

Classified Ads

I.V. News Deadlines: 5 p.m., Thursday (unless otherwise noted on page 1)
(News items and ads received after 5 p.m. on Thursday will go into the next week's issue.) Classified ads are due Thursday at 5 p.m. but will be accepted, if space permits, until Friday 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

INVESTORS TAKE NOTE. Two mobiles on two lots with two separate city sewer and water hookups. Both of these two-bedroom mobiles are currently rented. If you are looking for investment income and capital appreciation then these units might just be the ticket. Mobiles are on adjoining tax lots. Each priced at \$95,000 or both for \$172,500. Owner would consider financing to a credit worthy buyer.

#971, #972, #973

THREE-BEDROOM, TWO-STORY HOME on a corner lot in Cave Junction. Convenient to all city services and schools. Two bedrooms and full bath upstairs while the master bedroom and 3/4 bath is on the first floor. Features include ceramic tile, hardwood cabinets, new carpet, new vinyl and freshly painted exterior! About 1,200 sq. ft. of living area. Detached garage and fenced yard. This would make a great starter home or how about an income property? \$179,500.

#965

ENJOY THE BEAUTIFUL VIEWS and the end of the road seclusion from this older home on 40 rolling acres. The cute two bedroom was built around 70 years ago so it could use a little TLC. Domestic water from a spring with a water right. Several large meadows on parcel plus wooded areas with a variety of deciduous and coniferous trees. If you are looking for a neat get-away spot that borders government land then perhaps this is it. \$430,000.

#968

Color photographs and additional information on the above properties and many others may be obtained from our web site: www.oregonmountain.com or stop by our office for additional information. The coffee is always on!

REAL ESTATE

5 ACRES, Idlewild subdivision, standard septic approval, commercial timber, level, CC&Rs \$140,000. 832-2207

AO15-4p

COMMERCIAL PROPERTY Redwood Hwy. Kerby, Large Building formerly a restaurant. Plus lots of room for 2 mobiles. Phone 592-3160.

GM18-7p

BRAND NEW. 117 N. Junction, 2,016 sq. ft. shop with office and apartment upstairs. Buy or rent. Room for continued development.

H. D. Patton 476-2127

HDP6-1ffc

379 CAVES HWY. Commercial/Residential, Shop & Office space. Apartment upstairs. Room for continued development. H.D. Patton 476-2127.

HDP50-ffc

579 W. RIVER 2,306 sq. ft. home with daylight basement. Under construction. Will build to suit. 6 lots available for reservation. H.D. Patton 476-2127.

HDP45-ffc

SINGLE MOBILE on city lot with trees! Currently rented, good tenant. In a good neighborhood. Days 592-5255 ask for Carol. Evenings 592-3361

DNE13-ffc

RENTALS

EQUESTRIAN HOME for rent. 20 acres on Illinois River, 3-bedroom, 2-bath, room for live-stock, separate garage, carport, laundry room with washer and dryer and workshop. Available July 3. Phone for more info (949) 454-1679 or (949) 235-5635 tbruecken@yahoo.com

TB13-5p

ONE 2-bedroom mobile in senior park, no pets. \$400 month. \$400 deposit. three 1-bedroom cabins for rent, no pets. \$250 month. \$250 deposit. One 1-room cabin, no pets. \$225 month \$255 deposit. References and credit check mandatory. \$30 non-refundable credit check fee. Tom, 592-3976 Loy, 592-3354.

TW15-4p

HOUSE 2-bedroom, 1-bath. Convenient in town. \$550 per month. No pets, drugs, drinking or smoking. 415-0068

LV18-2p

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

GMS49-ffc

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

SN14-5p

117 N. JUNCTION Older home with TLC added. 2-bedroom, 2-bath. \$575 month. No pets/smoking. 476-2127.

HDP18-ffc

3 - BEDROOM HOUSE on 5 acres on River in Takilma. No smoking. \$585 plus deposit. Phone Mar 592-4436.

MG18-1p

FIREWOOD

PERPETUAL FLAME Green hardwood \$150 a cord., Dry soft wood \$130 a cord, delivered in Illinois Valley. 660-8704.

JK44-ffc

RIVER-FRONT home near Cave Junction. 3-bedroom, 2-bath, 2,000 sq. ft. home with 5+ acres on the East Fork Illinois River, with hardwood floors, heat pump, fireplace, redwood siding, 1,600 sq. ft wrap-around deck and hot tub with panoramic views and wheelchair ramp, landscaped grounds with gazebo by the water, 3-car garage, RV hook-up. For sale by owner. Shown by appointment or: Open House, 5707 Rockydale Road. 7/24/05 1 to 4 p.m. \$439,900. For information phone 592-2839 or 592-2797.

