

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

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

5 level acres for your future home. Property is partially wooded. There is a drilled well and septic site approval. Located off Jerry Drive in O'Brien. \$130,000 #1046

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

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



'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

Need action Call a Professional Call Junction Realty

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

More than 23 acres along the Illinois River W. Fork with ponds, views, three-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. \$450,000 mls #52601153

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. Entry to property has white vinyl fence approximately 320' along drive. Convenient location close to Cave Junction. \$165,000 mls #5271051

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 \$234,900 mls #52603922

Great Opportunity! Mobile on small lot near Senior Center. Two-bedrooms, one-bath. Use for rental or live in for less. Priced to sell at \$70,000 mls #52713636

Private setting among tall trees along Sucker Creek is a nice two-bedroom, one-bath home that fits right into the setting perfectly. There is even a claw-footed bath tub to add to the ambience. Huge windows to enjoy the scenery and guest quarters so your guests can have their privacy! Located on a dead-end road, nice back yard with decorative pond with waterfall. Nice walk to Sucker Creek. This is an Oregon Dream property for many and priced to sell at \$329,000 mls #52716142

Successful, well-established nursery and garden business located in the Illinois Valley near Cave Junction. Trees, shrubs, bedding plants, fountains, pottery, garden art, ponds supplies, fish, pond plants, fertilizers and soil amendments, organic and non-organic. Business ONLY! Present owners will provide some training. \$59,000 sale price does not include inventory which runs between \$40-60,000 depending upon season. mls #52714934

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



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



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Century 21 Harris & Taylor - 450-8777



Luz A. Moore
Harris & Taylor



Time to sell your home?
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Phone **415-1961** or 592-3181

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

REAL ESTATE



H. D. PATTON, JR.
CONSTRUCTION
License # 39671
"Reach Up, Stand Up, Fly Up!"



***259/269 Too Far South Lane, C. J.**
3-bedroom, 2-bath \$189,000 each

***1519 HAMILTON** - 1,248 sq. ft. home, 1,241 sq. ft. detached shop/residential accessory building, commercial; sub-dividable. \$550,000

***117 N. JUNCTION** - Multi-family investment, 5 new units, 1 older house. Negotiable.

***10925 REDWOOD HWY** - 1/2 acre with older 2-bedroom cabin with new 1,200 sq. ft. "Awesome" residential accessory building. Incredible year-round creek. \$250,000

***579 W. River, C.J.** - New unique residence and house pad ready on double lot. \$240,000

***134 DRAPER VALLEY RD., SELMA** - 2-bedroom, 2-bath, single-wide on 5 acres, \$200,000. Built in 1993

***1654 NE FOOTHILL BLVD.-** 2 awesome duplexes with view. Dist. 7, four units, 1,194 sq. ft. each. \$678,000

541-476-2127

REAL ESTATE

117 N. JUNCTION. MULTI-FAMILY investment, five new units, one older house. Negotiable. Phone 476-2127
HDP2-tfc

REDUCED \$10,000. 5+ acres. View property. Now only \$99,000.

CITY HOME. Close to everything. Near park. 2+ bedrooms, dining room, large family room on a large city lot. Garage. Older fixer needs a little TLC but worth it! \$120,000

AFFORDABLE 1.99 acres. New carpet and tile in this two-bedroom, 1 3/4 bath, manufactured home. Well on record at 40 g.p.m. \$179,000

OUTBUILDINGS, beautiful yard, garden, deck, three-bedroom, two-bath manufactured home plus family room on five acres. \$272,500

ALMOST 20 acres. Level, meadow, some trees, seasonal ponds and house. \$269,000

FIXER on one acre. Reduced to \$110,000

PRICE REDUCED on 4.3 acres in O'Brien. Well in, septic approved. \$139,000 Possible owner financing to right buyer.

Great Location, Great Property, Level 3.15 acres just outside city limits. Beautiful old madrone and fir trees and meadow too. Raspberry garden, well on record at 45 g.p.m. Garage and single-wide mobile. Move in or build here! \$195,000

Phone Lynn Unglesby at Illinois Valley Real Estate Office: 541-592-4464 Cell: 541-659-2505

RENTALS

FOR RENT: Small log cabin with 2 loft bedrooms, one bath. \$400 per month, first, last & \$200 deposit. 592-2258 or 287-0331
BB18-1C

117 N. JUNCTION new duplex for rent. \$650-\$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

FOR RENT: 2-bedroom cabin \$375 month, \$375 deposit. No pets. 1-bedroom cabin \$275 month, \$275 deposit. No Pets. Credit check and references a must. \$30 non-refundable fee for credit check. Phone Tom 592-3976
TW17-3P

TWO-BEDROOM, two-bath duplex complete with all major appliances, including washer and dryer. Water, sewer and garbage paid. Single-car garage. No pets, no smoking. \$625. 592-3676 after 5 p.m.
OMRE17-tfc

TWO-BEDROOM, ONE-BATH mobile home for rent, in town, 205 Shumacher. \$450 per month. Phone for application 479-3565 or 956-5220.
DH17-2ck

FOR RENT: 3-BEDROOM, 2-BATH home - enjoy pool & clubhouse in gated senior community. Just \$750 per month. Phone Century 21 Harris & Taylor 592-3181 or 474-2016.
RC21-14tfc

