

Classified Ads

Deadline: 5 p.m. Thursdays.
Ads received later will go in the next issue,
but can be accepted for the current issue,
space permitting, at a higher rate.



Oregon Mountain Real Estate
221 S. Redwood Hwy. PO Box 835 Cave Junction, OR 97523
www.oregonmountain.com



541-592-4146

Three-bedroom, two-bath double-wide mobile on 5 acres. Home has more than 1,300 sq. ft. of living area, small deck in front and larger deck in rear. Property is wooded and secluded with gated entry. Located in the O'Brien area. \$239,000 #1034

Four-acre home site complete with well, septic and runners for mobile home placement. Wooded setting yet has highway frontage. \$169,000 #1035

Nice little three-acre parcel just waiting for someone to build their home here. Moderate slope, nice tree cover and a seasonal creek at the south end. Power and phone cross the property. Fronts on Redwood Hwy. south of O'Brien. \$149,500 #1029

Need a custom home and don't have the time to build? Check out this 2,200+ sq. ft. two-story home on more than 5 acres. Lovely home features three bedrooms and two baths. The master suite occupies the second floor and has full-length windows for a view of your property. Range/oven, dishwasher, washer and dryer are included in sale. Property is fenced. Features include mature trees around home, very good well, landscaped with sprinklers, covered RV area and a garden area. Located in the Dick George area. \$410,000 #1028

Another price reduction on this 9.72 acre parcel on Happy Camp Rd. Current price is more than \$40,000 below assessors real market value. Great views, gated entry, existing road, shared well, septic approval, power and phone at building pad. \$78,500 #1002

Five-acre building site in the O'Brien area. Nice mix of pine, fir and cedar trees, mountain views, level and power is close by. Several nice spots for your custom home. Possible owner financing. \$169,900 #1017



'We Know the Valley'
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



Come to the Open House Sunday the 16th at 510 S. Junction Ave. Just Reduced!
New Home on a large city lot! This is a nice new 3-bedroom, 2-bath home on nearly half an acre. Big country kitchen, vaulted ceilings, family room, cheerful atmosphere with neutral-toned carpet, tile and some vinyl. Newly landscaped and some nice fir trees too. All for \$265,000 mls #5269579

Great Little Mini-Ranch! There is so much here that an ad will not do it justice. More than 4 acres, 3-bedroom, 2-bath ranch-style home, trex deck, double-car garage/shop, in-ground swimming pool, fenced pastures, white vinyl fencing in front, step-saver kitchen, large windows, heat pump, and probable annexation into the city. A great buy at \$380,000 mls #5270051

Sucker Creek property with a very nice 2-bedroom, 2-bath, 1,440 sq. ft. frame home. Huge family room, heat pump and wood stove, solar tube sky-lights, lots of storage and extras. Porch overlooks nice lawn. Path meanders to creek. Quite a lovely place for only \$339,000 mls #5270001

Really private 45-acre hide-away retreat with a 12 gpm well per flow test 4/03. Some hillside, some rolling, some level, incredible views and road in. Close to Selma and all for \$249,000 mls #5270171

NEW Listing! More than 23 acres along the Illinois River W. Fork with ponds, views, 3-bedroom older home (assessor says 2 but actually 3), some water rights (currently being researched for validity) and other outbuildings, fenced and cross-fenced. Good for horses or just living. Currently good long-term renter. Not many like this ever come on the market for sale. \$375,000 JCTR #1277

New Listing! On slightly more than an acre in town with well and septic sits a cute 1-bedroom, 1-bath mobile. Good views, deck, enclosed porch in rear. Priced to sell at \$110,000 mls #52600753

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



Give HIM a Call!

103 N. Redwood Hwy
Cave Junction, OR 97523
(541) 450-8777
www.c21harristaylor.com/cj

IT'S ALL ABOUT RESULTS
Jim Frick delivers!



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



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

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

6-BEDROOM, 3-BATH, tri-level. Park-like setting, 25 acres, panoramic view river. \$499,000 See at www.southernoregonrealestate.info or phone 541-415-0173 BR25-4P

2-BEDROOM, 1-BATH, shop, 1/2 acre, paved street, creek side, trees, pole barn, RV-hookup. 142 Holton Rd. Kerby. \$150,000 Phone 592-5050 GL25-2P

LOANS

\$ \$ 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

Add \$2 to your classified ad, and advertise WORLDWIDE at www.illinois-valley-news.com



175 Finch Rd. Kerby 592-3355
***8'x10' - \$35**
***10'x10' - \$42**
***10'x20' - \$72**
***8'x40' - \$100**
***8'x28' - \$72**
Open Vehicle Parking



