

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

River frontage. This custom 1,900 sq. ft., three-bedroom home sits on high bank overlooking the West Fork of the Illinois River. Nice, open floor plan with generous use of knotty pine, brick hearth and all the nicer features you expect in a custom home. Double car garage, deck with river view and more than five acres. \$494,500 # 1065

River frontage. Nice, 1,700 sq. ft. manufactured home on five acres. This three-bedroom home sits on high bank overlooking the West Fork of the Illinois River. Sound like the property above? Well, it is next door and owned by the same folks. So here is a chance for that two family setup you have been looking for. \$329,000 # 1066

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

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

How about 7-plus acres on Westside Road? Property is nicely wooded, has a drilled well, septic installed and power on property. Driveway just graded and shale laid down. \$174,500 # 1033

OPEN HOUSE - SATURDAY, JUNE 9 11-2:30 at 453 Glendon, Kerby, OR.

\$524,000 for 2,380 sq. ft., five-bedroom, two-bath log home on five acres. Fifth bedroom being used as den, wood floors, Berber carpet, 500 sq. ft. finished basement. Kitchen pullouts, bay window, deck with hot tub. Fenced garden area, enclosed RV package, garage/workshop.

Redwood Hwy. to Glendon in Kerby.

Kathy Heald 761-9480

RE/MAX Equity Group Inc. 541-955-8483

REAL ESTATE

FORMER HORSE RANCH. Nearly 10 acres, part forested, part meadow with year round stream & pond, old water rights. 3-bedroom, 2-bath remodeled home, 2,600 sq. ft. Fantastic views. \$379,000 Phone 541-592-6006

RJ10-4P

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

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

HDP2-tfc

SERENE 5-ACRE building lot on the Illinois River, shared well is in. \$149,000. Phone Dan Pratt at Prudential Sherm Heater Realtors at 659-5005.

DP9-4CK

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

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

NICE 2-bedroom duplex in-town. No pets, rent \$525 month plus \$900 security deposit. (541) 592-2096

YL52-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

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

NEWER HOME for rent, 1,780 sq. ft., 3-bedroom, 2-bath on 3.25 acres. 3-car garage, and 40 x 60 motorport. \$1,200 per month. Phone Luz Moore 415-1961

LM9-tfc

FOR RENT: Two-bedroom house on one fenced acre, shop, carport, views. \$795 per month plus \$1,200 security deposit. Airport Drive C. J. NO PETS (541) 951-9574

JM12-3p

FOR RENT: 2,200 sq. ft. home, 3-bedroom, 2-bath, air conditioning. Close to town. \$1,100 per month; first, last negotiable, \$200 deposit. 659-8403

KW10-tfc

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 - 12

\$99 NEW BUSINESS DEAL
 "I.V. News" will publish an article, a photo, and FOUR 2x3 ads for the bargain price of only \$99 (the ads alone would usually cost nearly \$120!) Phone 592-2541 for details.



'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



Three-bedroom, two-bath manufactured home. 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 \$179,500 mls #52715527

Deck overlooks year-round pond. Front porch is enclosed by windows and would be great for plants. Two-bedroom, one-bath, double-wide manufactured home. Nice kitchen with breakfast bar. Shared well. Shared driveway. Owner will provide easement for both well and driveway. Large garage/shop with garage door opener. 15x20 carport is attached to garage. RV parking. Storage building 8 x 8. \$119,500 mls #5261428

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 10-year warranty on structure. Two-car attached garage, RV parking all for only \$234,500 mls #52603922

Older double-wide mobile on city lot. Good for rental or starter. Has tenant. Phone for details. \$86,500 mls #5267930

Beautiful 28.96 acres with year-round Elk Creek. Huge meadows that would be good building site or build on the hill. Cross a bridge to the majority of the property. Adjacent to government land. \$300,000

Very nice 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 \$109,000 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

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

COMMERCIAL

GREAT SHOP for rent. Good truck/RV shop, many possibilities. 1,800 sq. ft. Ready soon. Phone 592-3673

PW11-4P

RV SITE FOR RENT

RV SITE for rent on quiet, clean, partially forested 6 acres parcel, 6 miles from C. J. 10' x 30' concrete patio, large grassy yard, chicken house, 10' x 12' pump house and storage shed. 1st and last month's rent, references required. \$300 per month. 592-6782

LT12-1C

SERVICES

REASONABLE AND ECO-FRIENDLY
 All brush/tree/tire ladder fire reduction. Resulting mulch improves soil and reduces erosion. No burning, no hauling of debris. Economical, sound land management. Experienced owner-operator. Phone Ron Wilson (541) 582-3991 or (541) 660-1748. References available on request. RW21-tfc

FIREWOOD

PERPETUAL FLAME

Green hardwood \$160 a cord, madrone \$170 when available. Seasoned hardwood \$185 a cord. Delivered in Illinois Valley. 660-8704.

JK28-tfc

"I.V. News"
 ADVERTISING DEADLINE - THURSDAY - 5 p.m.
 Don't miss it!

