

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

First time on the market. Nice, comfortable 3-bedroom, 2-bath home with more than 1,300 sq. ft. of living space plus an attached 2-car garage. Nice deck and gazebo in backyard. Small storage shed for your outdoor items. Situated on 5-level and wooded acres. Home is currently occupied by original owners and shows their loving care. If you are looking for a nice, well-built country home that will finance, check this one out. \$289,500 #1023

Two-story three-bedroom home on a 0.19-acre commercial lot. Not too many of this type of property available. Home has been remodeled, has more than 1,600 sq. ft. of space. Has frontage on Caves Highway. Just think what you could do with this spot! \$224,500 #995

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

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



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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



Comfortable private fenced setting has a newer 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 parcel. Lawn and sky are added at no additional expense. \$209,900 mls #109598

Enjoy your deck and windows overlooking a large pond in the O'Brien area. 2-bedroom double-wide manufactured home also has a nice kitchen with breakfast bar, enclosed front porch and a large garage/shop with door opener plus a carport. This is a nice home in a nice setting for only \$145,500. mls #5261428

Nice 3-bedroom, 2-bath home in town on Shadowbrook. Upgraded kitchen, new flooring, cozy wood stove, bonus room off dining room. Enclosed deck with skylights overlooks seasonal creek. Gorgeous mature landscaping. This home is worth the asking price of \$239,900. mls #5255105

Very Private setting with a 4-bedroom, 2-bath, 2-story home on more than 5 acres on the Dick George loop. Home has large kitchen with lots of windows for bright cheery atmosphere. Large bath with jetted tub. Lots of extras. Property has lots of big trees and a beautiful meadow. Shop/barn 30x30 plus greenhouse. All for \$315,000 mls #5266614

3-bedroom, 2-bath manufactured home with 2 city lots. Vaulted ceilings and large floor-to-ceiling windows in living room. Very nice home of 1,566 sq. ft. Could be a two-family setup or room enough for large RV's or sell second lot. All for only \$239,500 mls #5265487

4-bedroom house to be built on 1/2 acre; level, treed and fenced; close to town. Get aboard early to give it your touch. \$289,500 mls #5267172

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!



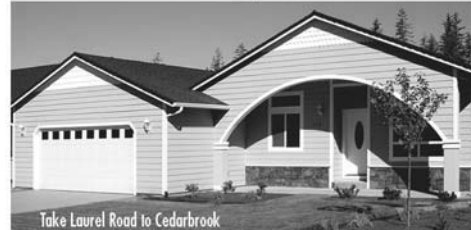
**Give
HIM
a Call!**

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



**Carl & Lori LaFlamme
ERA Prestige Homes**

800-460-6873 Office
541-659-5644 Lori's Cell
541-659-0487 Carl's Cell
www.livinggrantspass.com
www.southernoregonhomestore.com

**New Homes in Jessi Rae Estates.
Located in Cave Junction.**
Still time to choose colors in your New Home!!!

318 Noah's Way -- 1,420 sq. ft., 3-bedrooms, 2-baths. Vaulted ceilings in the living room, stamped concrete walkway and driveway. One of the best values on the market. \$219,900

373 Noah's Way -- 1,722 sq. ft., 3-bedrooms, 2-baths. This home features many upgrades: 9 feet coffered ceilings with crown molding, hardwood floors, granite kitchen counters, maple cabinets. That's not all, double sinks in master bath and walk-in closet in the master bedroom. This one has it all! \$265,000

CATES PROPERTIES

777 NE 7th ST., Suite 103, Grants Pass OR 97526

Phone: (541) 479-2767

Legal 2-family setup w/ extra lot. Total 87+acres in beautiful Selma. 4 ponds, 5+acres irrigation rights. Large home w/guest quarters. Gazebo, hot tub. 780 sq. ft. attic above attached garage. Barns, 12x20 shed, detached garage/shop, greenhouse & much more. Land level to sloping, some pasture, the rest wooded w/riding trails & views. OWC w/ large down \$785.00.

Possible home business location on Redwood Hwy. Double-wide manufactured home on 5+acres. Sits back from highway. 12x20 shop w/power & some plumbing. Fruit trees & RV hookup. Minutes from Lake Selmac. OWC w/ large down \$179,000

Ask for Sandy Powell, Broker-Instructor
res. (541) 597-4389

e-mail: sandypowell@vsjp.net www.rogueweb.com/cates

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RRM7-1c

Only \$4 for first 15 words, then .10 per word. Extra charge after Thurs deadline.