Illinois Valley Real Estate
216 S Redwood Hwy (PO 856), Cave Junction OR 97523
(541) 592-4464
Convenient Selma location, & easy commute to Grants Pass. Close to Lake Selmac and local shopping. This 5.08 acres has nice variety of trees. 3-bedroom mobile has front and rear decks and newer metal roof. Owner may carry with large down. Asking \$169,000 #5270406

Check all our listings on the web at ivland.com

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

REAL ESTATE

FOR SALE BY OWNER
5 level acres, wooded, lots of big old firs, madrones and oaks. More than 900 sq. ft., two-story rustic house built in 2001 with unusual features, all wood floors, covered porch and second-story covered deck, cedar siding, set back from road approximately 300 feet for privacy. Additional two-room guest cabin, workshop with cement floor, and pump house. Septic installed 2003. Property is permitted for additional primary main dwelling. Cleared area for garage. Circular driveway, good water well 14 g.p.m., and the best neighborhood in the valley, off Ken Rose, minutes to Cave Junction. Wildlife abounds, deer trails on property. Nice quiet neighbors, extremely peaceful. Priced to sell at \$219,000 and we will work with real estate agents. Phone us at 541-592-6031. PK26-1p

MOTIVATED SELLER. 444 Addison, Cave Junction. 3-bedroom, 2-bath on .24 acre for \$249,000. Open Sat and Sun from 1-4. 612 Jeannie Way, Cave Junction. 3-bedroom, 2.5-bath, 3.13 acres, creek \$349,000 Phone Kimi Henderson, Premier Realty, at 301-8332 or 476-1879. KH26-1C

RV SPACE RENTAL
KERBY ONE-ACRE RV site commercial \$400, 1/2 acre \$300, with shed \$375 per month. Phone 592-4511. TL26-1P

RENTALS

117 N. JUNCTION AVE, new duplex, just completed. Serene environment. \$650 month. ADA amenities available. Phone 476-2127 HDP9-tfc

NEW HOUSE for rent in 55+ gated community. \$900 month. Phone 1-800-521-3181, ext. 102, or Luz at 541-415-1961 LM18-tfc

ALMOST BRAND-NEW. 2-bedroom, 1-bath, convenient town location. No pets, no drugs. Credit check, references. \$580. Phone 415-0068 LV24-tfc

117 N. JUNCTION, studio apartment, rent \$650, 1st, last and deposit. Phone 476-2127. HDP25-tfc

2 - B E D R O O M HOUSE in O'Brien, very clean and quiet. \$550. Phone for information 596-2072 or 660-9569. BD26-2P

NICELY REMODELED 2-bedroom duplex in town at 129 N. Junction. Clean. Carport. Storage room. Laundry hookups. No pets. Rent \$525 mo. Plus \$850 security deposit. 541-592-2096 JL26-tfc

DUPLEX IN TOWN at 228-A West River. Cozy 1-bedroom, plus den, with sun porch. Clean. No pets. Rent \$425 month plus \$725 security deposit. 541-592-2096 JL26-tfc

2-BEDROOM, 1-BATH mobile with oven and refrigerator. Large play yard. In town, close to schools. \$625 per month, \$625 security deposit. References required. Phone 541-956-7861 or 541-592-6266. SF26-2C

BRAND NEW 2,000 sq. ft. home, close to Illinois Valley High. \$1,200 per month. First, last and deposit. Phone (541) 472-1940 or (541) 660-3383. AC26-4ck

HOUSE FOR RENT at 120 Junction Ave. \$800/month. Available October 1. Phone 660-8704 JK26-tfc

WANTED

WANTED: COVERED storage, long-term, for pickup/camper and boat. References available. Phone 541-592-5255, or 541-592-3361 evenings. DNE26-1c

WANTED! CLASS 6 or 7, single screw, semi-truck. Day cab or sleeper. Gary/Carol 541-592-5255. Evenings 541-592-3361 DNE 26-1C

WANT ATV's, 3-wheelers, dirt bikes, street bikes, prefer non-running. Phone 415-0650. Will pay cash. LK26-1P

RECREATIONAL VEHICLE

HEALTH FORCES sale, reduced from \$11,000 to \$8,000. 1986 28 ft. motor home GMC, 454 motor, great shape, too much to list. Phone for information at 592-2827. LS26-1P

FOR SALE 1994 Suzuki 4x4 quad. Only 663 miles. Excellent condition. \$3,200 Phone 592-2771. SM26-2P

INSTRUCTION

SEWING LESSONS
Beginning, intermediate, advanced, individual or group, hand or machine sewing. For information, phone 592-4509 DC26-1p

