

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

OK, you don't need a multi-bedroom home, just one will do. Here is a ranch-style one-bedroom, one-bath home with approximately 1,420 sq. ft. of living area. Single-car garage and nearly five wooded acres. Fronts on Rockydale Road. Just reduced to \$219,000 # 1037

Located in a 55+ mobile home park is this 1977 double-wide. Features new carpeting, laminate and vinyl flooring. Some remodeling done. Two bedrooms, one bath. Chain-link fencing and ramp access to front deck. \$45,000 # M156

How about seven-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

Need more than seven acres? Next door to the property above we offer an 11-plus acre wooded parcel with nice views. This parcel also has a drilled well available (needs easement) and power is close by. Seller will provide septic site approval and a holding tank for the well. Driveway on this parcel is also improved. \$179,000 # 1032

Million dollar views from this lovely home. Situated on a ridge you can look to the east toward Holland Loop area and to the west toward the Illinois River. With three bedrooms and two baths and more than 2,300 sq. ft. of living space, there is room for everyone and all their stuff! Nice deck on one side with super views. Huge shop. 18-plus acres. \$615,000 # 979



'We Know the Valley'

Want the best? Hire the Best!
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**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



Gorgeous waterfront 9.55 acres along Deer Creek only a few miles from the store. 27 gpm well when drilled, standard septic approval, circular drive, nice variety of trees. Clear a few for a southern exposure home site. This is a rare property listed for sale at a reasonable price of \$185,000.
 mls #52718521

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
 mls #52711639

Pretty property! 3.3 acres on Rail Lane, zoned to build. View of mountains. Some trees, seasonal creek. Close to town. Septic approved to four-bedroom home. Good price at \$125,900
 mls #52713760

Three parcels on Dick George Road, all with power, septic and wells, total 6.8 acres, two with homes. Views, gardens, pasture, owner terms. \$500,000
 mls #52713500

Remodeled/updated three-bedroom, two-bath in nice older subdivision. New flooring, all newly painted, new toilets, vanities, NEW kitchen cabinets and countertops. Work is ongoing so make offer now and pick out some of the finishing touches. Fenced back and sides. Plenty of room for garage. Priced to sell at \$179,000
 mls #52715527

Newer three-bedroom, two-bath frame home near C.J. Level one acre, open floor plan for kitchen, dining and living room. Huge utility room. Split-bedroom design. Well is 10 gpm per record. Lots of room to park an RV and build a shop or garage. Nice 1,560 sq. ft. home for \$209,000.
 mls #52716267

Spectacular views of mountains to west. New manufactured home on 8.66 acres with three bedrooms, two baths, 1,378 sq. ft., split floor-plan. Includes all appliances. If you have been looking for a mountain hideaway, this may be it. The perfect place to rejuvenate your senses. \$249,000
 mls #52716761

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

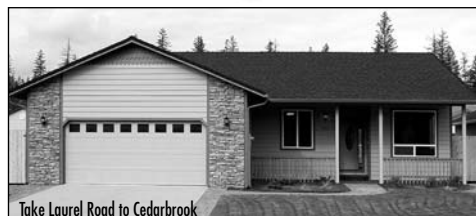
Jim Frick delivers!



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

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

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

SO15-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.

OCCAN - 19

Classified ads are \$4 for first 15 words, then 20-cents each additional word. **Deadline = Thursday**

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**

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**

RENTAL WANTED

WANT TO RENT 4 or 5-bedroom home in Illinois Valley. (541) 899-9927 **EB18-2P**

REAL ESTATE

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

SIX 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**

ILLINOIS VALLEY MINI STORAGE

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

592-2878 or 450-8777

102 S. CAVES AVENUE

RENTALS

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**

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**

"I.V. News" is open Weekdays 8-5.

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RRM15-1c

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**

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**

Bring your classified ad to "I.V. News" at 321 S. Redwood Hwy, across from Shop Smart. Turn by King's Restaurant.

RENTALS

FOR RENT: Two-bedroom house on one fenced acre, shop, carport, views. \$650 per month plus \$975 security deposit. Airport Drive C. J. NO PETS (541) 951-9574 **JM-tfc**

3-BEDROOM, 2-BATHROOM house. **UNIQUE** 2,500 square feet of house. Oil heat, air-conditioning, attached shop and carport. \$750 per month. \$1,200 security deposit. \$40 credit check report. Located on acreage on the west fork of the Illinois River with the landlords as neighbors. Large organic garden to share. References a must. Available in September. Phone 592-4253 **SQ17-tfc**

REAL ESTATE / COMMERCIAL

Health Care Facility, 3,240 sq. ft., available now for lease in Cave Junction. Contact Ken Phillips at 592-4478. KP16-4P



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, treed, 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**

RARE LARGE ACREAGE, SECLUSION & VIEWS! Just an hour drive to the ocean from this 27.80 wooded acres featuring many possible home sites 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, newer septic and guest cabin all add to the huge potential. Owner will carry small second. \$295,000 **RC 4860**

LIVE IN THE GUEST HOUSE while you build your dream home on a beautiful 5.25 treed and level acres, including Koi pond and seasonal creek. Property is close to historic Waldo mining camp. Power and well in place to build your own beautiful retreat in wonderful SW Oregon. \$225,000 **RC 4943**

AWESOME TWO-FAMILY SET-UP! Two spotless homes share nearly five acres of level, useable property. Both homes have two bedrooms, two baths, a private landscaped garden and fabulous mountain views. Large workshop, covered decks and much more. Live in one, rent the other. \$239,000 **RC 4962**

PEACEFUL AND QUIET four-bedroom, three-bath, 2,400 sq. ft. home built in 2006. 5.38 acres horse property only five minutes from town. Two master bedrooms with walk-in closets, 10' ceiling, solid oak cabinets, and walk-in pantry. Garden tub and tile bathrooms and entry. Mom-in-law house with garage and workshop. \$550,000 **RC 4982**

ARE YOU TIRED OF TAKING CARE OF A BIG YARD? Are you tired of paying high property taxes on your fixed income? This is for you! Beautiful 2006 Baycrest 1,746 sq. ft. home in our premier 55+ River Valley Village Park, is ready and waiting for you! Large family room for entertaining, open kitchen with skylight and great pantry, three warm and welcoming bedrooms and an already-fenced-in little area for your doggie. Space rent includes septic, water, and garbage. Make life easier on yourself. \$99,500 **OC 4866**

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 5 gpm well is in, not hooked up. Old well still in use. \$165,000 **RC 5005**

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

We are a Full Service Company
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Tami Motif
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Becky Newsted
 660-2032

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



Illinois Valley Real Estate
 (541) 592-4464

This fixer-upper has so many possibilities! Zoned Commercial and all city services are in on the two-bedroom, 1,352 sq. ft. house on .14 acre. Owner may carry with large down. #1924 **Price just reduced! \$100,999**

Check all our listings on the web at **ivland.com**

E-mail: **ivland@ivland.net**

Web Page: **www.ivland.com**