

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

So many of the homes for sale in town have "postage stamp" sized lots. Well, check out this three-bedroom, two-bath, 1,700 sq. ft. ranch-style home on more than two acres! Nice country kitchen, brick fireplace in living room and room for the entire family. With close to 2.7 acres, there is room for a garden, fruit tree or just about anything you want. Home is connected to city sewer system but has its own well for domestic use. \$325,000 # 1057

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 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

Just came 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
Realty

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! Two-bedroom, one-bath home on 2.45 acres with creek through. \$169,500 mls #52712799

Good for a rental, an elderly couple or just about anyone who wants a reasonably priced home. 1990 Fleetwood manufactured home at end of cul-de-sac near the high school and senior center. Yard is easy upkeep, split-bedroom design, all appliances included for only \$119,000. mls #52604263

7.41 acres flag lot so you are back off the road. Nice wooded property with knolls, some level, some rolling land. Just north of Kerby. Zoned to build on, rough driveway in, gate. This is ready for you to develop into your own dream. Priced to sell at \$149,000 mls #52711639

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. \$450,000 mls #52601153

Enjoy your deck and windows overlooking a large pond in the O'Brien area. Two-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 \$119,500. mls #5261428

Unique rural 4.23-acre property has two 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 three-bedroom, two-baths and the other is one-bedroom, one-bath. A great buy for the right people. \$285,000 mls #5264942

Mostly level six acres with view. Semi-secluded, standard septic approval, 50 gpm well drilled recently, road approach permit on file, surveyed, some CCR's all for \$169,000 mls #5258972

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

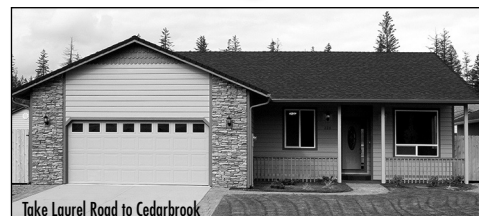
Jim Frick delivers!



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



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 CR52-tfc

INVESTMENT OPPORTUNITY FOR SALE, two mobile home rentals on two tax lots on Schumacher in Cave Junction. Currently rented for \$550 and \$450. Could be rezoned to Commercial. \$129,000 for both. (541)592-9222 ask for Jim. JM52-3p

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 and easy access! Financing available. Call WALR 1-866-582-5687. OCAN-1

BUSINESS OPPORTUNITY

ALL CASH candy route. Do you earn \$800 in a day? Your own local candy route. Includes 30 machines and Candy all for \$9,995. 1-888-776-3071. OCAN-1

ADVERTISING DEADLINE THURSDAY 5 p.m. Don't Miss It!

ILLINOIS VALLEY MINI STORAGE

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

REAL ESTATE

FOR SALE: Two tax lots overlooking Illinois River. Total 2 1/2 acres, sold together with well, septic and power. \$185,000. For more information, phone (541) 659-8403 KAV52-tfc

HOME FOR SALE by owner. Three-bedroom, 1 1/2 bath, 1,400 sq. ft on 5 heavily-treed acres. End of the road privacy. Bordered by BLM. All reasonable offers considered. \$255,000. Phone 541-592-3251 or 541-660-4868. JK51-4P

GORGEOUS HOME nestled in the trees on Sucker Creek with seasonal pond. 1,800 sq. ft. with 4 bedrooms and 2 baths. Deck and a solar room. A detached office space and a sound room. All on 5 acres in a great area. \$275,000 Nesteggrealty.net 541-826-5838 NER51-3c

COMMERCIAL REAL ESTATE

RURAL INDUSTRIAL zoning, 30x40 shop with roll-up doors, office and bathroom. 3-bedroom, 2-bath house, large rooms, located on 2 acres. Easy access to Hwy. 199. O'Brien, OR Only \$329,000 Phone 596-2816 SN50-4P

