

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
www.oregonmountain.com (541) 592-4146

Eight-plus acres of hillside home-site. Shared well, septic site approval and territorial views. Driveway cut in to home site. Seller might finance with a large down. \$109,000 #1002

Nice 1,500+ sq. ft. 4-bedroom, 2-bath home in town on nearly a half-acre lot. Not too many in-town lots this size. Located in a quiet section of town. This 2-story home was built in 1995. Very nice landscaping and lots of privacy. \$249,500 #1001

Here is a 1994 3-bedroom, 2-bath Fleetwood mobile home just being placed on a 0.8 acre lot at the edge of town. Property has own well and septic, lots of room for a garden. Deck, foundation and skirting nearly complete. Close to everything, yet has that country feeling. \$179,000 #974

Mobile home only. 3-bedroom, 2-bath with split-bedroom arrangement. Approximately 924 sq. ft. of living area. Skirting, awning and deck included in sale. Home must be moved. Here is another low-cost solution to your housing problem if you have a vacant lot. \$18,000 #M-147

Nearly 3,000 sq. ft. of upscale living area in this lovely Idlewild home. Situated on 5 wooded acres, this home has all the amenities you could want. 4-bedrooms and 4-baths. One bedroom and bath are on the second level and comprise a separate suite which would make a wonderful place for guest quarters or that private spot for a mother-in-law. Vaulted, open beam ceilings, island kitchen, breakfast nook, brick hearth with wood stove insert, heat pump, all the things you expect in a home of this quality are here. Offered at \$549,000 #976



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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



New Listing! Sit on your deck in the hot tub and look at the river and the beautiful mountain views! 3-bedroom, 2-bath, 1,456 sq. ft. 1989 double-wide Fleetwood manufactured home, extra large garage, 24x30 pole barn sitting on nearly 10 acres of RR5. This could be divided and would be a wonderful 2-family set-up. Won't last so phone right away. \$349,000

Really nice comfortable 2-bedroom, 2-bath, 1,120 square foot 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

River-front property! Plus a seasonal creek through property. Custom-built 3-bedroom, 3-bath, 2,860 square foot, 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 with 11 acres is on knoll overlooking meadow which could be a pasture for your animals. \$415,000 mls# 5256745

New 3-bedroom, 2-bath, 1,768 square foot 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 CCRs. \$275,000 mls# 5256430

Super Good Sense 1,814 square foot 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 of storage, big pantry, etc. Come see this beautiful home on gorgeous treed parcel. Completely fenced for privacy and security. \$229,900 mls# 109598

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!



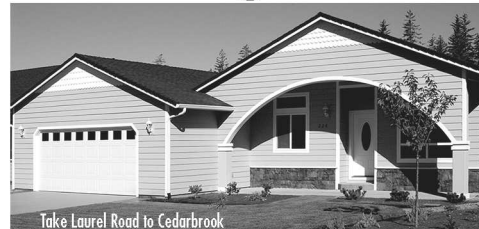
**Give
HIM
a call!**

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.
GG51-4c

COUNTRY CHARM on 4.9 level acres. Newly updated with carpet, laminate flooring, heat pump and paint. Great room, fireplace, 3-bedroom, 2-bath, 1,700 sq. ft. Phone Mel 659-5577. Windermere Grants Pass. \$294,900
JM50-5P

SERVICES

BRUSH BROS. Yard service. Fire hazard removal, overgrowth, berries, complete yard care, shrubs, trees, mowing, landscaping, wood splitting. 597-4517
MS49-2P

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

WANTED

GAZELLE Glider exercise machine in good condition. 596-2346
KS48-4P

RENTALS

ONE-BEDROOM partially furnished house for rent. \$450 per month, \$450 deposit, last month's rent. 596-2952
AH49-2P

TWO-BEDROOM house for rent \$550 per month, \$550 deposit + last month's rent. 596-2952
AH49-2P

BEAUTIFUL QUIET ranch setting. 3-bedroom, 2-bath mobile, no indoor pets. \$550 per month + security. Available March 3rd. (541) 597-4489 in Selma
MC49-4P

NEWER HOME for rent \$850, 3-bedroom, 2-bath, fully fenced. Located in a quiet neighborhood in Cave Junction. Phone Luz Moore (541) 592-3181
LM50-tfc

CLEAN, QUIET small cabin, one-bedroom. Help for senior/disabled available. 592-4887, 592-4425. Keep ringing.
GB50-1P

CAVE JUNCTION 1- and 2-bedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-8559 (541) 572-3611.
GMS49-tfc

379 CAVES HWY. Apartment/Shop office space \$600 month. No pets/smoking. 476-2127
HDP49-tfc

"IV News" receives phone calls from as far away as So. Dakota and Michigan, looking for real estate information. For only \$1 more per week, per ad, you can advertise on-line! You can see classifieds and service directory advertisements at www.illinois-valley-news.com

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

FOR SALE

BARK CHIPS from Kauffman Wood, approximately 20-yard load. \$100 delivered in I.V. 592-2568.
DK40-tfc

14 x 36 Hamilton Lathe, needs repairs, \$400. 596-2346
KS48-4P

General Merchandise:
Looking to buy gold/silver jewelry, knives, heaters, tools, 5th wheel tool box. Darn Near Everything 136 So. Redwood Hwy. 541-592-5255
DNE49-6C

Antiques & Collectibles
Southern Oregon's most unusual secondhand store is up for sale! Owners wish to retire now! Priced to sell! See details at www.DarnNearEverything.com or phone Carol 541-592-5255.
DNE49-6C

SMALL RETAIL and custom screenprint T-shirt shop, downtown C.J. Lots of repeat, established business accounts. So much more potential for this turnkey 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.
NB49-2P

