

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

Ready for your landscaping touches. 3-bedroom, 2-bath manufactured home on nearly two country acres. Home has been refurbished with new kitchen counter tiles, new paint and a new roof. Concrete block foundation. Owner is in process of completing the remodeling project. Nice starter or retirement home. \$179,900 #986

Complete remodel on the 1,400 sq. ft. 2-bedroom home. Knotty pine interior, unique wood-burning warming oven (we think), new light fixtures, new tub & shower. Attached double carport, detached single-car garage/shop. Covered RV port. Lots of fruit trees. Five acres, some level, some slope. Private setting. \$299,900 #985

Country setting for this 2-bedroom, 1-bath house. Situated on nearly 5 1/2 acres in two tax lots, this house needs some additional TLC. New electrical service installed. Well-wooded property adjoins government land. \$165,000 #978

Looking for a two-family setup or perhaps a rental next door to you? Perhaps this property will fit your needs. A 3-bedroom, 2-bath manufactured home with close to 1,400 sq. ft. of living space located on approximately 3.3 acres. Open floor plan, skylights, ceiling fans, garden tub and a large deck are some of the highlights of this home. Second home is HUD approved as a 4-bedroom, 1-bath with a long-term renter. Creek frontage. Located in Selma. \$285,000 #966



**Need action
Call a
Professional
Call
Junction
Realty**

**We sold more property
in the Illinois Valley in 2005
than any other office**

Want the best? Hire the Best! We represent both Buyers and Sellers

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



River-front property! Plus a seasonal creek through property. Custom-built 3-bedroom, 3-bath, 2,860 sq. ft., 2-story home, with 4-car garage. Beautiful home with Italian tile and maple hardwood flooring. Step-Saver kitchen, with Island formal dining room, lots of deck space including balcony deck off master bedroom to enjoy the outdoors. Home on knoll overlooking meadow, which could be a pasture for your animals. This is a spectacular place on 11 acres. \$415,000 mls 5256745

Mostly level 6 acres with views. Semi-secluded, standard septic approval, 50 g.p.m. well drilled recently, road approach permit on file, surveyed, some CC&Rs, all for \$179,000 mls 5258972

Really nice, comfortable 2-bedroom, 2-bath, 1,120 sq. ft. home not far from Lake Selmac on 5 acres. Nice fairly new home with oak cabinets and lots of special touches. Designed to be easily added on to. Small workshop plus a carport. Quiet neighborhood with only one neighbor visible. A must see at \$295,000 mls 5260600

Twice the pleasure with 2 creeks joining 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

Older 2-bedroom, 1-bath, 1,096 sq. ft. is private and has been updated. Cute with pleasant setting. Some features of the older home remain, like some beveled glass windows. Kitchen has been remodeled with garden window, tile, lazy-susan, and center island. Jenn-air stove. Newer metal roof. 2,000 gallon holding tank recently put in so there is always lots of water. Flowers. Fenced. Garden area and small orchard. There is a huge diesel generator that can be used at the flip of a switch. Shop is 30x40. Guest quarters and a pond. \$425,000 mls 5258361

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.

GG47-4c

Advertise your classified ad on our website at illinois-valley-news.com for an additional \$1 per ad, per week.

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 p.m. Ads placed after deadline will be charged an additional \$1 per ad.

ILLINOIS VALLEY MINI STORAGE

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

592-2878 or 450-8777

102 S. CAVES AVENUE

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

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 - BEDROOM TRAILER with living room tip-out. \$300 per month plus electricity. 596-2309

SL47-2P

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

HDP34-tfc

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 WEIGHING 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

TALLOW CANDLE recipe. Send SASE and \$1 to Debbie, P.O. Box 2244, Cave Junction OR 97523

DEL47-2P

"I.V. NEWS" deadline is Thursdays at 5 p.m. for the following Wednesday's paper.

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 596-2026 in O'Brien.

PR46-tfc

FOUND DOG

FOUND DOG - Female border collie, Australian shepherd cross. Found Jan. 26 on Hwy 199 by Z Coffee. 597-2521

AA47-1F

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

Do you have something to sell, or a service to promote? Stop by the "I.V. News" office at 321 So. Redwood Hwy, across from Shop Smart. We are open from 8-5, Mon - Fri. Only \$3.50 for the first 15 words, then 10 cents per word. Stop by today!

NOTICE

MANGOSTEEN FRUIT JUICE

New Health Beverage Anti-Oxidant Anti-Inflammatory Learn more at the Junction Inn

Tues, Feb. 21 - 7 p.m.
Tues, Feb. 28 - 7 p.m.
RM-4p

"IV News" has newsprint end rolls for sale, perfect for packing or children's art projects!

EVENTS

CANCER BENEFIT for Virginia Rivera. Sat. Feb. 11, 7:30-11:30 p.m. at the Junction Inn Lounge. \$5 donation. Hosted by S.O.B. Auction, Raffle, Door Prizes!! To donate items for auction, phone Virginia at Speedy Mart at 592-3988, or Sandra at 592-2318, or Claire at 592-8579. Donations may also be sent to the Virginia Rivera Fund at P.O. Box 1854, Cave Junction OR 97523

VR46-2P

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



Harris & Taylor

541-592-3181
103 N. Redwood Hwy.

"Waterfront Gem" Illinois Valley 6.5 acres, 3-bedroom, 2-bath, 1,956 sq. ft. home with sun room, Pergo flooring and oak cabinets. Trail to swimming hole, shop, mountain views - great pasture, too. Really great value at \$399,000. RC 4658

Beautiful, well-kept 1,096 sq. ft. home in a quiet neighborhood, yet close to everything. Garage with opener, covered front porch and fully fenced. This property won't last long. \$196,000 SC 4610

If you look beyond the owner's "stuff", you'll find a very nice property. Well, septic and power to beautiful home site next to seasonal creek located just 5 minutes from Lake Selmac. 2 tax lots totaling 5.22 acres. Owner will remove "stuff" and is motivated. Submit all offers \$139,900. HC 4594

"Country Charmer in Illinois Valley" Newly constructed 1,926 sq. ft., 4-bedroom, 2-bath home with vaulted ceiling, oak cabinets, custom large pantry, lifetime warranty paint and insulated garage with 7-20 amp outlets. Two full RV hookups and insulated pump house. Level, wooded 50 acres with circular driveway only \$396,000. TC 4746

"There is nothing comparable" to this rare Oregon Retirement property. You can have a full 360-degree view from the top ridge of the beautiful Illinois Valley in the wine country of Southern Oregon. A million-dollar view for only \$259,000. GC 4742

Amenities Galore in PUD Gated Community. 1,452 sq. ft. custom built home for only \$222,900. CC 4564

Let's be neighbors! Relax in this 55+ gated community known as "Cedar Brook". 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&Rs and no Association fees for one year. \$198,500 CC 4508

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

Price Reduced! Over 700 sq. ft. building with successful retail business in the heart of Cave Junction. Great location on Redwood Hwy. All inventory, security lighting and alarm systems are included. \$150,000 RC 4583

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

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

Price Reduced to \$120,000

Approximately 1,100 sq. ft. 1-bedroom on .81 acre. Full RV hook-up, well, septic, outbuilding. New roof. Call for appointment to see!

Check all our listings on the web at ivland.com

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