

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

A few years ago these owners found a 3/4-acre country parcel with a huge concrete slab in place. They situated their comfortable three-bedroom mobile on the slab, built a two-car garage on the slab, planted some trees and enjoyed their life in their little castle surrounded by pasture land. Now the time has come for them to make a change so their home is for sale. Offered at \$169,900 # 1051

37 acres off Crooks Creek Road in Selma. Power on property. Several ponds and a creek. Sounds great, now for the not-so-good part. A good portion of the property was burned several years ago and the nice forest is gone. Check it out and see what you think you can do. \$200,000 # 1050

Five-plus acres bordering Kelly Creek. Features a two-story, two-bedroom home with approximately 1,600 sq. ft. of living area. Fenced and cross-fenced for horses plus a six-foot privacy fence along the Holland Loop Road side. \$300,000 # 1047

Forget those postage stamp-sized city lots. We offer several city lots ranging in size from 0.46-acre to 0.70-acre. Located off S. Old Stage Road on Stage Stop Road. Drive by and look them over. Priced from \$119,000 #1042, 1043, 1044

Just come on the market. Nice single-wide mobile on four-plus level acres approximately five miles from town. This two-bedroom home has approximately 1,000 sq. ft. of living area. Carport, fenced garden spot, landscaping and a unique stucco finished straw bale greenhouse. \$189,000 # 1049



‘We Know the Valley’
Want the best? Hire the Best!
We represent both Buyers and Sellers.

**Need action
Call a
Professional
Call
Junction
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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



Really pretty, level 2.4-acre wooded property with a very nicely maintained double-wide manufactured three-bedroom, two-bath home. Vaulted ceilings in main area, cozy wood stove plus heat pump. Detached double garage with bonus room that has been used as guest sleeping quarters. There is also a front deck and a good well, a garden area, some fruit trees. This is a nice home and property for the asking price of \$189,900 mls #52710852

Newly Created Parcel. Views, Views, Views! Gorgeous five-acre property with lots of trees, backed by BLM, open meadows...Seclusion is another great benefit. Have a piece of your own retreat right here. Mountain ranges to the south and west. Beautiful sunsets! Electricity and phone available close to property. Sets back off the road at end of driveway. New 17 gpm well as of 1/10/07. Entry to property has white vinyl fence approximately 320 feet along drive. Convenient location close to Cave Junction. \$195,000 mls #5271051

Great Level Property on dead-end road. Driveway meanders to a 960 sq. ft. Redmond two-bedroom, one-bath double-wide sitting on nicely wooded five acres. Private setting, some views of the surrounding mountains. Fruit trees, fenced garden area, rose garden, storage sheds (6x8, 8x8, 8x12), a 10' x 20' carport and a wood shed (wood included). Large pass-through kitchen, walk-in closet in master bedroom. Come see this one! \$219,000 mls #52601503

More than 23 acres along the Illinois River W. Fork with ponds, views, three-bedroom older home (assessor says two, but actually three), 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 mls # 52601153

Tall trees surround this two-story cottage-style, three-bedroom home on more than 3/4-acres in Kerby. Rustic and comfortable, this home is ready for a new occupant. 10 gpm well when drilled, new water heater, 3 air-conditioning wall units, BLM to the south makes this feel like a larger parcel. All for \$194,500. mls #52600837

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



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

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
CR5-tfc

INVESTMENT OPPORTUNITY, two mobile home rentals on two tax lots on Schumacher in Cave Junction. Currently rented for \$550 and \$400. Could be rezoned to Commercial. \$129,000 for both. (541) 592-9220 ask for Jim.
JM46-3P

1ST TIME offered- 40 acres \$39,900; 80 acres \$69,900. Near Moses Lake, WA. 300 days of sunshine. Mix of rolling hills and rock outcroppings. Excellent views, private gravel roads, ground water easy access. Financing available. Call WALR. 1-866-582-5687.
OCAN-47

WESTERN NEW Mexico Gorgeous 11 acres \$39,990. Scenic region, tall trees, views, wildlife, borders BLM, electricity. Horseback riding, hiking, hunting. Perfect for family ranch, getaway, or retirement. 100% financing. 866-450-8589
OCAN -47

