

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

COUNTRY LIVING YET CLOSE TO TOWN. A 3-bedroom, 1-bath home on less than an acre. Home has more than 1,400 sq. ft. of living area. Some recent remodeling done including the bath. Small parcels like this one are getting rare. \$189,000. #984

COUNTRY SETTING FOR THIS 2 bedroom, 1 bath house. Situated on almost 4 1/2 acre in two tax lots, this house needs some additional TLC. New electrical service installed. Well wooded property adjoins government land. \$165,000. #978

2-BEDROOM, 2-BATH SINGLE-WIDE MOBILE HOME on almost 2 1/2 acres. Nice trees, around the home for a rural setting yet just a couple of miles to town. \$161,500. #980

RIVER FRONTAGE ON THE WEST FORK OF THE ILLINOIS. Almost 5 1/2 acres of wooded seclusion with more than 350 feet of high bank river frontage. Enjoy the river from the deck at the rear of the house or walk down the steps to the river. Home is 3 bedroom, 2 bath with more than 1,900 sq. ft. of living area. Home was built in 1992 and features vaulted knotty pine ceilings, ceramic tile countertops, cook top and wall oven. Heat pump and wood stove insert will keep you both warm and cool. Double car garage plus another garage/shop building. There is a nice RV carport and an additional 3 car carport. Property is fenced. \$589,000. #975

MILLION DOALLAR VIEWS FROM THIS LOVELY HOME. Situated on a ridge you can look to the east toward Holland Loop and to the west toward the Illinois River. With 3 bedrooms, and 2 baths and more than 2,300 sq. ft. of living space, there is room for everyone and all their stuff. Nice deck on one side with super views. Huge, 40 by 60 shop and 18 acres of elbow room with lots of trees. \$650,000. #979



'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



2.48 ACRES SECLUDED near town next to the Forks State Park property with view of the Illinois River. Nice property to build on with the sound of the river and a high bank to protect you. Come see to appreciate! \$150,000.

TWO 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 CREEKS JOIN ON THIS PROPERTY. This 2.45 acres has a home site pad already on the property including a septic, a well, power and phone. This is ready to go. Lots of mature landscaping and a new foot bridge across one of the creeks. \$139,900. MLS# 109388

SUPER GOOD SENSE 1,814 sq. ft. new manufactured home just on the edge of town and large lot. Open floor plan with lots of extra features. Family room next to living room, morning room next to kitchen, separate dining room open to living room. Vaulted ceilings in living room and lots and lots of storage, big pantry etc., Come see this beautiful home on gorgeous treed parcel. Completely fenced for privacy and security. \$229,900. MLS# 109598

NEW HOME! Excellent quality for this price. 3 bedrooms, 2 baths 1,568 sq. ft. Hardwood and tile floor coverings, step saver kitchen with lots of cabinets, dish washer, microwave. Open floor plan with a formal dining area, big windows in living room. Paved driveway in new subdivision \$240,000. #2528468

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.

IT'S ALL ABOUT RESULTS

Jim Frick delivers!

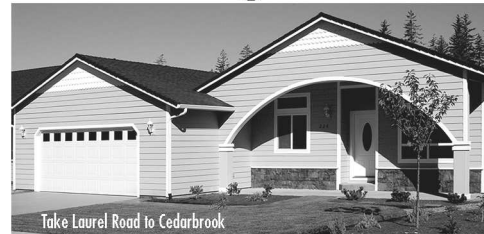


Give HIM a Call! Century 21 Harris and Taylor

103 N. Redwood Hwy
Cave Junction, OR 97523
(541) 450-8777

www.c21harristaylor.com/cj

CEDARBROOK



You are invited to tour the homes and clubhouse at Cave Junction's only 55+ planned and gated community.

Saturdays from 10 a.m. – 2 p.m.
Sundays from 1 p.m. – 4 p.m.
Refreshments served.

For weekday tours call Jim Frick at Century 21 Harris & Taylor - 450-8777

REAL ESTATE

BRAND NEW. 117 N. Junction, 2,016 sq. ft. shop with office and apartment upstairs. Room for continued development. H.D.Patton 476-2127

HDP14-tfc

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

HDP50-tfc

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-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

FARM & GARDEN

GOOD CLEAN Oat hay \$5 bale, grass hay \$4 bale, straw \$3 bale. Davis Old Three Creeks Ranch. 592-4961.

LD31-8p

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

CC13-tfc

RENTALS

2 - B E D R O O M , 2-BATH, newer duplex. Appliances , air conditioning, washer and dryer, garage. \$575 plus \$500 deposit. No pets, no smoking. Credit report may be required. 200 South Junction Avenue. 592-3676.

OMRE35-4c

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 home. Next to school 117 N. Junction Avenue. \$500 month. No pets, no smoking. 476-2127

HDP34-tfc

379 CAVES HWY. Apartment/Shop Office space \$600 month. No pet/smoking 476-2127.

HDP34-tfc

ONE BEDROOM, one bathroom, kitchen, almost brand new. In town location. Credit check. \$495. 592-6838.

LV36-2p

CJ TRAILER space, private ranch 3 miles to town. Includes electric, water, septic \$250 a month. 592-2856.

RO37-1p

FREE

PUPPIES FREE to good home. Wolf-pit-mastiff, 8 weeks old. 592-2318. 7508 Rockydale.

