

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

In-town, three-bedroom, two-bath home on 0.21 acre lot. House has approximately 1,200 sq. ft. of living area. Detached garage/shop plus a carport. Nice covered patio with a fenced back yard. Located in quiet section of town. Great place for kids and pets! \$139,950 #999

and located next door is

New on the market. Here is an older two-bedroom, one-bath, in-town home. Has approximately 948 sq. ft. of living area, detached garage and located in a quiet neighborhood. Lot size is 0.21 acre. With an attractive price of \$129,500, it should not last long. #991

Investors take note. Price reduction on these two mobiles on two lots with two separate city sewer & 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 lots. Each priced at \$85,000, or both for \$159,000. Owner would consider financing to a credit-worthy buyer. #971, #972, #973

Another price reduction, 3-bedroom, 1 1/2-bath in-town home. More than 1,100 sq. ft. of living area. Mature landscaping with roses and a nice big shade tree in the front yard. Entertain on the patio and enjoy the soothing sounds of the water trickling into the koi pond. Was \$155,500, now \$149,500. #983

Two-bedroom, two-bath very nice double-wide mobile on 5 acres. Open living room design, enclosed rear porch and full-length covered front deck. Detached double-car garage plus a carport. Approximately 3 acres suitable for pasture for your critter and an acre or so of trees. \$299,900 #992



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Professional
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Realty**

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in the Illinois Valley in 2005
than any other office**

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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



Super Good Sense 1,814 sq. ft. new mfg. 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

3 adjacent rural residential parcels, could be a 3 family set-up. 5 acres, 5 acres and 4.7 acres. All with wells, power and septic site approvals. \$185,000 each. mls #'s 5255187-9

Good buy on 5 acres on Queen of Bronze Road with a low-producing well and a septic site approval. \$89,500 mls #5256260

New 3-bedroom, 2-bath, 1,768 sq. ft. home in new subdivision being built. Will have hardwood and tile floors throughout. Gable windows in kitchen and living room, vaulted ceilings, 3' wide doors, stainless appliances. Restricted subdivision to frame built with other CCR's. \$275,000 mls #5256430

2.48 acres secluded near town next to the Forks State Park property with view of the Illinois River. Nice property to build your house with the sound of the river and a high bank to protect you. Come see to appreciate! \$145,000

Use our Internet Site to search the Southern Oregon MLS
Then let us know how we can help you too!

IT'S ALL ABOUT RESULTS

Jim Frick delivers!



**Give
HIM
a call!**

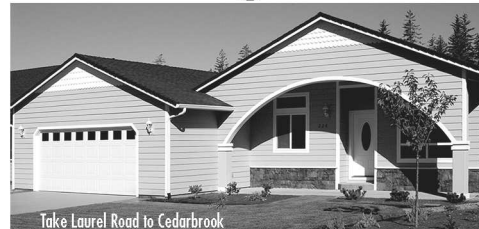
Century 21
Harris and Taylor

103 N. Redwood Hwy
Cave Junction, OR 97523

(541) 450-8777

www.c21harristaylor.com/cj

CEDARBROOK



Take Laurel Road to 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

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

5.61 ACRES of flat usable land in O'Brien. Pine and fir trees dominate landscape. Well, septic, electric and home site established. Partially fenced, driveway rocked. Easy access on Hwy. 199. \$197,500. Phone (541) 899-3156.

GG43-4c

There is still time to place your Valentine's Day Greeting to your sweetheart. Bring your ad by the I.V. News before Thursday, Feb. 2 at 5:00 p.m. \$5.00 for 25 words.

RV AWNINGS

(USED/NEW) Big selection quality rebuilt RV awnings. Can deliver or install. Works great on houses or patio decks. Best prices guaranteed. We buy old RV awnings and parts. Expert repairs on RV awnings too. Phone (541) 247-8279.

GS45-26p

Be sure to get your classified ads in by Thursdays at 5:00 p.m. Ads placed after deadline will be charged an additional \$1.00 per ad.

ILLINOIS VALLEY MINI STORAGE

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

**592-2878 or
450-8777**

102 S. CAVES AVENUE

COMMERCIAL
PROPERTY for sale or lease. Large building and 2 mobile spaces. 760-401-1990 or 592-3160. Rent \$1,100 or \$230,000.

GM44-5p

W O N D E R /
WILDERVILLE area privacy. 12 acres of trees. Access through BLM. Recreation! 2,208 sq. ft., 2-story "Storybook" home. Decks, gazebo, detached shop/office, outbuilding. 40 foot RV (cover with hookups). If the woods or gravel road (well maintained) scare you, please don't call. 476-2127 Cost \$500,000.

HDP40-tfc

REAL ESTATE
loans. Conforming, VA/FHA and private \$. Purchase or refinance. Phone Bruce 840-5709.

BA45-4p

SMALL RETAIL and custom screenprint T-shirt shop, downtown C.J. Lots of repeat, established business accounts. So much more potential for this turn-key operation. Includes training, storefront location, equipment, stock, supplies, accounts, nice opportunity for growth potentials. Great graduation gift, family business. Asking \$129,000. Phone (707) 845-5086

NB462P

NOTICE

**POWERFUL
HEALTH
BEVERAGE.
MANGOSTEEN
FRUIT JUICE.
MEETING AT
JUNCTION INN
Feb. 21 & 28
at 7 p.m.
PUBLIC WELCOME**

RM-4p

WANTED

DONATED TOYS for Selma Center. Simple, sturdy baby dolls, duplo, lego blocks, trucks, hot wheels. Will pick up. Terry 597-2117

TC46-2P

RENTALS

CLEAN & CUTE
Small cottage in the country on Sucker Creek. 11 miles out Caves Hwy. No pets. No drugs. \$325 (541) 592-2096

JL45-tfc

NICE 2-BEDROOM,
duplex in town. Clean. Big yard with trees. Laundry room, carport. No pets. No HUD. \$475 plus \$650 security deposit. (541) 592-2096.