DOUBLE-WIDE 3-bedroom, 2-bath on rural land with fenced garden area. Beautiful views. Washer/dryer hookups. \$600 per month, security deposit, references, credit check. Phone 592-2985 between 5-7 p.m.
RW17-2P

RENTALS

ONE-BEDROOM guest apartment for one adult. \$350 plus utilities and security. Nice location. 592-2386 MLG18-1P

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

OREGON PARADISE
Rustic seclusion and luxurious appointments mark these 3-bedroom, 1-bath homes, with huge decks on year-round creek, as most unique in So. Oregon. "Oregon Paradise" in Selma, with easy commute to Grants Pass. Dishwasher, garbage disposal, washer/dryer hookups. Storage unit included. \$700 per month, first, last and \$600 deposit. Available now. Phone (541) 597-2185.
BP17-tfc



Harris & Taylor

5 ACRE PROPERTY with "potential" priced to move. There is an older mobile of no value included only as an added perk for the handy/fixer-upper-at-heart person. Owner is selling "as is" assumable 1st to qualified buyers. \$115,555
CC5007

PRIDE OF CRAFTSMANSHIP quality abounds throughout this 1,850 sq. ft. home. This three-bedroom, two-bath ridge-line home has features normally found in more expensive homes. Stamped concrete frames the driveway to the two-car finished garage and continues to the covered entry. This custom home has hickory strip flooring, 10-foot ceilings, granite slate fireplace, granite tile countertops and marble-like window sills. Dramatic views from large windows and spacious covered rear deck. Located in Cedar Brook "55" active community. \$300,000
CC 4968

EXTRA CLEAN 2020 double-wide on 1.69 acres in Selma. The home is four-bedroom, two-bath with 1,836 sq. ft. Pretty setting with view of creek from home. \$199,000
FC 4950

VERY WELL-MAINTAINED 1999 manufactured home on 4.35 acres with block perimeter foundation. Vaulted ceilings, skylight, pantry, lots of cabinets and breakfast bar. 1,782 sq. ft. custom floor-plan features four-bedroom, two-bath with garden tub and double sinks in master bath. Plenty of water per owner. Very desirable area. Motivated seller, submit all offers. \$239,000
GC 4638

CONVENIENT to all city amenities & potential for commercial zoning. Adorable three-bedroom, 1,378 sq. ft., recently all upgraded home on .10 acre located right in the middle of town! Seller may provide a one-year home warranty at close. Submit all offers! \$210,000
HC 4981

LIFESTYLES OF THE RICH & FAMOUS, this home has more than 4,200 sq. ft., three-bedroom, 3.5 bath. Main floor has game room, conversation room with fireplace and wet bar, living room, dining room and upgraded gourmet kitchen. Ease your aches and pains in your very private inside jacuzzi room. Backyard great for BBQ and horse shoe throwing. Absolutely a must-experience as so much to mention! \$625,000
IC 4967

PRISTINE SQ OREGON RANCH vistas of mountains and pastures. This Selma 80 acres has Deer Creek frontage, pond, fenced, cross-fenced and updated dwelling. Nice three-bedroom, two-bath with attached dwelling. Nice three-bedroom, two-bath with attached garage and carport. Equestrian dream site. \$749,000
LC 5006

SACRIFICE! Pounce on this one! Owner says "sell now". 8.78 acres very near the CA. border. 1982 Ardmore is 728 sq. ft., two-bedroom, one-bath. Nice mix of trees. New 56 gpm well is in, not hooked up. Old well still in use. \$165,000
RC 5005

3 Locations to serve you better
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Tami Motif
660-4604

Becky Newsted
660-2032

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

REAL ESTATE

FOR SALE BY OWNER: 420 Junction Avenue in the city of Cave Junction. 1,500 sq. ft. double-wide mobile on .55 acres with separate garage and work shop. Great potential; can be commercial or multi-dwelling zoned; across from Jubilee Park; close to downtown. Two-bedroom, two-bath, heat pump for heating or cooling; living, dining and family rooms. \$235,000 Please phone Suzan between 10:00 a.m. & 9:00 p.m. at 541-592-2489.
MMN15-4P

SIX 5+ ACRE Lots at 3600 Caves Hwy. Power, septic approval, some have wells, pond. Varying prices. Contact Constantino Realty LLC, or your local Realtor. (541) 474-9454
CR5-tfc

REAL ESTATE

I.V. REAL ESTATE Three-bedroom, two-bath in the city, ready for move-in. Nothing to fix. Comes with one-year home warranty. \$209,500
Secluded, O'Brien 4-bedroom, 2-bath, nearly new home on 5 acres. JUST REDUCED! \$299,000
I.V. Real Estate 592-4464
Ask for Craig.
IVRE10-tfc

FOR SALE BY OWNER

Brand new 3 bedroom, 2 bath, manufactured home. Large city lot, fenced. Many large cedar trees. Large wrap-around deck. Carport. Nice neighborhood. Close to town and schools. Can be owner financed for short term. (5 years) \$199,500 20% down. Phone 592-4253
SQ15-tfc

MORE REAL ESTATE ON CLASSIFIEDS PAGE 2 !



Illinois Valley Real Estate
(541) 592-4464



Relax by your creek in the back yard after you close your shop for the day. This is zoned R.C. and located on 199. Home is well-maintained 1994 double-wide. \$199,000 #1941

Check all our listings on the web at ivland.com

E-mail: ivland@ivland.net Web Page: www.ivland.com

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

ADVERTISING DEADLINE-THURSDAY 5 p.m.