DK18-1p

FARM & GARDEN

SELMA FARMERS MARKET

Every Friday beginning July 29th. 9 a.m. to 1 p.m. Selma Community Education Center. Enjoy farm fresh produce and community spirit, coyote coffee on site.

LM18-2p

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

CC13-ffc

U-Pick Blueberries Certified organic \$2 pound. Corner Holland Loop and Takilma Road. 8 a.m. to 12 p.m. daily. Closed Sundays. 592-5420.

LB18-2p

QUALITY GRASS HAY. 597-4142

VD18-3p

MOBILE FOR SALE

MOBILE HOME 1972 12' x 45' opened up for shop with wall benches currently on Dick George Road \$500 OBO. 592-6782.

LT16-3p

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



Call a Professional - Call Junction Realty



'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

THIS 1 ACRE PROPERTY IS LEVEL, has great views and has 3-bedroom, 2-bath 1,904 sq. ft. triple wide manufactured home and a 24 x 32 ft. garage. Large front deck and large covered back porch. Nice garage/shop, pleasant landscaping, guest quarters, hot tub, 2 wells and more all for \$275,000. MLS #5254359

ALMOST 1/2 ACRE LOT in Cave Junction with older single wide mobile. Across from the elementary school. Live in or rent mobile, replace with new or remove and divide. Lots of possibilities here for only \$129,000. #5253937

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. \$147,500. #109204

1997 DOUBLE WIDE MANUFACTURED HOME on 4.97 acres. Nice home, skylight in kitchen, laminate wood floor in living room. Newer shop/carport, some fencing with plenty of room for animals. River across the street with popular swimming hole. \$229,000. MLS #5254797

JUST OUT OF TOWN on an almost 3/4 acre parcel is a 1,344 sq. ft. home. Nice large living room, 3 bedrooms and 2 baths. This part mobile part frame built home has a big deck overlooking the meadow. Excellent well of record, 12 x 16 storage shed. \$128,000. MLS #109585

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

1989 GMC PICKUP 4X4, Low Mileage, Cruise control, Air Conditioner, Power Steering, Big block 454, black tool box. \$4,995. Days 592-5255, Evenings 592-3361.

DNE17-ffc

1981 HONDA GL1100 Goldwing, nice ride \$1,800. 1980 Starcraft boat with trailer and 40HP Evinrude, nice \$1,800. 1972 VW Superbeetle, needs some attention \$1,200. 1987 Ford Club Wagon, 15 passenger, nice but needs 1 tire, \$2,000. Phone 592-6451

TL18-3p

FOR SALE

TREADMILL, SAVE \$700. Bowflex Treadclimber, TC 5000. Like new, paid \$2,199 now \$1,499, Heart monitor. 592-2235.

BR18-1p

5 SOLAR HEATING panels. \$50 each, Assorted pool accessories. 592-4967

MH17-2p

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 Puntney
476-6672 or 800-659-6172

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)

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-ffc

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-ffc

WANTED

A SINGLE FEMALE with dog need's to rent a place. Reference is available. 592-4465 evening.

SP18-1p

WANTED SMALL Full time office space. In Cave Junction Phone 592-6947. Thanks!

RG18-1p

WILL PAY cash for antiques, patio furniture, old furniture, chairs, etc. 592-3359.

LA13-8p

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

License #94699

D&O7-ffc



Harris & Taylor

541-592-3181
103 N. Redwood Hwy.

LET'S BE NEIGHBORS! Relax with security in this "55 and over" 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. \$196,500. CC 4508

SOLID HOME on .21 acres, built in 1977, 1,446 sq. ft., 3 bedroom, 2 bath with separate sun room and double car garage. \$179,500.