JL43-tfc

IN TOWN. 2-
bedroom mobile. Dishwasher. Clean. Two outbuildings. Large fenced yard. No pets. \$525 plus deposit. 482-5156, 592-4269

GS45-2p

ALMOST BRAND
NEW. 2-bedroom, 1-bath. Convenient town location. No pets, no drugs. Credit check. References. \$550. 415-0068

LV46-3p

\$1 more puts your
classified ad online!

PERSONAL

HAVING A drinking
problem? Perhaps Alcoholics Anonymous can help — Cave Junction 592-6258 or 592-2901. Sundays 8 p.m. at Immanuel United Methodist Church. Tuesdays, 7 p.m. book study at St. Matthias Episcopal Church. Wednesdays, 7 p.m. men's meeting at Episcopal Church. Thursdays 7 p.m. at Methodist Church. Saturdays 10 a.m. Women's meeting at Methodist Church. Saturdays 7 p.m. open meeting at Methodist Church. AA-tfc

WEIGHT WEIGH-
ING YOU DOWN?
TOPS support group has friendly confidential help Thursdays 10:30 a.m., meeting room Methodist Church. 597-2072, 592-4477.

PW45-14p

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

FIREWOOD

PERPETUAL FLAME
Green hardwood \$155 a cord, Kiln-dried hardwood \$180, delivered in Illinois Valley. 660-8704.

JK28-tfc

FOR SALE

BARK CHIPS from Kauffman Wood, approximately 20-yard load. \$100 delivered in I.V. 592-2568.

DK40-tfc

CEDAR SHAKES,
used. Great condition. Approximately 1,200 sq. ft. \$150 O.B.O. 596-2429

LS46-1P

**Add \$1.00 to your
classified ad & go
on-line today!**

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

YARD SALES

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

PR46-tfc

RAIN OR SHINE:
Sale in garage, furniture, collectibles, glass, lots of miscellaneous. Fri & Sat, Feb 3 & 4 at 750 McMullen Creek Rd., off Lakeshore Drive. Just follow the balloons. 659-7330

JD46-1P

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

FARM & GARDEN

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

LD40-10p

HAY. KLAMATH
ALFALFA. 592-3997

AW45-12P



Harris & Taylor

541-592-3181
103 N. Redwood Hwy.

"Deep Swimming Hole" on the Illinois River. 13.31 acres with 1986 2-story, 3-bedroom, 2-bath home, 2nd story veranda off master bedroom, with newer range/oven and dishwasher and Blaze King stove. Fenced pasture, 24x50 garage/shop/barn includes large pantry, 3/4 bath and laundry. Bring your toys and critters. \$499,500 RC 4632

CJ Cutie - Great starter home, neat and clean, close to shopping, has 2 bedrooms with wood and electric heat, cabinet space and breakfast bar. Attached garage/opener. Buy before prices go up. \$175,000. MC 4631

"Pride of Ownership" in this charming 1,942 sq. ft., 4-bedroom, 2-bath home on 1+ acre. Enclosed sun room, large family room, beautifully landscaped - so much to see. \$291,000. SC 4649

5-acre Oasis - very near the Illinois River and our newest, exclusive gated community. Nicely wooded, level and wildlife abounding. 1984 Manufactured 1,400 sq. ft., 3-bedroom, 2-bath home. Wood and electric heat, carpet and exterior painted in '02. Bay window, vaulted ceiling with huge potential. \$250,000. SC 4634

"Echo Park Estates" This upscale 2,600 sq. ft. 3-bedroom, 3-bath has upscale custom features throughout this magnificent design. Lagoon shaped exposed aggregate entry, vaulted living room, 9' ceilings, French Quarter tile flooring and custom maple cabinets in gourmet kitchen. Detached 28x28 garage and large .42 acre lot with in-ground sprinkler system - all this for only \$450,000. SC 4597

Brand new spacious and bright 2-bedroom, 2-bath Super Good Cents home with lots of upgrades and attached garage in 55+ gated community. Great location includes clubhouse, pool, spa, golf close and on-site manager. No Association fees for 1 year. \$195,000. RC 4509

"Spacious Cedar Brook Classic" New 1,932 sq. ft. 4-bedroom, 2-bath in gated "55" and over community. Custom home with granite countertops, skylights, appliance package and tennis court. Lovely pool and Bocce court, too. Only \$259,900. RC 4652

"Echo Park Estates" this .46 acre parcel will include a 2,600 sq. ft., 3-bedroom, 3-bath custom home with spacious master bedroom, and a breezeway to your 28x28 finished garage. Many more amenities. Only \$425,000. SC 4598

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We are a Full Service Company
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Jim Frick
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Tami Motif
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

AFFORDABLE!

End of road privacy in Selma.
3-bedroom mfg. home, potential for 4 bedrooms on 5 acres. Only \$135,000. IVRE#1900

Check all our listings on the web at ivland.com

E-mail: **Open Sundays too!** Web Page:
ivland@ivland.net www.ivland.com