REAL ESTATE WANTED

WANTED: HOUSE to be moved in Illinois Valley. We want your old house. Phone 592-9220-ask for Jim.
JM46-3P

BIG TOM buys homes fast! "As is", fair price. Friendly, confidential. No equity OK. Stop foreclosure! Call 24-hour operator, 1-800-765-3 3 4 3 , or www.bigtombuyshomes.com.
OCAN -47

WANTED! NEW real estate investors! Learn how! No money or experience needed! Northwest Investment Properties: (971) 2 2 7 - 9 1 2 5 www.nwpropertyinvesting.com
OCAN -47

WOULD YOU like to advertise your ad, statewide in 80 different Oregon newspapers for \$250.00. Visit Oregon newspapers @ ore-news.com and click on OCAN.
OCAN -47

RENTALS

3-BEDROOM, 2-BATH, manufactured home on 20 acres. Horse property! Asking \$1,100. Phone Illinois Valley Real Estate at 592-4464.
IVRE45-tfc

NEW 1,200 sq. ft. Studio-style house. Great storage on large lot. 1 1/2 bath, attached garage. No smoking. \$750 first, last and deposit. 579 River Street, C.J. Phone 476-2127
HDP41-tfc

117 N. JUNCTION duplex. 2-bedroom, 2-bath duplex with office. First, last & deposit. \$650 month. 476-2127
HDP43-tfc

TAKING APPLICATIONS. Very nice 3-bedroom, 2-bath, 2-story house in C. J. Wood and electric heat, air conditioning, large recreation room. Available now. \$750 first and large refundable security. No pets/smoking. 406-883-0107
GB44-tfc

NEW 2,600 SQ. FT. home, 3 big bedrooms, 3 bathrooms, Echo Park Subdivision. \$1,400 Phone 541-415-1961
LM46-tfc

FOR RENT - Newer home in Cedar Brook Estates. 3-bedroom, 2-bath. Choice location. Full use of gated adult community amenities. 55 or older. \$895 per month. Phone Kerry 474-2014 at Century 21, Harris & Taylor.
CHT44-4C

RENTALS

QUIET SENIOR park, 2-bedroom, 1-bath mobile for rent. Walk to town, small pet allowed. \$475 per month, \$475 security deposit. Includes water, sewer, garbage. References. Siskiyou Mobile Home Park, 138 N. Old Stage Road. Phone 541-944-5818
MBM30-tfc

117 N. JUNCTION studio-style house. 1,200 sq. ft. with double garage. \$650 Great storage. Phone 476-2127
HDP32-tfc

NEW HOME for rent. 4-bedroom, 2-bath, 1,920 sq. ft. landscaped and fenced. Behind new medical center, walking distance to schools and city services. \$1,200 per month, plus 1st, last & cleaning deposit. Phone Luz at 415-1961
LM40-tfc

APPLY NOW! Valley Village Apts Spacious & Affordable, 1 & 2-bedrooms. Senior living in Cave Junction for 62+ or Disabled regardless of age. Water, sewer & garbage included. Income limits apply. Rent depends on income.
**Phone 541-592-4916
TTY 1-800-545-1833**
This institution is an Equal Housing Provider Rural Development.
CM47-2C

FOR SALE

1971 VW VAN body, tires, parts \$300. 50 h.p. Evinrude, low hours, needs lower-end work. \$300 OBO. Phone 592-4887.
FS47-2P

RADIO GEAR - approximately \$5,000 worth of Ham radio gear, selling for \$1,000. 2 transceivers, 1 amplifier, plus more! Phone 592-6242
RF47-2P

TRAVEL TRAILER FOR SALE

TRAVEL TRAILER - 17-foot, self-contained. Everything works, no leaks. \$1,500 OBO Phone 592-3933
SR46-2P

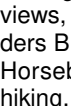
FREE FINAL EVENTS BIBLE PROPHECY DVD
43-minute documentary leads your through end time events, including signs of the end, the rapture, Christ's return & more. Phone 597-4096 after 5:30 p.m.
SDA44-4C

RV FOR SALE

1989 25-foot Terry Taurus fifth-wheel, excellent condition, fully-equipped, rear bath & shower, upper king-size bed, new flooring. Stove, oven, refrigerator. \$3,500. Phone 541-592-3702 - ask for Gene.
SP46-4P