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! Mortgage! Annuities! Injury Settlements! Immediate quotes ! ! ! "Nobody beats our prices." National Contract Buyers (800) 490-0731 Ext. 305 NCB1-tfc

FOR SALE

COMPAQ COMPUTER and table, used very little. For sale \$425. Phone 592-2154 evenings. LR15-1P

BUSINESS FOR SALE

HEALTH FORCES SALE!! Small retail and custom screen-print T-shirt shop, downtown C.J. Lots of repeat, established business accounts. So much more potential for this turn-key operation. Includes dedicated outside sales rep (if desired), training, storefront location, equipment, stock, supplies, accounts, nice opportunity for growth potentials. Great graduation gift, family business. \$79,000 FIRM. Phone 596-2160 NB15-2P

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 JM15-4ck

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

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

I.V. MYSTERY

Are you the persistent advertiser who is having difficulties faxing your information to the I.V. News office? If so, please phone us at 541-592-2541 to obtain the correct fax number. The number programmed into your fax machine is our main phone line, NOT the fax line.

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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

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 BB15-1p

2 - BEDROOM APARTMENT, small, quiet complex. Rent \$495, deposit \$500. Water, sewer & trash paid. Phone 592-4676 AC15-2P

IVHS REUNION 2006 ADS

will be placed in the July 5 issue of the "I.V. News." Advertise your business next to IVHS alumni photos - an ad 2 columns wide by 1 1/2" tall is only \$35. Deadline for these ads is Thursday, June 29 at 5 p.m. Phone today 592-2541, or stop by our office at 321 S. Redwood Hwy.

ILLINOIS VALLEY MINI STORAGE

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

592-2878 or 450-8777

102 S. CAVES AVENUE

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

42 ACRES - Horse property, homesite, homestead, beautiful, rare, 3 miles to town \$279,000. 24-hour message 541-956-7573 or see photos at www.42acres.zoomshare.com P14-3P

WANTED TO RENT

WANTED TO RENT:
Clean, self-contained, air-conditioned RV, trailer or 5th wheel, that sleeps 6, for one month during construction on my property. 592-4545 MH15-1P

TRAILER/ RV SPACE

FOR RENT trailer/ RV space, country setting with hookups \$350 per month, first, last. Phone 596-2160 NB15-??

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



Harris & Taylor

541-592-3181
103 N. Redwood Hwy.

Big Beautiful Log home with 2,406 sq. ft. Floor to ceiling rock fireplace. Private 4.81 acres near lake. Marble tile floors, hot tub, deck. \$465,000 LC 4840

"Great location, city services" Build or place a new manufactured home in place of existing 14x66 Marlette. City services, large lot (.22 acres) and detached carport. Priced to sell \$72,500 TC 4828

CedarBrook estates is a 125-lot gated community. Enjoy a moderate climate, panoramic views, hiking trails, fishing, swimming, horseback riding and friendly people. This gated community is walking distance to the golf course, new medical center and city services. \$60,000 CC 4824

"Spacious new custom home" more than 1,890 sq. ft., 4-bedroom, 2-bath on .14 acre lot at Cedar Brook active retirement community. Lovely features including granite tile, ceramic tile flooring, upscale light fixtures and jetted tub in master bath. A must-see only \$159,900 CC 4821

"New Craftsman-style home" Cedar Brook is an "active retirement 55 and older community". This new 1,947 sq. ft., 4-bedroom, 2-bath is really custom. Granite tile countertops, ceramic tile flooring, hickory cabinetry and jetted tub in master bath. Only \$269,900 CC 4822

Cedar Brook estates is a 125-lot gated, planned senior community in beautiful southwestern Oregon. Enjoy the panoramic views, fishing, hiking, horseback riding and friendly people. Cedar Brook is now selling 14 lots on phase 1 at \$60,000 each. Hurry, buy your lot now. CC 4829

Let's be neighbors 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 clubhouse, pool, spa, tennis courts and fitness room. On-site manager and close to I.V. golf course. Great CC&Rs and no association fees for one year. \$196,500 CC 4508

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Tami Motif
660-4604



Becky Newsted
660-2032

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

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.
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