

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 complete with a price reduction? Here is a .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. There are not very many smaller parcels with river frontage available so check this one out. Reduced to \$199,000. #937

OREGON DREAM! MORE THAN 7 WOODED acres and a cheerful creek. The 2-bedroom home with knotty pine and beam construction fits well in this wooded setting. Property is very private and sits back off the road. Double garage with an adjoining workshop, a separate building for storage or that studio you always wanted. Sit on the back deck and enjoy the view or meander down the path to the creek, relax on the bench and listen to the sounds of nature. \$335,000. #957

LOOKING FOR THAT SPECIAL SPOT for your off-the-grid dream-home? Here is a 40-acre patented gold claim surrounded by Siskiyou National Forest. With a patented claim, you own the land. Historic Althouse Creek through the property. Some commercial timber. There is an old 2-bedroom cabin and several outbuildings. This is the place you have been looking for. No neighbors, no door-to-door sales, just you and mother nature. What a wonderful get-a-way place. Potential for solar, hydro and even a little gold! Best of all you don't have to be a mountain goat to get here. We drove in and so can you. \$300,000. #885



'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



5 RENTALS ON 2.4 ACRES on the edge of town. 4 1-bedroom apartments and a 2-bedroom mobile. Phone to see. \$269,000

MLS #109305

1981 2-BEDROOM, 2-BATH, TRIPLE-WIDE MOBILE on corner lot just outside the city of Cave Junction. Covered patio in front. Lots of trees for shade. \$152,500.

MLS #109204

1.24 ACRES IN THE CITY CURRENTLY IN 2 SEPARATE TAX LOTS. Owner also has lot next door for sale. Lots of possibilities. \$235,000.

MLS #109079

SWEET 1.5 ACRES JUST OFF A PAVED HIGHWAY is a very well-maintained 1978 Westwind double-wide, 2-bedroom, 2-bath home with a family room and a formal dining room heated with a heat pump. There is also a plant room and a large well-used garden area, an oversized single-car garage, a carport and security lights outside. All for only \$139,000.

MLS #108584

2 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

2 MOBILES ON 1 TAX LOT. Second mobile is grandfathered in so if one mobile becomes uninhabitable, it cannot be replaced. Although possible duplex potential. There are 2 electric meters and currently both homes are rented. \$109,500.

MLS #108220

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. \$119,000.

MLS #107938

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.

Private Loan Specialists!

For 17 years we have matched lenders & borrowers to solve unique situations.

Self Employed *New Business *Bridge Loans *Foster Care *Out-of-State Borrowers *Land

Fast & Courteous Service
Compare our Rates!

Rogue River Mortgage LLC

Lynn Costantino or
Bob Puntny
476-6672 or
800-659-6172

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



Phone Jim Frick

Century 21
Harris & Taylor

450-8777
or
592-2878

FIREWOOD

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

JK44-tfc

WANTED

PATIO DOORS, sliding glass, used. Also metal storage drum with re-sealable lids. Cheaper is better. Phone 596-2346

KS12-1p

AUTO

MOVING SALE:
1982 Honda Civic. 2-door, 4-speed, newer motor, runs excellent. \$750 OBO. 1971 Toyota Corona Mark II. 4-door, 4-speed, extra clean, runs very nice. \$500 OBO. 592-2876 or 659-5494

KP12-3p

PETS

CHIHUAHUA PUPPIES, young adults, some bred. 2 long-coat boys. 855-0277

JW12-1p

YARD SALES

RAIN OR SHINE:
Yards for sale. Some with houses! See Mike Palmer Realty 56-2026 in O'Brien.

PR46-tfc

FLEA MARKET.
Every Saturday, Sunday at Knights Crossing store. 8000 Caves Hwy. Phone for spaces 592-6237

EH10-6p

HUGE SALE first and third weekends every month at The Yard, Hwy. 199 in Selma. Attention: Vendors, park and sell. Huge spaces, \$10. Information, 659-9436.

JM11-14p

PLANT SALE: Come to Lee's Garden. Many different varieties of perennials to see. Some trees and shrubs. June 10 and 11, Friday and Saturday. 9 a.m. 689 Hummingbird Road (3 miles up Holland Loop Road.)

DA12-1p

LOTS OF STUFF.
June 10 and 11, 9 a.m. to 3 p.m. 1744 Laurel Road.

DB12-1p

SATURDAY ONLY,
June 11, 8 a.m. to 4 p.m. 300 Hummingbird Road

EB12-1p

Tell your Dad how much you appreciate him. Place a Father's Day greetings ad in the 'Illinois Valley News'

Phone 592-2541 for information

REAL ESTATE

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. H.D. Patton 476-2127.

HDP50-tfc

117 N. JUNCTION,
Office-apartment-shop space. Multi-family capable. Has room for continued development. H.D. Patton 476-2127

HDP6-1tfc

955 THOMPSON Creek Road,
\$249,000. 3-bedroom, 1 1/2-bath, charming country home. 1.17 wooded acres, vaulted wood beam ceilings, wood stove with brick hearth, and privacy at its best. Redd McCarty Realtors. 479-7003

RM9-4p

REAL ESTATE WANTED

WANTED, SECURE
barn or building near Cave Junction with 12'x12' door to store 33' motor home. 592-3076

TG11-2p

COMMERCIAL RENTAL

3 UNITS (can be combined) 358 A, B & C Caves Hwy. \$350 a month, OBO. Phone 592-0700 or 601-1520

CM12-1p

RENTALS

3-bedroom, 2-bath,
garage, outskirts of town. Newer home. \$800.

