

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 Thursdays will go into the next week's issue.) Classified ads are due Thursdays at 5 p.m. but can be accepted, if space permits, 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

Investors take note. 4-plex in the heart of town. Good rental income from these single-story units. Units include major appliances. \$340,000 #1022

New two-story commercial building in downtown Cave Junction. Building has approximately 3,000 sq. ft. of space. Possible apartments upstairs and one or two retail on main level. One water and sewer hookup paid for. Drive by and check it out. It is the blue building across from the Post Office. \$398,000 #1006

Two adjoining lots one 5-acre and one 15-acre. Looks like a good spot for a two-family setup or maybe a rental on one and your custom home on the other. Homesite application in progress as is site development. Buy now and have the improvements placed for your needs. The 5-acre parcel is \$150,000 while the 15-acres is \$250,000 #1015 & #1016

120 acres of solitude. The perfect spot for that custom home with peace and quiet. Just 5 minutes to Lake Selmac. Room for your horses or whatever. Power, telephone, septic approval, springs and 2 wells. Lots of trees and views for miles. \$434,900 #1011

Upgraded three-bedroom, two-bath 1990 Fleetwood located in 55+ senior park. Split-bedroom design. New heat pump, new carpet, new vinyl, new ceiling fans, new deck. Just need a new owner! \$68,000 #M154



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

Need action Call a Professional Call Junction Realty

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

Top of the world views. 7 acres on the top of a knoll with a house designed to take advantage of the setting. This truly has the feeling of being away from it all. Lots of light with windows and skylights make this split-design, 3-bedroom, 2-bath home unique. Small greenhouse, some fruit trees, and a good well make this ideal for the gardener. Lots here for the \$369,000 mls #5266674

A "Gem in the Rough!" Solid older frame-built home that has lots of potential. Needs updating and cleanup. 3-bedroom, 2-bath 1,440 sq. ft. Has guest/mother-in-law quarters with its own entrance. Good deal for the right party. \$175,000 mls #5266525

Home to be built on a large lot (over 1/2 acre). Plans to review for a 4-bedroom, 2-bath, 1,678 sq. ft. home with large kitchen with breakfast bar dividing the dining area and kitchen. Interesting floor plan. Will have some hardwood flooring and arched doorway(s) and vaulted ceilings in parts of home. Come early and pick out your own colors. Private setting on the edge of town. Priced to sell at \$289,500 mls #5267172


Picturesque Oregon setting with tall trees and open grass land surrounds this exceptionally well cared for older mobile on private lane. There are 5 acres, off Hummingbird, near the Bridgeview Winery is this 1,368 sq. ft. 2-bedroom, 2-bath manufactured home with a large covered deck to enjoy the view. Also included a largish old barn, fenced garden and excellent well. A must see for \$269,000 mls #5266674

Unique rural 4.23 acre property has 2 legal homes on it. Perfect for the in-laws or kid to live next door. Not far from Cave Junction, yet rural, there is a nice garden area, a large pond, good soils. Each home has its own separate septic and power. One home is 3-bedroom, 2-baths and the other is 1-bedroom, 1-bath. A great buy for the right people. \$265,000 mls #5264942

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



www.realest8online.com
Real Estate Online, Realtors
Lilly Lee Vasquez, Broker
541-592-6838
"Find your next home on-line."
 135 N. Kerby, Cave Junction OR

7.5-acre beautiful partially wooded lot with a well-maintained home (2 bedroom, 2 full bath), 2 garages, 1 shop in good water area. Only \$229,000

Commercial building (approximately 2,288 sq. ft.) plus business (includes equipment) double-wide manufactured home (approximately 1,344 sq. ft.) on a 0.38-acre in downtown CJ on Redwood Hwy. A bargain at \$295,000

REAL ESTATE

EIGHT 5+ACRE Lots at 3600 Caves Hwy. Power, septic approval, some have wells, pond. Varying prices. Contact Costantino Realty LLC, or your local Realtor. (541) 474-9454 RRM5-tfc

5 - B E D R O O M FARMHOUSE on 7 acres with huge barn and 2 creeks, pastures, near Selma. \$285,000. Phone 488-9317 SLS12-2P

BY OWNER 181 White Oak. 2,400 sq. ft., 4-bedroom, 2-bath, 5 level acres, lots of trees, stream. Best I.V. area. Broker 4%. Trade o.k. Motor home, backhoe. \$369,900 Phone Jack at (541) 295-2124 JO11-4P