S37-1f

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)

SENIOR PARK, 55 years and older, in Cave Junction. Mobile home, new carpet and linoleum. 2 bedrooms, 1 bath, storage shed. Quiet park. Sewer, water and garbage included. \$450 per month plus \$450 deposit. References checked. 944-5818.

RS32-6c

B E A U T I F U L HOUSES 1- and 2-bedrooms on Illinois River. Peaceful location. Woodstove, electric heat. Carpeted. 596-2682.

SN34-6p

2 - B E D R O O M , 1-BATH apartment. Quiet complex. Water, sewer, trash paid. Rent \$450 deposit. \$450. 592-4676.

AC37-1p

TWO-BEDROOM, two-bath \$580. Three-bedroom, two-bath \$650. No drugs, no alcohol. 592-6838

LV34-4p

ROOM FOR rent \$300 utilities included, quiet, secluded. Big house on River views. Rebecca 592-2235.

BR36-2p

ONE BEDROOM trailer with tipout in living room. \$300 month plus electricity. 596-2309.

SL37-1p

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

YARD SALES

RAIN OR SHINE: Yards for sale! Some with houses! See Mike Palmer Realty 562026 in O'Brien.

PR46-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

License #94699

D&O7-tfc

AUTO

1987 NISSAN 3002X \$1,500 O.B.O. Runs good. 596-2309.

SL37-1p

1972 CHAMP MOTORHOME 29' long. 413 Dodge drivetrain runs great \$2,500 OBO. 592-0700. 601-1520.

CM37-2p

1979 CADILLAC Coup DeVille. Runs good, \$400 OBO. 787-0066, 592-4701

SM362p

ANIMALS

YOU DIRTY dog is expanding. Appointments available Tuesday-Friday. Nails only \$5. Phone Jody 592-2793.

JS36-4p

WOLF HYBRIDS; hand-raised by Jesse. Born 10-15-05. \$200 to \$400. Beautiful and friendly. 592-9727.

JM37-2p

NOTICE

NOTICE OF FORFEITURE

To R. Tippy and his heirs and any person claiming an interest under his name: You are hereby notified that Walter B. Freeman has expended \$2,500 in labor on each of the following mining claims in Josephine County, Oregon: the West Fork Association Placer #1 and #2 and Eastmont Association Placer #1, #2, and #3 as required by the laws of the United States for the years 1981 through 2005. And, if within 90 days of the first date of publication of this notice on October 5, 2005, you fail, or refuse, to contribute your 1/4 share, or \$3,125 for all claims or \$625 for any one claim, to Walter B. Freeman at P.O. Box 344, Cave Junction, OR 97523, your interest in such mining claims will become the property of Walter B. Freeman pursuant to 30 U.S.C. § 28.

WF29-13p

FOR SALE

REFRIGERATOR \$75 DRYER \$50, Range \$50 Washer \$75. Weider gym \$50. Dinette \$40. Dresser \$30. Twin bed \$20. End table \$15. 592-2235.

BR36-2p

AMANA HEAT pump 30,000 BTU. New in the box. \$1,800. Phone 597-4995.

MM36-2p

DOUBLE-WIDE 1,152 sq. ft. 2 bedroom, 2 bath. Fair condition. Must be moved. \$5,000 OBO. 596-2860

DH37-2p

XBOX \$150 with 4 controllers and games. 787-0066, 592-4701

SM362p

NOTICE

I NEED A JOB

16, experienced in working horses, babysitting, construction. Have CPR card. 592-3039.

JN37-1p

FIREWOOD

PERPETUAL FLAME Green hardwood \$155 a cord, Seasoned hardwood \$170 a cord, delivered in Illinois Valley. 660-8704.

JK28-tfc

OAK FIREWOOD \$145 cord, you pick up. \$165 delivered. 592-5431, 592-6625.

VB35-4p

MIXED FIREWOOD. Hard and soft \$155 cord. 1/2 cord \$80. Delivered phone 592-6940.

LB36-2p

HELP WANTED

MUSIC LEADER: Volunteer to lead congregation in worship service. Contact Pastor Stan Smith 592-3029.

SS37-1c

The IV Moose wants to make sure you get in your ads before our deadline on Thursdays by 5 p.m. ~Don't be late~



Harris & Taylor

541-592-3181
103 N. Redwood Hwy.

6.34 ACRES OF PROPERTY NEW UPSCALE SUBDIVISION with a newer 1997 double-wide manufactured home with carport, guest house and storage. Meadow is equipped with 3 water pipes for irrigation. \$259,000. CC 4641

GAMBREL ROOF AND CHARMING spacious 2-story, 3-bedroom, 2-bath 1,900 plus sq. ft. home. And 1,428 sq. ft. guest house on 10 acres. Lots of flowers and trees, shop, garden and equipment shed. \$495,000.

RC 4615

MOTIVATED SELLER 4 plex 2 bedroom, 1 bath units . 678 approximately sq. ft. on .27 acres. Seller continuing improvements to property and dwellings. New paint, rain gutters and mini blinds to come. Submit all offers \$275,000.

HC 4680

NEW HOME completed in Jan. '05. Never been lived in custom built 3 bedroom, 2 bath on .25 acres close to schools. \$212,000.

SC 4681

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 Motif
592-3181

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Plug in your spa and never be cold again.

OREGON OASIS

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

HOLLAND LOOP- 1 wooded acre, 1 bedroom, spacious living area, new roof, interior updates. Finance able \$148,000.

#5258912

Check all our listings on the web at ivland.com

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