3-bedroom, 2-bath,
large yard, outskirts of town. \$775.

Phone Illinois Valley Real Estate 592-4464

IVRE12-tfc

RENTALS

ROOM AND BOARD
Room with private bath, kitchen privileges or meals. In town. Utilities paid. Satellite in room. Non-smoking. 592-4391

MF12-1p

117 N. JUNCTION,
Office-apartment-shop space. Excellent references. No pets. No smoking. H.D. Patton 476-2127

HDP6-1tfc

APARTMENT, 2
bedrooms. Water, sewer, trash paid. \$450 rent plus \$450 deposit. 592-4676

AC8-5p

MUST SEE to appreciate. New duplex, all major appliances. Water, sewer paid, 2-bedroom, garage. No smoking. \$695 592-5257

RB12-1p

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

GMS49-tfc

BEAUTIFUL 1- and
2-bedroom cabins on Illinois River. Peaceful location. Must see. Air conditioning, fireplace, wood stove, carpet. (541) 596-2682

SN9-5p

205 SCHUMACHER,
small 2-bedroom mobile in town and close to all conveniences. \$400 per month, with first, last and \$250 deposit totaling \$1050 to move in. Phone Jim. 592-9220

JM12-2p

2-BEDROOM, 1-
BATH, manufactured home. Must be 55 or older. Quiet Senior park. Walk to town. \$450 per month, includes water, garbage, sewer. References a must. \$450 deposit. Phone (541) 552-1424 or (800) 381-5545.

RS11-2c

RENTALS

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. Satellite TV included. No smoking, no pets. Credit report. \$600 per month. First, last and deposit. Available May 2005. 592-5060

Gr10-4p

SMALL, CLEAN
cabin, \$350 monthly. First, last, \$350 deposit. No pets, drugs. Can assist with errands and home care for elderly or disabled. 592-4887, 592-4425

B12-2p

RENTAL WANTED

WANTED TO RENT
Private, secluded home with garage on acreage within 20 miles of Cave Junction. Must allow pets. Needed July 1, 2-year minimum. Excellent credit, references. (541) 247-9407, (541) 698-7070

KR11-2p

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

HELPING HAND
Yard and home maintenance. Create a defendable fire-break, mow, clean gutters, wash your home and more. Mike Milner 592-6206, 415-0417 (cell)

MM10-4p

MOTHER OF TWINS
with degree in Early Childhood Education to baby-sit for your evenings out. Phone 592-5007

SD11-4p

EXPERIENCED IN-HOME CARE PROVIDER

3 years experience including technical schooling and on-the-job training. Specializing in senior care including light housekeeping, meal preparation, bathing and quality social time. Flexible schedule, will meet clients needs. Will pass background check and drug testing. Contact Raina anytime at 597-2646.

RS12-1p

Open House



Cedarbrook Estates, Cave Junction
Saturday, June 11 10-2 Sunday, June 12 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 Road to Cedarbrook



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' ceilings. On-site manager, pool, clubhouse, hot tub and gated security. All this just \$222,900

CC 4561

AMENITIES GALORE IN PUD
gated community for 55 and older in Cave Junction, OR. Cedar Brook Homes has a club house, pool, hot tub, and on-site manager. New custom built home with 1,452 sq. ft., 3-bedroom, 2-bath plan featuring 9' high ceiling and granite counter tops for only \$229,900.

CC 4564

REMODELED 2-BEDROOM,
2-bath 1976 mobile only with 1,440 sq. ft. Motivated seller, owner terms. \$5,000. DC 4513

"BRAND SPANKING NEW"
Cedar Brook planned unit development for those older than 55 with clubhouse, pool, hot tub, tennis court and on-site manager in gated privacy. New 1,890 sq. ft., 4-bedroom, 2-bath home with granite tile counter tops, 9' ceilings, cultured marble window sills and brushed nickel faucets. All this on .14-acre lot for \$254,900.

CC 4603

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 1,452 sq. ft. model called the "Siskiyou" includes 10' high ceiling in living room/kitchen, granite counter tops, marble window sills — come experience for only \$222,900.

CC 4563

CEDAR BROOK CUSTOM
designed home. This 1,452 sq. ft. charmer has real slate tile flooring in entry, utility room and bathrooms. This beautiful home has real wood maple flooring in kitchen with real hickory wood cabinets and granite counter-tops. All hinges and faucets in home are brushed bronze finish. Other custom features include 10' ceilings and perimeter grid vinyl windows throughout. This "over 55" planned unit development will have a pool, tennis court, clubhouse and on-site manager within a security gated community. All this only \$222,900.

CC 4560

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. \$115,000. AC 4575

3 Locations to serve you better

Cave Junction-Rogue River-Grants Pass

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

BACK ON MARKET
5 park-like acres.
Unfinished house; huge shop.
\$155,000.
Needs roof, electrical and more.
Call for details. MLS #106827

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