

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

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

APPROXIMATELY 5 1/2 miles up Caves Highway is this 1-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

THIS 3-BEDROOM, 2-bath home has more than 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 living room. Detached double-car garage with concrete approach. Property is composed of two tax lots, one approximately 9.65 acres and the other approximately 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

DO YOU need 5 bedrooms? Well here is a 5-bedroom, 3-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'

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



IN SELMA, 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

2 MOBILES on 1 tax lot. Second mobile is grandfathered in so if one mobile becomes uninhabitable, it cannot be replaced. Possible duplex potential. There are 2 electrical meters and currently both homes are rented. \$109,500
MLS #108220

VIEWS OF Eight Dollar Mountain and a 2003 manufactured home on perimeter foundation. 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

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 \$189,500
MLS #108459

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

MORE THAN 95 acres, level to rolling with views, Selma area, \$124,900
MLS #104662

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.

AUTO

1988 FORD ECONOLINE

Custom van, V8 engine, air conditioning, radio/tape with front and rear speakers, towing package, 4 captain's chairs and bench seat in rear that converts into a 2-person bed. 2 fuel tanks, 129,500. well-cared-for miles. \$3100. Phone 592-2406
BL51-1p

FORD VAN, 26 foot. Former U-haul truck, loading ramp. HD359 Ford engine. Manual transmission, new power brakes. Great shape. \$4,000. Jim 597-4788
JR51-1p

YARD SALES

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

305 LAKESHORE Drive, Selma. Lots of miscellaneous, outdoor furniture, kitchen, kid stuff, craft books, plants. Saturday March 12, 9 a.m. to 3 p.m.
JB51-1p

ANTIQUES, COLLECTABLES and household items. Saturday and Sunday, 10 a.m. to 5 p.m. 5120B Caves Hwy.
SH51-1p

MOVING SALE, 100 Robinson. Follow signs up Caves Hwy. Farm table, 4 chairs, antiques, paintings, prints, 3 punch bowls, wicker, fishing gear, 220 air compressor, grinder, bamboo chairs, green recliner, brown couch, red formica table, milk-glass, breadmaker, cradle, bassinet, bike parts, pottery, glass, knick-knacks, linens. 9-3 Saturday, March 12
KH51-1p

PETS

FREE QUEENSLAND blue heeler, spayed female. Needs fenced yard with playmates. 592-2721.
TS50-2p

MOBILE FOR SALE

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. Asking \$21,000 OBO, as is. 592-2722, 541-680-8390
SM51-4p

SERVICES

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

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, warrantied rebuilds for exchange. Owner Lindsey Hightower, Monday thru Friday, 479-7747. Saturday, Sunday 592-4417
PH51-1F

FOREST FLOOR Firebreaks, fuel reduction, burning, poison oak clearing. Make firewood from your dead trees, and I'll do windows! Mike Harris 592-6570
MH51-2p

HELP WANTED

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

Josephine County Dept. of Parks is seeking to fill two Camp Hosting positions. Light duty work in exchange for full service campsite May-October. Applications are available at the Parks office, located at 125 Ringuette St., Grants Pass.
JOCO51-2c

SPORTS NOTICE

LOOKING FOR experienced softball players for Co-ed team. Games played in Grants Pass on Sundays, starting in May. Sandy 592-3306
SG51-2p

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

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

5 RESIDENTIAL near Cave Junction. Septic approval, level ground, some trees. \$85,000 firm. 592-3814
BW51-1p

RENTALS

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) 592-5060
GR49-4p

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

2-BEDROOM, 1-bath. \$600 per month/ \$600 security deposit. In town. References required. Phone 541-956-7861
SS51-2p

SMALL GUEST house near Cave Junction, \$350 month, plus security. References will be checked. 592-3814
BW51-1p

WANTED

WANTED BEAUTIFUL property for my dream home or existing rustic-ranch style home. Have cash. No realtors, by owner only. Phone (541)287-0257.
LS48-4p

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

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

Spacious, charming, like-new 2 bedroom, 2 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: Open Sundays too! Web Page:
lvland@lvland.net www.lvland.com



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

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NCB1-tfc

FIREWOOD

PERPETUAL FLAME Kiln-dried madrone. \$170 a cord, delivered in Illinois Valley. Green hardwood. \$145 a cord delivered. 660-8704.
JK44-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

Open House



Cedarbrook Estates, Cave Junction
Saturday, March 12 10-2 Sunday, March 13 1-4
Unveiling 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



Harris & Taylor

541-592-3181
103 N. Redwood Hwy.

BEAUTIFULLY WOODED property. This 27.62 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 4506

REMODELED 2-BEDROOM, 2-bath 1976 mobile only with 1,440 sq. ft. Motivated seller, owner terms. \$10,000.
#DC 4513

HOME SITE approved acreage - wooded 10 acres in O'Brien, OR with power and telephone to site. Lovely building sites, private, quiet and a rare find in today's market. Terms too - \$98,500.
#AC 4575

FIVE ACRES in the beautiful Siskiyou Meadows subdivision. There is a shared well, septic approval, CC&R's, power and phone lines to property. \$108,000.
#TC 4553

UNSURPASSED MOUNTAIN views - exceptional setting on 7.32 acres bordered by B.L.M., this 3-bedroom, 2-bath, 1,948 sq. ft. Skyline built in 1994 is spacious, warm and is on a concrete slab. Front covered deck, separate laundry room, shop and carport. All for \$264,500.
#RC 4574

ENCHANTED FOREST entrance - wrought iron gates to flagstone walkway leading to barbeque patio and concrete dog run. More than 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

MOBILE ONLY - 1991 Guerdon mobile in quiet senior park. Very clean, freshly painted, 2-bedroom, covered porch, carport, shed, near new heat pump and appliances, included. Close to all Cave Junction conveniences and priced to sell! \$27,500.
#OC 4576

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". \$145,000.
#RC 4541

CLASSIC HOME and commercial building - excellent upgrade done to this 3-bedroom charmer on corner lot in Selma. Fenced with chain link, separate guest cottage, shop, 2,500 sq. ft. commercial building and detached double-car garage. All this on 1.78 acres for \$396,500.
#RC 4565

3 Locations to serve you better

Cave Junction-Rogue River-Grants Pass

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