

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

Nine-plus acres on Happy Camp Road. Great views from home site. Small, non-permitted structure on property. Shared well, spring and electric power. \$135,000 # 1055

Quality country living in this 1,900 sq. ft. manufactured home situated on 11 acres. With two bedrooms, two baths, den and family room, there is plenty of space for all your things. Separate guest quarters, detached garage/shop, car port and equipment building. In-ground sprinklers, nice landscaping and underground power. Scattered trees for added privacy. \$369,000 # 1054

Well-maintained and upgraded two-bedroom, two-bath home. Open floor plan with split-bedroom design. Laminate flooring throughout. New tile countertops. Approximately 1,500 sq. ft. of living area. Large outdoor living space with raised deck. Koi pond, shade trees, garden area and a place for your poultry. Detached garage. Situated on slightly more than five Selma acres. \$365,000 # 1019

Well-kept two-bedroom, two-bath mobile home in a smaller 55+ senior park. This 1992 home has vaulted ceilings, split-bedroom design. Heat pump for heating and cooling. Located on a large lot complete with carport, storage shed and room for an RV. If you are looking to downsize this might just be the spot for you. \$32,500 # M157

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. Just reduced. \$159,900 # 1017



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Need action
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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



Two Creeks Run through it! Nicely treed 2.45 acres with two-bedroom, one-bath home. Semi-private, clean, 1998 single-wide mobile. Nearly ready to live in. All appliances included. New Drain-field Room to build a garage. Near Lake Selmac. Priced to sell. \$169,500 mls #52712799

Two family set-up. 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. \$265,000. mls #5264942

View of the Siskiyou Mountains with a convenient location, privacy, five acres, eight gpm well when drilled, septic approval, off a paved country road, creek through property and partially fenced. Ready for your new home. \$195,000 mls #52714146

New Home in New Subdivision. Faces south for those who like the sun in the winter. Three-bedroom, two-bath, 1,700 sq. ft. Vaulted ceilings in family room off kitchen, also a formal dining room, breakfast bar, large closets, great ten-year warranty on structure. Two-car attached garage, RV parking all for only \$234,900 mls #52603922

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

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' along drive. Convenient location close to Cave Junction. \$195,000 mls #5271051

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

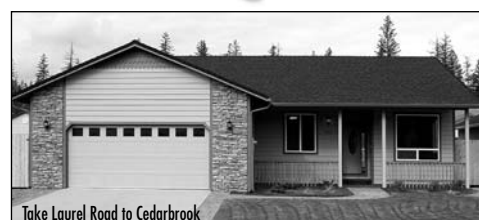
Jim Frick delivers!



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

CR5-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)951-9574 ask for Jim.

JM4-tfc

117 N. JUNCTION. MULTI-FAMILY investment, five new units, one older house. Negotiable. Phone 476-2127

HDP2-tfc

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 - 5

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.

GHT50-tfc

ILLINOIS VALLEY MINI STORAGE

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

HOW TO PLACE A CLASSIFIED AD:
#1 - Go to "I.V. News" office located at 321 S. Redwood Hwy. in C. J.
#2 - Fill out form - (assistance available)
#3 - Pay money - \$4 for first 15 words.
#4 - Done! See how easy that was?
Look for our SPECIAL OFFER on page 4 of this issue of the "Illinois Valley News".

COMMERCIAL

700 SQUARE FEET space available in Caves Mall, 139 Caves Ave. Phone 479-1416

LW2-tfc

INDUSTRIAL/COMMERCIAL shop 1,800 sq. ft. Great for truck, RV, auto shop. Available June 1. See now. Phone 592-3673

PW5-4P

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

LOANS

NEED LEASE OPTION or owner carry? Can't get mortgage? Need more time to qualify? Stop renting! Save deals realtors & investors. Help u Own it, llc. 541-482-6482. client-care@helpuownit.com; www.helpuownit.com. OCAN - 5

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476-6672 or 800-659-6172

RRM51-1c

RENTALS

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

HOUSE FOR RENT \$800 per month. 4-bedroom, bath + 1/2, carport. Big yard. (541) 592-2219

DS5-2P

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 1,200 sq. ft. Studio-style house. Great storage on large lot. 1 1/2 bath, attached garage. No smoking. \$695 first, last and deposit. 579 River Street, C.J. Phone 476-2127

HDP41-tfc

117 N. JUNCTION new duplex for rent. \$675, 1st, last & deposit, 1,010 sq. ft., two-bedroom, two-bath with office. Phone 476-2127

HDP2-tfc

ONE BEDROOM trailer with living room tip-out. \$375 per month plus electric. 596-2309

SL4-2P

Classified ads are a big hit on our website. Did you know you can add \$1 per week to your classified ad, and we will post it online at 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

HE5-2P

RENTALS

205 SCHUMACHER small two-bedroom mobile for rent. No pets. \$450 first month's rent plus \$700 security. Phone Jim at (541) 951-9574

JM3-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. \$745 per month. Phone Kerry 474-2014 at Century 21, Harris & Taylor.

CHT50-tfc

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

1 & 2 - Bedroom apartments available now at Siskiyou Village. Rent based on income. Please phone Grand Management at 541-269-5561.

GM5-tfc

ALMOST BRAND-NEW. 2-bedroom, 1-bath. Convenient town location. No pets, no drugs. Credit check. References. \$550. Phone 415-0068.

LV5-tfc

ANIMALS

LLAMAS - two beautiful geldings, 2 & 3 years old, gorgeous wool, silver & black, trained, good pets, sheep guards, one suitable for pack training, \$300 each or 2 for \$500. Phone 592-3612

HB4-4C

ROOSTERS: Rhode Island and mixed breed. To good use. Phone after 6 p.m. 592-5322

BANTAM COCHIN chickens, two months old. Pure blue or golden laced colors. \$8 pair. Phone 596-2826 after 6 p.m. weekdays.

HE5-2P

WANTED

COMING - May 5th the Grad Night Benefit Event - Dinner/Fashion Show/Silent Auction. We are requesting donations for the Silent Auction. 592-3691

GN4-4C

RV FOR SALE

1975 DODGE COMMANDER, 24', rebuilt 440 for \$2,750 OBO. 541-592-6357

SK4-2P

BOAT FOR SALE

12' GREGOR BOAT with trailer, spare tire, oars and anchors. \$800 OBO Phone 592-3522

PB5-1cr

Mother's Day

Sunday, May 13 is Mother's Day, and the "I.V. News" will honor Moms in our Wednesday, May 9 issue. Restaurants, florists, sons, daughters, and husbands -- plan ahead!! Our deadline is Thursday, May 3 - be sure to contact us at 592-2541 to place your advertising, or maybe a sweet classified ad dedicated to your mom.

Century 21 Harris & Taylor 541-592-3181

OREGON DREAM PROPERTY 11.17 acres on the river. Well-treed, three-bedroom, 3 full baths, maple hardwood floors throughout the house. Big master bedroom with walk-in closets, redwood decking, front and back, living room, large family room with built-in bookshelf and fireplace, dining, kitchen, laundry/utility room, 250-gallon water heater tank, two wells, combination four-car garage and storage. \$430,000 LC 4971

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, pastures 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

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

FIVE-PLUS ACRES in the heart of the Illinois Valley on a quiet country road. Great water and soil area off the beaten path. Very well-treed with pine, fir, oak, madrone, etc. Nice meadow for your critters. Lots of wildlife, year-round creek. Adjoining parcels also available for possible multi-family set-up. \$220,000 RC 4879

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

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



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