NIFTY AND GIFTY THRIFT
 200 W. Watkins. Bake sale. \$2 paper bag sale March 5, 7 and 12. Shoes, clothes and books NG50-1p

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 Lindsey Hightower, Monday thru Friday, 479-7747. Saturday, Sunday 592-4417 PH50-1p

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)

FARM & GARDEN

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

HORSE HOOF Trimming Workshops March 26, or April 30. \$150 limit 4. Hands-on practice. Information www.clickin-on-ranch.com Karen Parker 592-3839 KP50-2p

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 *Hard-to-Find Items
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DOWN & OUT SEAMLESS GUTTERS
 592-3391
 CCB #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

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

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

HELP WANTED

CONSTRUCTION: All contractors & laborers, framers, siders and finish carpenters. Residential/Commercial. 476-2127. 10 a.m. to 4 p.m. HDP47-tfc

Open House



Cedarbrook Estates, Cave Junction
 Saturday, March 5 10-2 Sunday, March 6 1-5
Unrolling Illinois Valley's Only Gated Community!
 Come see the sample homes and lots that are available. This 55+ gated & secure community provides lots of amenities for residents: 9-hole, par 72 golf course, heated swimming pool, community clubhouse & walking & biking paths. All this surrounded by beautiful views. Refreshments Served Take Laurel Rd. to Cedarbrook

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

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

REMODELED 2-BEDROOM, 2-bath 1978 mobile only with 1,440 sq. ft. Motivated seller, owner terms. \$110,000. #DC 4518

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 1,459 sq. ft. model called the "Siskiyou" includes 10' high ceiling in living room/kitchen, granite counter tops, marble window sills. Come experience for only \$219,900. #CC 4568

BEAUTIFULLY WOODED property. This 27.09 acres in Selma, Oregon 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 4588

1 OWNER home on a .20 acre lot with city services located on a dead end cul-de-sac. Home is a 2-bedroom, 2-bath, 1,200 sq. ft. built in 1981. Great yard, with established fruit trees and many other trees. Call for your appointment today. \$150,000. #WC 4579 \$214,900.

AMENITIES GALORE in PUD gated community for 55 and older in Cave Junction, Oregon. Cedar Brooks Homes has a club house, pool, hot tub and on-site manager. New custom-built home with 1,459 sq. ft., 3-bedroom, 2-bath plan featuring 9 ft. ceiling and granite counter tops for only \$214,900. #CC 4584

BRAND NEW custom home. This planned unit development is for 55 and older, however, quality is the only way to describe this 1,452 sq. ft., 3-bedroom, 2-bath home. Brushed chrome faucets, 10 ft. high ceilings, tile and granite counter tops and more. On-site manager, pool, club house and tennis court to come. \$219,900. #CC 4569

IMAGINE A level, troed, .22 acre lot, on a dead end cul-de-sac road. City services available, quiet neighborhood and very pristine. This one will not last - priced to sell quick. \$55,000. #WC 4578

CEDAR BROOK homes, custom model. Illinois Valley's 1st 55+ mature living community with this new 1,800 sq. ft. home, includes granite counter tops, 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 4582

3 Locations to serve you better
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Visit our website c21harristaylor.com or century21.com or century21.com/oregon

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

Spacious, charming, like-new two-bedroom, two-bath, heat pump, large storage shed. Good location in the city. See to appreciate. \$130,000
 MLS #107612

Check all our listings on the web at lvland.com
 E-mail: OpenSundays@lvland.com Web Page: www.lvland.com

ILLINOIS VALLEY MINI STORAGE

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

592-2878 or 450-8777
 102 S. CAVES AVENUE