FARM & GARDEN

KLAMATH HAY, Grass & Alfalfa. Phone 592-3997 AW25-8P

TOPSOIL, no rocks, \$125 for 6 cubic yards. **GRASS HAY**, in barn, \$4.50 a bale. Delivery available. Phone 592-6013. SMM24-4P



ILLINOIS VALLEY MINI STORAGE
6'x12' - \$30
8'x12' - \$45
10'x12' - \$55
592-2878 or 450-8777
102 S. CAVES AVENUE

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 \$4,295. 1989 GMC 4x4 automatic 454 one ton, air conditioning, power steering, tool box/rails, \$2,995. Phone 541-592-5255 or 541-592-3361 DNE26-1c

1996 SATURN SC1 73,000 miles. Plum color. Good shape. \$3,500 OBO. Phone 660-8704 JK26-tfc

1983 FORD VAN. 56,000 original miles, dual tanks. Phone 592-4770 ML26-1P

1996 SATURN SC1 73,000 miles. Plum color. Good shape. \$3,500 OBO. Phone 660-8704 JK26-tfc

1983 FORD VAN. 56,000 original miles, dual tanks. Phone 592-4770 ML26-1P

NEW BUSINESS DEAL!

Starting a new business? Let us help with the marketing. For only \$99, we will publish an article, photo and FOUR 2x3 ads! What a deal! (541) 592-2541

FOR SALE

BRIDGEVIEW WINERY has used oak wine barrels for sale, \$25 each. Phone 592-4688 or stop by. BW23-tfc

BARK CHIPS from Kauffman Wood, approximately 20-yard load. \$125 delivered in I.V. 592-2568. DK40-tfc

FOR SALE: Hunter green Lazyboy leather loveseat recliner \$400, mauve couch sectional with sleeper \$300, both very nice. Sealy queen bed, excellent condition \$50. 72-gallon salt-water reef tank, complete \$1,500. Phone 592-2441. AS26-1P

NOT GOING OUT OF BUSINESS SALE!!
Inventory Reduction Sale 25% Storewide (except new arrivals) during September
DARN NEAR EVERYTHING
136 S. Redwood Hwy 592-5255
DNE25-1C



Harris & Taylor
541-592-3181
103 N. Redwood Hwy.

COME HOME to your 2006 Baycrest by Karsten manufactured home in River Valley Village located very near clubhouse. This beautiful home has 1,746 sq. ft., 3-bedrooms, 2-baths. Large family room, open kitchen has a skylight and master bath has a garden tub. Low-maintenance landscaping makes life easier. \$110,000 OC4866

WOODED city lot in established neighborhood. \$62,500 BC4863

OPEN FLOOR PLAN 1,920 sq. ft. home in the exclusive Hanby Vista subdivision. 4-bedroom, 2-bath, vaulted ceiling, dining, kitchen, breakfast nook, lunch bar and living and family rooms. Too many amenities to list. \$269,900 GC4865

COUNTRY CHARMER classic two-story 1940's farmhouse with lots of natural wood flooring, country kitchen, spacious family room with fireplace and great curb appeal. Roses, lilacs and varieties of fruit trees. Two legal homesites total 11.4 acres with pasture, barn, shop, 3-bay carport and chicken coop. Gorgeous setting near Lake Selmac recreation area. \$565,000 LC4814

AWESOME 5.02 ACRES private, yet close to town. 5 acres with well, septic, power and 1979 manufactured home with 924 sq. ft., wooded, small storage shed and quiet. \$189,900 RC4864

SOLID HOME on .24 acres, 3-bedroom, 2-bath, 1,500+ sq. ft. manufactured home. Handicap friendly. Detached double-car garage and attached carport. \$149,900 SC4642

PRIVATE SETTING ON QUIET ROAD spacious 2-bedroom, 2-bath with den on 5 level acres in the Illinois Valley. Newly painted home, front and rear decks, pantry, workshop and 2-carports. Gorgeous mountain views from this great location. \$349,000 SC4769

SERENE & PRIVATE 7.37 acres, very own stocked spring-fed pond, seasonal creek and Koi pond. Outbuildings for livestock, 2 workshops, fenced, cross-fenced and pasture. Deer-fenced garden and fruit trees next to your 1,520 sq. ft., 3-bedrooms, 2-bath, 2-story home with 2 decks and enclosed sun-porch. For all you horseback riders, property is very close to BLM for riding. \$385,000 TC4811

HOME UNDER CONSTRUCTION at the end of cul-de-sac. 3-bedrooms, 2-bath, 1,843 sq. ft. on .23 acre. Many custom features. \$299,000 WC4730

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
660-4604



Becky Newsted
660-2032

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