SC 4626

MANUFACTURED HOME only no land and must be moved. Nice, clean, older double wide 2 bedroom, 1.5 baths, stove, refrigerator and swamp cooler. Covered deck, skirting, piers and axles included. \$12,500. RC4589

ENCHANTED FOREST SETTING Wind through the woods to your custom 2-story, 3-bedroom, 2-bath home with natural wood throughout, Berber carpet, screened in veranda and more than 2,000 sq ft. of quality- 2-bedrooms having bay windows. Forested 6.97 acres with quaint pole framed shop, too. \$340,000. CC4582

LOUNGE BY THE POOL- Upscale 3-bedroom, 2-bath custom designed home with ceramic tile flooring, tub enclosures and counter tops. In ground pool with fenced deck, planter box over kitchen sink, family room and wooded, private 5.87 acres only \$360,000. CC 4608

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

BRAND NEW SPACIOUS AND BRIGHT 2-bedroom, 2-bath Super Good Cents home with lots of upgrades and attached garage in "55 and over" gated community. Great location within park and includes clubhouse, pool, spa, golf close and on-site manager. No Association fees for 1 year. \$193,900. RC4509

END OF THE ROAD SECLUSION. Partly treed with firs and pines, this 5 acres is level and ready for your critters. Partly fenced with septic approval, surveyed and with new 8 GPM. Well (per owner). Check this one out! \$140,000. IC 4590

WELL ESTABLISHED RV PARK, store and mini-storage in high traffic location. Includes manager's manufactured home and laundry. Phone for details. \$649,000. RC 4523

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

We are a Full Service Company
Our brokers are ready to serve all of your Real Estate needs.



Jim Frick 592-2878 Carol Doering 287-0248 Luz Moore 592-3966 Sandy Glamack 592-3306 Steve Lyons 287-0290 Tami Harris 592-3181

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

SECLUDED ACREAGE IN SELMA
Home and mobile and 32 x 44 shop on 9.28 acres. 1-bedroom house and loft needs finish work. Mobile could be converted to accessory building or used for handicap. \$225,000. MLS #108793

Check all our listings on the web at ivland.com

E-mail: OpenSundays@ivland.com Web Page: www.ivland.com

BARGAIN MINI STORAGE

175 Finch Rd. Kerby 592-3355

*8'x10' - \$35
*10'x10' - \$42
*10'x20' - \$72
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Open Vehicle Parking

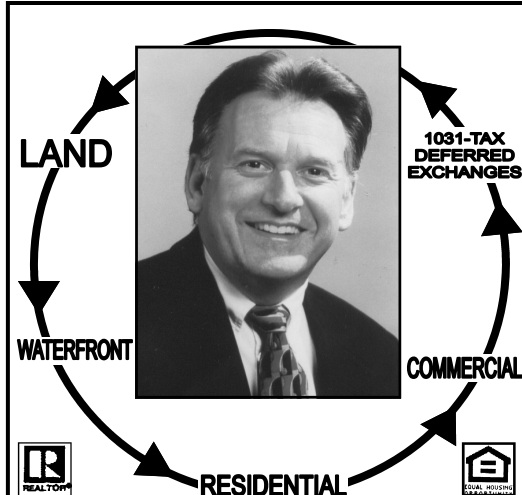
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102 S. CAVES AVENUE 592-2878 or 450-8777

LOWEST PRICES \$15 AND UP

24-HOUR ACCESS

Safe, secure and convenient location (Located behind SOFCU)



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

Open House



Cedarbrook Estates, Cave Junction
Saturday, July 23 10-2 Sunday, July 24 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.

HELP WANTED

LANDSCAPE/JANITORIAL 92-DAY TEMPORARY CONTRACT
ILLINOIS RIVER FORKS STATE PARK
1/4 MILE SOUTH OF CAVE JUNCTION, OR
OFF STATE HIGHWAY 199

Oregon Parks and Recreation Department offers a 92-day temporary landscape/janitorial contract for Illinois River Forks State Park in Cave Junction, Oregon. Contract period will be from August 1, through October 31, 2005. Proposal deadline is 4:00 p.m. on July 27, 2005. Call Anna Krug at Valley of the Rogue State Park office, 541-582-1118 ext 22 for more information.

AK18-1c

MANUFACTURING AND PRODUCTION

Looking for a lasting career with solid benefits? We need entry level manufacturing workers now! Decent pay, great benefits with opportunity for promotion. Phone Cindy 476-5932.

CS18-1c

CARPENTERS AND LABORERS

Home for the summer? Need some extra cash? We need you! Carpentry, Masonry, General Construction.

CS18-1c

THE HISTORIC Chateau at Oregon Caves is now hiring. Various positions available in restaurant, hotel, and retail departments. Applications available at the IVCDO, 139, S. Redwood Hwy., Cave Junction.

JD18-1c

FURNITURE MOVERS
Call Cindy 476-5932.

CS18-1c

Classified Ads Work!