BUSINESS OPPORTUNITY. Four station beauty salon. Good location, long established in Cave Junction. Very reasonable. 592-3426
GS50-2P

FABRIC & CRAFT STORE, in-town, owner retiring. Very reasonable. 592-3483. GS50-2P

FIREWOOD

PERPETUAL FLAME Green hardwood \$155 a cord, kiln-dried hardwood \$180, delivered in Illinois Valley. 660-8704.
JK28-tfc

FIREWOOD SEASONED. Mixed, hard and soft. \$140 per cord. Phone 592-6477 or 660-2505
SC49-2P

OAK FIREWOOD, \$165 per cord. 592-6625
BC49-4P

AUTO

1983 BUICK SKYLARK, 2.8 litre V-6. Runs good. Straight body. \$1500 OBO Phone 592-3089
TA49-4P

2000 TOYOTA CAMRY. 35,000 miles, loaded, 30 m.p.g. highway, 4-door, standard. \$8890. Phone 592-5258
CK49-2P

WANTED FOR 1984 Ford F-250 diesel: front bumper, hood, misc. grill parts, etc. 596-2346
KS48-4P

1972 VW BUS \$300. Two trailers, one has spoke wheels. Evinrude 50 horse \$350. Phone 592-4887, keep ringing.
GB50-1P

MERCURY SABLE 1994, in good condition. Phone Tom 592-2213
SR48-4P

HEAVY EQUIPMENT

530CK CASE BACK-HOE "Construction King". Good running tractor, with extra bucket. \$9,750 OBO. Phone Tim at 592-3089, or leave message 592-2402 between 9:30 a.m. - 1 p.m.
TA48-2P

1994 Ford F-250, 5-speed, excellent condition, tool box/rails, 4wd, 3/4 ton, Fleet truck, air conditioning, power steering, reduced to \$4,995 Phone 541-592-5255 or 541-592-3361
DNE49-6c

FARM EQUIPMENT

MASSEY FURGESON TO-35, gas, front-end loader, box blade/ripper combo, engine needs work. Price negotiable \$1850. Phone Tim 592-3089, or leave message 592-2402 between 9:30 a.m. - 1 p.m.
TA48-2P

FREE

RED LAVA ROCK for landscaping. You load, you haul. Phone 592-5108
AB50-1F

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

PETS FOR SALE

9-HAND PONY, kids' horse. See at www.pettraderusa.com \$600 OBO Phone (541)592-3359
LA50-1P

FARM & GARDEN

GOOD CLEAN oat hay, \$5 bale, Timothy Orchard grass hay \$4 bale, straw \$3 bale. Davis Old Three Creeks Ranch. 592-4961.
LD50-6p

HAY. KLAMATH ALFALFA. 592-3997
AW45-12P

HAY \$100 per ton. Horse quality, rye, orchard, etc. Reduced price, by ton only. 592-6730
DB47-4P

RHODE ISLAND roosters and mix to good use. Call after 6 p.m. 592-5322
KR49-2P



Harris & Taylor

541-592-3181
103 N. Redwood Hwy.

6.34 acres of property with a newer 1997 double-wide manufactured home with carport, guest house and storage. Meadow is equipped with 3 water pipes for irrigation. \$259,900
CC 4641

"New 3-bedroom with a Den" Cedar Brook planned unit development is for those over "55" and like to remain active. Pool, tennis court, bocci court and clubhouse. New approximately 1,700 sq. ft. custom home, granite tile counter-tops, skylights and crown moldings. All this only \$239,900
CC 4719

"Home to be built" This .50 acre site is in exclusive "Echo Park Estates" with CCRs to protect the integrity of the neighborhood. Planned 2,600 sq. ft. custom-designed 3-bedroom, 3-bath with upscale quality features throughout. Contact Luz Moore or Jim Frick for complete package details \$425,000
SC 4599

1,920 sq. ft. energy-efficient home under construction. 4-bedroom, 2-bath, vaulted ceiling, breakfast nook, lunch bar, formal dining, kitchen, family & living room, garbage disposal, ice maker and walk-in closet. 2-car garage, fence, landscaped, trim, Rogue River stones at front elevation of the house and 10-year structural warranty - all for \$279,900.
GC 4760

"Spacious 3-bedroom, 2-bath home" Over 1,920 sq. ft. of custom-designed home in Cedar Brook PUD. New home with ceramic tile and carpeted flooring, cultured marble windowsills and granite tile countertops. Exceptional gated community with Clubhouse, pool, tennis court and more. \$259,900
RC 4721

Well-maintained 3-bedroom, 2-bath home on .16 acres built in 2000 and only 1 owner. Close to all city conveniences. \$194,900
SC 4751

Gorgeous wooded 4.93 acres with loads of potential to be re-zoned in to SFR per City Hall. Located in the Urban Growth Boundary. \$359,000
OC 4750

"New Upscale Subdivision" Echo Park Estates is a 1st class development in Cave Junction. Model situated on a level .51 acre site, 2,600 sq. ft. cedar lap-sided - this 3-bedroom, 3-bath has spacious master bedroom with French tile shower, tile flooring and Berber carpets. Recessed canned lighting, exposed aggregate entry and patios. Custom maple cabinets in kitchen with custom ceramic countertops, separate 28x28 garage in internet-friendly house - all this \$425,000. Call today!
SC 4595

"Ideal family home or investment property" 3-bedroom, 1-bath with family room, workshop, extra-large fenced yard and seasonal creek. Zoned commercial. No permit for remodeled garage. \$215,000 firm.
SC 4749

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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

\$150,000
Many homesites to choose from for your dream home. South of Cave Junction and only \$150,000. Hard to find this much acreage for this price.
MLS 5261318

Check all our listings on the web at ivland.com

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