PROPERTY MANAGEMENT

CENTURY 21 Harris & Taylor now doing Property Management in Illinois Valley. Put our experience and competent management skills to work for you. Phone Century 21 Harris & Taylor today at 474-2014. CHT50-tfc

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

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. \$1,000 per month, plus 1st, last & cleaning deposit. Phone Luz at 415-1961 LM40-tfc

NEW 2,600 SQ. FT. home, 3 big bedrooms, 3 bathrooms, Echo Park Subdivision. \$1,200 Phone 541-415-1961 LM46-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

THREE-BEDROOM house on 5 acres for rent. Available 4/9/07. \$650 per month. O'Brien (541) 592-6850 PW1-4P

CLEAN, FRESHLY painted 1-bedroom plus den duplex. Near town, 228 W. River, back unit. Washer/dryer hookups. Carport. No Pets. Trash, water and sewer paid by landlord. \$450 per month plus \$800 security deposit. (541) 592-2096 JL49-tfc

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

RENTALS

VERY CLEAN 1,700 sq. ft. 3-bedroom, 2-bath, large master bedroom & bath, utility room, enclosed back porch, fenced back yard. Located in O'Brien. \$725 per month, \$1,000 security. Phone 596-2816. SN52-2P

FOR RENT: two-bedroom mobile at 209 Schumacher Street, Cave Junction. No pets. \$550 per month plus \$850 security = \$1,400 for move-in. Phone 592-9222 JM52-3P

IN-TOWN. 2-bedroom duplex with large back yard, laundry room, carport with storage. Thermopane windows. Inside freshly painted. New appliances. Spotless. \$525 month plus \$900 security deposit. Phone (541) 592-2096 JL52-tfc

205 SCHUMACHER small two-bedroom mobile for rent. No pets. \$450 first month's rent plus \$700 security. Phone Jim at 592-9222. JM51-3p

FOR RENT - Newer home in Cedar Brook Estates. 3-bedroom, 2-bath. Choice location. Full use of gated adult community amenities. 55 or older. \$745 per month. Phone Kerry 474-2014 at Century 21, Harris & Taylor. CHT50-tfc

ONE-BEDROOM TRAILER with living-room tip-out. \$375 month plus electricity. Phone 596-2309 SL52-2P

TWO-BEDROOM, two-bath mobile on 1 acre, fenced, 1-car garage with small shop, trash service included. \$675, first & last. References. Phone 479-7747 or 592-2134 TH1-1P

RENTAL WANTED

WANTED TO RENT after June 1; 3 or 4-bedroom in country for retired grandma, working mom, 8-year-old son. 2 big outside dogs. Phone 757-2638 or leave message at 592-6406. JG50-12P

YARD SALE

YARD SALE Saturday, March 24 from 10 - 3 at 23833 Redwood Hwy. at 40&50 m.p.h. zone in Kerby. '83 Honda Shadow, side car, bike items, lots more. CB1-1P

LOANS

Private Loan Specialists!

For 23 years we have matched lenders and borrowers to solve unique situations.

- Self-employed
- New Business
- Bridge Loans
- Foster Care
- Out-of-state borrowers
- Land

Fast & Courteous Service.

Compare our Rates!

Rogue River Mortgage LLC

Lynn Costantino or Bob Puntney 476-6672 or 800-659-6172 RRM51-1c

EVENT

GUN & KNIFE SHOW Grants Pass

March 24 & 25 Josephine Co. Fairgrounds Sat. 9-5 Sun 9-3 Admission \$5 1-800-659-3440 www.collectorswest.com

SWAP MEET

POTTSVILLE SWAP MEET

on March 31 and April 1, sponsored by Branch #9 Early Day Gas Engine & Tractor Association. Open 8 a.m. 3 miles north of Grants Pass. Take Merlin exit to Pleasant Valley Road. For more information phone 596-2586 or 479-2981. Come buy, sell or swap. MP52-3c