42 ACRES - Horse property, homesite, homestead, beautiful, rare, 3 miles to town \$279,000. 24-hour message 541-956-7573 P14-2P

AUTO WANTED

WANTED! CLASS 6 or 7, single screw, semi-truck. Day cab or sleeper. Gary/Carol 541-592-5255. Evenings 541-592-3361 DNE 13-1C

FOR SALE

LOVE SEAT cream/pastel tapestry \$350; oak corner curio cabinet 24x16x77 \$350; oak magazine rack with cabinet \$100; oak drop table with two chairs \$200; oak 3-door utility cabinet 15x19x79 \$150; beveled mirror 48x30 \$50; Zenith 20" TV with oak cabinet stand \$75; stainless steel round marine BBQ \$25. All in excellent condition. 592-2239 CB14-1P

FIREWOOD

PERPETUAL FLAME Green hardwood \$160 a cord, madrone \$170 when available. Delivered in Illinois Valley. 660-8704. JK28-tfc

HAPPY JACK Firewood Company. Quality firewood. Split wood or logs; or you cut. Phone for pricing 660-1128. RC10-8p

RENTALS

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

117 N. JUNCTION AVE, new duplex, just completed. Serene environment. \$725 month. 55+ with ADA amenities available. Phone 476-2127 HDP9-tfc

AVAILABLE ASAP, 2-bedroom, 1-bath mobile. 55+ older, small pet ok. \$450 month, \$450 deposit. Water and trash paid. Nice, clean and quiet. CJ 592-4888 LG11-tfc

TWO-BEDROOM HOUSE on the Illinois River. Peaceful location. Ideal for seniors. Air conditioning. 596-2682 SN13-4P

HOUSE 5 MILES SW of CJ, clean and peaceful setting. 1-bedroom and den, 1-bath. Refrigerator, gas range, washer, dryer, wood and gas heat. Deck and single carport. No HUD, drugs, smoking or pets. Reference and credit check required. \$495 per month, plus \$800 deposit. 592-5393 BB14-1p

ONE-BEDROOM guest apartment. Private entrance. East River St. One adult = \$480, two = \$510. Security, references. Phone 592-2386 MLG14-1P

See us at **DARN NEAR EVERYTHING** 136 S. Redwood Hwy. 541-592-5255 www.darnneareverything.com Specializing in HARD TO FIND items, pieces/parts! Also internet sales/purchasing!

ILLINOIS VALLEY MINI STORAGE

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

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

FOR SALE

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

PRICE REDUCED Southern Oregon's most unusual secondhand store is up for sale! Motivated owners wish to retire now! Priced to sell! See details at www.darn-near-everything.com or phone Carol 541-592-5255. DNE13-1c

FURNITURE/ OFFICE/ INVENTORY OVERLOAD SALE. Lots of new arrivals...3 TRUCKS FULL! Sofas, bookshelves, computers/desks/chairs, mattresses, entertainment centers, recliners, rocking chairs, wall units, dressers, fine/costume jewelry, fishing/camping/sporting goods, electronics/tvs, CDs/DVDs/LPs/VHS, toys and more at DARN NEAR EVERYTHING, 136 S. Redwood Hwy. www.darn-near-everything.com DNE13-1C

AUTO

2 TRUCKS for sale, both in great condition! 1994 Ford F-250, 5-speed, great condition, tool box/rails, 4wd, 3/4 ton, Fleet truck (serviced regularly), air conditioning, power steering, power windows, reduced to \$4,995. 1989 GMC 4x4 automatic 454 one ton, air conditioning, power steering, tool box/rails, \$3995. Phone 541-592-5255 or 541-592-3361 DNE13-1c

1966 FORD RANCHERO, 289 V-8, straight body, restorable, 4-speed, good tags, \$4,500 OBO Must see to appreciate. 1983 BUICK SKYLARK, 2.8 litre, V-6. Runs good, straight body, good tags, new radiator. \$750 OBO. Phone cell 541-531-2739 or 541-592-3412 TA14-1p

'96 OLDS SIERRA SL, white, great body and interior. Unfinished rebuilt engine \$2500 OBO Phone 592-3053 SV14-1P

Visit our website at www.illinois-valley-news.com

LOTS & ACREAGE

BY OWNER, nice 3+ O'Brien acres, mostly level, forested, timber value \$40K, zoned residential, easy Hwy 199 access, \$149,900. Phone Jim at (541) 592-9222 JM11-4P