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

FARM & GARDEN

TOPSOIL - Great for lawns or gardens. River loam 6 yards delivered \$125. Also landscape rock. Steve 592-6013

SMM6-tfc

KLAMATH HAY, grass and alfalfa. Phone 592-3997 or 1-541-761-2503

AW7-22P

ANIMALS

FREE ADORABLE kittens. 592-5298

JP12-1F

NUBIAN MILKING does, doelings, bucks & bucklings \$50 - \$350 Phone 862-2535

BB12-1P

FULL - BLOOD BOERS (goats), breeding does, doelings, bucks & bucklings. \$65 - \$500 Phone 862-2535

BB12-1P

AUTO FOR SALE

GREAT RUNNING 1986 Ford LTD Crown Victoria. Beautiful interior. \$800. 592-4747

CP12-1P

FREE! VACATION BIBLE SCHOOL

"Circle of Friends Ranch" at **First Baptist Church** 18285 Redwood Hwy. Selma **June 18-22 -- 9 a.m. to noon** Ages: 5 years to 6th grade Pre-registration available 597-4169

WANTED

LOOKING FOR SOMEONE to car-pool with to Medford. Work 8 a.m. to 5 p.m., Mondays through Fridays. Phone 415-0465

PJ12-1C

FREE

FREE GLASS, all sizes, Selma. Phone 659-6076

JF12-2F

Have your "I.V. News" delivered to your mailbox for only \$22.80 per year locally, or \$36 out-of-state. 541-592-2541.

IT'S ALL ABOUT RESULTS

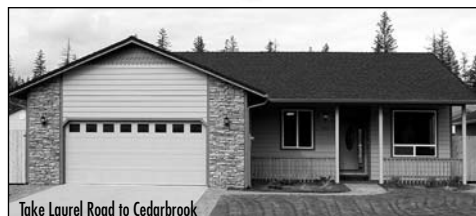
Jim Frick delivers!



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**

Century 21 Harris & Taylor

Luz A. Moore



Time to sell your home? First-time home buyers, we have a program for you.

No down payment? No problem.

Phone **415-1961** or 592-3181

103 N. Redwood Hwy., P.O. Box 825
 Cave Junction OR 97523

KNOW YOU WON'T BE ABLE TO MAKE THOSE PAYMENTS?

Do something about it! Sell and walk with your credit intact, and possibly some cash too! Ask us how!

Steve Lyons 287-0290

Becky Newsted 660-2032

Century 21 - Harris & Taylor - 592-3181

Place your 'I.V. News' classified ad before the **Thursday, 5 p.m. deadline** to qualify for the low rate of \$4 for first 15 words, then 20-cents each additional word. Ads received after the deadline will be placed on space-available basis, and at higher cost.

ILLINOIS VALLEY MINI STORAGE

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

592-2878 or 450-8777

102 S. CAVES AVENUE



Harris & Taylor

541-592-3181
 103 N. Redwood Hwy.

MECHANICS TAKE NOTE! 2,736 sq. ft. block building in downtown Cave Junction. Currently used as a muffler shop. Four bays, muffler and front end alignment pits with equipment area over hydraulic car lift. Reception area, upstairs storage and new roof in '06, fenced car storage area and equipment shed. \$375,000 WC 4989

LOOKING FOR COMMERCIAL? This is it! Great Highway 199 location with high traffic visibility. Terrific opportunity in rapidly growing Illinois Valley. City services available for new buyer. .40 acre parcel. \$160,000 HC 4987

NICE CORNER LOT, 5+ acres in the heart of the Illinois Valley. Located on a quiet country lane with little traffic. Many mature trees, nice meadow, partly fenced. Lots of wildlife, bring your critters. Year-round creek. Adjoining parcel available. \$220,000 BC 4881

BREATHTAKING MOUNTAIN VIEWS truly an unsurpassed view property, this seven acres borders BLM, has spring-fed ponds, newly upgraded. Four-bedroom, two-bath home with oak cabinets, spacious bedrooms, modern kitchen and ornamental vinyl rail fences and Koi ponds. Great value at \$435,000. CC 4986

CORNER LOT IN CEDAR BROOK new two-bedroom, two-bath, 1,512 sq. ft. moduline home on .13 acre lot. Gated privacy, clubhouse with kitchen, game room, in-ground pool, tennis court and manager quarters. Very nicely landscaped and this is a "55" and older "planned unit development". \$175,000 CC 4786

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. Kerry loam soil. Springs, three creeks, trees, pastures and two ponds. Huge prolific organic garden area. Apple, cherry, mulberry and nut trees. Excellent water area 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 '05. \$475,000 HC 4877

IF YOU LIKE "OPEN SPACES AND STUNNING VIEWS" along with creek and 5.32 level and pastured acres, here you are. Open two-story ranch-type floor plan offers three-bedrooms and two-baths, great kitchen with double ovens, summer canning kitchen, family room and two decks. Also guest house/workshop, RV parking and plenty more space to create your own Empire. \$369,900 WC 4949

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.



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



Illinois Valley Real Estate
(541) 592-4464



Great Property - Great Location
 Level 3.15 Acres with Meadow and Woods.
 Mature landscaping with a Raspberry Garden
 \$195,000

Check all our listings on the web at ivland.com

E-mail: ivland@ivland.net

Web Page: www.ivland.com