RV FOR SALE

'75 Dodge Commander, 24-foot, 3,000 miles on rebuilt 440-cubic inch. Air conditioning, oven, cook-top, two new batteries, new steering gear, front tires, front calipers and pads, roof vent covers. California plates & title. \$3,000. (Four-Corners area) Phone Steve at 541-592-6357. SK49-tfc

WANTED

The Illinois Valley Wild Blackberry Arts and Crafts Festival Committee wants your good, used, but no longer needed items for our Annual Spring Yard Sale and Bazaar. All proceeds go to support the 2007 Wild Blackberry Festival. Items can be dropped off at 29347 Redwood Hwy. #3, or phone 592-5341 for more information. WBF1-2C

Century 21 Harris & Taylor 541-592-3181 103 N. Redwood Hwy.

IS A PEACEFUL, SERENE piece of Paradise what you want to come home to? This is it! 7.37 acres of lush, trees, private and tranquil acres could be yours. Koi pond for meditation, spring-fed fish pond, fruit trees and garden all ready for you and yes, a three-bedroom, two-bath home as well and close to BLM for horseback riding. Must experience in person all amenities to appreciate this truly one-of-a-kind property. \$374,900 TC 4952

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 pastures. \$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 compliments the home. A covered breezeway connects to the two-car garage. Nearly year-round creek meanders through the trees along the east property line. Lots of room for your critter and a fresh veggie garden. Perimeter and yard fenced. Nice deck for wildlife viewing! \$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 recreation 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, new septic and guest cabin. All add to the huge potential. Owner may carry small second! \$280,000 RC 4860

RANCH-STYLE open floor plan. 1,980 sq. ft. home with three bedrooms, two full baths. Executive master suite has walk-in closet, jacuzzi tub, double-pane windows, French door, double-door laundry room, solid oak hardwood floors, extra-large garage, 40x60 RV-port, asphalt circular driveway. \$399,900 CC 4868

STUNNING VIEW CONSTRUCTION home on a corner lot in one of the best subdivisions in Cave Junction. Open floor plan, vaulted ceiling, great room combination of family, living and dining room with electric fireplace, ceiling fan, maple kitchen cabinets, granite counter-top, stainless appliances, glass-top range, hardwood floors, walk-in closet in master bedroom, covered patio, front yard landscaped with in-ground sprinkler/drip, partial fenced. Walking distance to new medical center, schools, city services and golf course. \$269,900 BC 4936

WOODED CITY lot in established neighborhood. \$62,500 BC 4863

DEER CREEK FRONTAGE on this beautiful 9.86 acres in Selma. Two separate tax lots. All level and nicely wooded. \$189,000 DC 4934

HERE IS 12.38 acres zoned R-5. Clean, well-kept, three-bedroom, two-bath manufactured home. Split-bedroom floor plan. Heating and cooling by heat pump. Year-round Deer Creek is the south property line. Nicely wooded with a mix of old oak, madrone, pine, fir and manzanita. Great two-family potential. Quiet area! \$359,000 LC 4944

NEAT AS A PIN, 1994 Barrington is set up on a permanent foundation. Great floor plan of more than 1,500 sq. ft. features vaulted ceiling with skylights in kitchen and master bath. Large master suite with lighted closet. Plenty of cabinet space in kitchen and utility. Home sits on 5.27 level acres with a variety of trees and shrubs. Covered kennel for your dog. Year-round Deer Creek runs just to the north property line. A spring feeds the pond next door. Close to Lake Selmac and Kalmiopsis Wilderness area. \$249,900 LC 4855

3 Locations to serve you better We are a Full Service Company



592-2878 287-0248 592-3966 592-3306 287-0290 660-4604 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

Peaceful, Private Setting
5 acres, 3-bedroom, 2-bath
manufactured home + garage + deck
\$ 275,000 #52601916

4.3 acres, well in, septic approved, O'Brien
\$149,900 #52603467

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