UNBELIEVABLE! 1/4-acre lot in the country waiting for a manufactured home, paved private road, utilities available. \$74,975. Phone 597-2827 TS12-4P

42 ACRES - Horse property, homesite, homestead, beautiful, rare, 3 miles to town \$279,000. 24-hour message 541-956-7573 P14-2P

LOANS

REAL ESTATE loans. Conforming, VA/FHA and private \$\$\$. Purchase or refinance. Phone Bruce 840-5709. BA3-12p

\$\$\$ NEED CASH \$\$\$ We pay for remaining payments on Property Sold! Mortgages! Annuities! Injuries Settlements! Immediate quotes!!! "Nobody beats our prices." National Contract Buyers (800) 490-0731 Ext. 305 NCB1-tfc

BUSINESS FOR SALE

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. \$79,000 FIRM. Phone 596-2160 NB13-2p

FREE

FREE KITTENS, orange, white, blue/grey and black. Phone 592-3269 CB14-1F

FREE GREENHOUSE, 7'x8' solar prism. You haul. Phone 592-3224 SM14-1P

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



216 S Redwood Hwy (PO 856), Cave Junction OR 97523
(541) 592-4464

Now \$399,900 !!!
Beautiful riverfront property.
 3-bedroom, 2-bath, 3-car garage, 2,324 sq. ft. manufactured home on 5.15 acres. Phone for more details. IVRE #1904

Check all our listings on the web at ivland.com
 E-mail: OpenSundays@ivland.net Web Page: www.ivland.com

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



Luz A. Moore 

Time to sell your home?

First-time home buyers, we have a program for you.
 No down payment? No problem.
 Phone **592-3966** or 592-3181
 103 N. Redwood Hwy., P.O. Box 825




33103 Redwood Hwy. P.O. Box 511 O'Brien OR 97534

Modern Technology, Old Fashioned Values

5 Acres, Well, Standard Septic Approval, Level, Trees, Openings, Surveyed!
Give me a call! Let's go look at it! \$145,000 Listing # 130

3-BEDROOM FRAME-BUILT HOME, SHOP, CREEK, HORSE SHELTER on 5.28 acres. Mixed trees and openings. Mostly fenced, in desirable area of the valley. A good deal today at \$250,000. Listing #124

I want to talk with you about your real estate needs! I'm looking forward to helping you find the home or property that's right for you!
CALL LARRY SMITH FOR ALL THE DETAILS
 541-659-7943 or 541-596-2026



541-592-3181
 103 N. Redwood Hwy.

Absolutely gorgeous views of the Deer Creek Valley from your elevated 2-bedroom, 2-bath, den-office home on lovely 2.26 terraced and treed acres under construction. Final selling price to be determined by stage of construction (upgrades negotiable). Great garden locations, new fencing, new septic & newer well. Be involved in your new home and select finishing touches. \$375,000 DC 4793

6.34 acres of property with a 1997 double-wide manufactured home, carport, guest house and storage. Meadow is equipped with 3 water pipes for irrigation. \$259,000 CC 4641

Original model home for Addison subdivision. Custom 2-story with beam ceiling. Nearly new smooth-top stove and garage conversion to recreation room. Earth stove and 5-year-old heat pump. Tile hearth and bath counters. \$255,000 AC 4629

"New 3-bedroom with a den" CedarBrook planned unit developed for those over "55" and like to remain active. Pool, tennis court, bocci court and clubhouse. New 1,700 sq. ft. custom home, granite-tile countertops, skylights and crown moldings. All this only \$239,900 CC 4719

"Exceptional quality home" Spacious 4-bedroom, 2-bath, 1,930 sq. ft. with covered front porch, cultured marble window sills, granite-tile countertops, skylights, a lot of ceramic tile and more. \$269,900 CC 4799

1,920 sq. ft. Energy-efficient home under construction. 4-bedroom, 2-bath, vaulted ceiling, breakfast nook, lunch bar, formal dining, kitchen, family and 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 years structural warranty - all for \$279,900 GC 4760

"Cave Junction custom charmer" Beautiful new 1,936 sq. ft. 4-bedroom, 3-bath on .18 acre lot with city services. This upscale home has a 2-car finished garage, hickory cabinets, tile flooring galore, cultured marble windowsills and spacious floor plan. \$289,500 HC 4765

3 Locations to serve you better We are a Full Service Company
 Cave Junction-Rogue River-Grants Pass Our brokers are ready to serve all of your Real Estate needs.



Visit our website c21harristaylor.com or century21.com or century21.com/oregon