FREE

CLASSIFIED ADS - just \$4 for first 15 words, then .20 each additional word. Add \$1 per week to your ad to post on-line at **www.illinois-valley-news.com**



Illinois Valley Real Estate
216 S. Redwood Hwy (PO 856), Cave Junction OR 97523
(541) 592-4464

Two-bedroom manufactured home - could be more. Stick-built additions nearly double the square footage. On .77 acre with fruit trees, grapes, garage and more!
\$165,000

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



VALENTINE'S DAY deadline for ads is Thursday, Feb. 8 at 5 p.m.
Phone 592-2541



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

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



Surprise the Love of Your Life
by placing an ad in the "I. V. News".
Special rates for color and graphics.
Phone 592-2541 for more details!
Deadline Thursday, Feb. 8 at 5 p.m.





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

GORGEOUS RIVERFRONT RANCH called 4 waters in the Illinois Valley. This 33.56 acres has a year-round creek, pond, and springs too. Small manufactured home included with barn, workshop, and fenced pasture. \$550,000 TC 4941

HUGE PRICE REDUCTION! 5.93 flat, usable acres, surrounded by lush, tree-covered mountains. Located just minutes from Selma and Lake Selmac, this is great country living at a reasonable price. Comfy, cozy two-bedroom home of 1,320 sq. ft. features a large living room of knotty pine and a good sized utility/pantry. Newer oil heater, two-year old roof and a new water heater complements this home. Two-car garage is attached to the home via a covered breezeway. Plenty of room for your critters and garden. Almost year-round creek meanders through the trees along east property line. Submit all offers! \$269,900 TC 4845

RARE LARGE ACREAGE, SECLUSION, & VIEWS! Just an hour drive to the ocean from this 27.80 wooded acres featuring many possible homesites and recreational roads for horses or ATVs. The 1976 mobile is in great condition with a large addition and a private entrance. 15 gpm well per owner, newer septic and guest cabin all add to the huge potential. Owner will carry with 1/2 down. \$280,000 RC 4860

MOTIVATED SELLER, BRING ALL OFFERS! Great home for a large family or even a daycare/foster care set-up as there is a second wing on the house with two additional rooms that could be office space as well as oversized family room with large second master bedroom and bath upstairs. This 2,853 sq. ft., four-bedroom, three-bath home sits on a quiet rural setting with mountain views. One acre mostly fenced with grapes, cherry trees, plum and pear trees. Well flow 60 gpm per owner, paperwork on file in office. \$324,000 RC 4812

HERE are 6.8-acres with end of the road seclusion. Trees, meadows, and year-round creek. 24x20 hay barn, corral, and loading ramp. Small seasonal pond. A "must see", adjoining parcels also available. \$225,000 RC 4882

SPECTACULAR VIEWS this property is for the buyer who enjoys breathtaking amenities. 5.12 acres set off the road in the trees. Property is a progress in the works as the owner is continuing to work on the property. \$139,900 KC 4787

BEAUTIFUL 15.73-acre horse ranch in the shadow of Table Rock (14.3 acres with irrigation rights). Pastures, several paddock areas, large barn (wired for stereo) and separate 61x26 equipment shed. Tri-level, three-bedroom, 2.5 bath, office/den, solarium and formal dining room overlooking the ranch. House is backed by lush flowers of all types, shrubs, trees, and raised garden beds. Bring your horses to a happy new home. \$645,000 HC 4815

GENTLEMEN'S SPREAD approximately 22 fertile acres after lot line adjustment is complete. Situated in the heart of Illinois Valley's farming and wine area, this ranch is set up to run a few cows, horses, or whatever. Kerby loam soil! Springs, three creeks, trees, pasture and two ponds. Huge prolific organic garden area. Apple, cherry, mulberry, and nut trees. Excellent well per owner. Water rights with modern irrigation system. Barn holds 2,000 bales. 2,847 sq. ft., five-bedroom, two-bath home built in 1939 has large rooms, wood/electric heat and newer roof. New concrete septic tank in 2005. \$475,000 HC 4877

3 Locations to serve you better
Cave Junction-Rogue River-Grants Pass

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