

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

Want a custom home but you don't want to build? Check out this 2,200+ sq. ft. two-story home on more than five acres. Lovely home features three bedrooms and two baths. The master suite occupies the second floor and has full-length windows for a view of your property. Range/oven, dishwasher, washer and dryer are included in sale. Property is fenced. Features include mature trees around home, landscaped with sprinklers, covered RV area and a garden spot. Located on Dick George Road. With the good well and room for pasture, looks like a good spot for a horse. \$410,000 # 1028

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, carport and equipment building. In-ground sprinklers, nice landscaping and underground power. Scattered trees for added privacy. Just reduced to \$335,000 # 1054

In-town, three-bedroom home on an oversized corner lot. With more than 1,500 sq. ft. of living and a nice remodel, this home should be on your list. Concrete slab foundation, and block walls make for a sturdy home. Split-bedroom design with your own private hot tub off the master bedroom. Well-landscaped with in-ground sprinklers, fenced back yard, garden area and a large covered patio with tile flooring. Detached three-car garage plus an attached two-car garage. Room to park your RV too. \$275,000 # 1076

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. 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. Sale subject to estate probate. \$325,000 # 1057



'We Know the Valley'
Want the best? Hire the Best!
We represent both Buyers and Sellers.

**Need action
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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



View of the Siskiyou Mountains with a convenient location, privacy, 8 gpm well when drilled, septic installed, on a paved country road, creek through property and partially fenced. Ready for your home. \$195,000 mls #52714146

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

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. \$250,000

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 bathtub 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, pond supplies, fish, pond plants, fertilizers and soil amendments, organic and non-organic. Business ONLY! \$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!

IT'S ALL ABOUT RESULTS

Jim Frick delivers!



Give HIM a Call!

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

CEDARBROOK



Take Laurel Road to 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

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

CR5-tfc

CAVE JUNCTION city lot with 1982 mobile. Can build duplex \$139,000. Kerby 2.2 acres fenced with old mobile \$135,000. Large shop zoned industrial good for home business \$135,000. Owner will carry with \$10,000 down. 660-5668

VW21-2P

RENTALS

NEW HOUSE for rent: 159 Cabernet Circle, Cave Junction. 3-bedroom, 2-bath, big yard fenced. \$1,200 per month! Contact Luz Moore at 1-541-415-1961.

IL21-tfc

3-BEDROOM, 2-BATH mobile near Old Stage & River. \$650/month + \$650 deposit. Carport, deck & storage, no pets. 592-3878 or 592-3356, leave a message, now accepting applications. JP21-1P

RENTALS

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

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 - 21

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

RRM15-1c



RE/MAX equity group, inc.
541-955-8483

"BEST COUNTRY LIVING IN TOWN!"

258 Shadowbrook offers the practicality of a family home with 3-bedroom, 2-bath, and a den, plus the serenity of country life, nearly two tax lots, .73 of an acre with a seasonal creek.

All of this for \$249,000.

Phone today to see this great property.
Kris Strohl, Broker 761-0964 or 592-5203.

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

FEATURED BUSINESS DEAL - \$99!

"Illinois Valley News" will publish a photo, an article, and FOUR 2x3 ads for the bargain price of \$99 (The ads alone usually cost \$118.80) Phone 592-2541 for details.

FOR SALE BY OWNER

Brand-new 3-bedroom, 2-bath manufactured home. Laundry room, garden tub in master bath. All stainless steel appliances. Large city lot, fenced. Many large cedar trees. Large wrap-around deck, Carport, storage shed. Nice neighborhood. Close to town and schools. Can be owner-financed for short term. (5 years) \$195,000 20% down Price negotiable. 592-4253

SQ20-tfc

Real Estate classifieds have been filling quickly! Be sure to get your ad to I. V. News ASAP!

4.5 ACRES commercial highway frontage, Cave Junction. Many uses \$379,000. Owner may carry. 660-5668

VW21-2P

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 - 21

WHO DOESNT like a good deal? Oregon newspapers can run your classified ad statewide in 80 newspapers for only \$250.00. Wow! Please check out our web site @ ore-news.com or call us at 503-624-6397 and ask about state wide classifieds!

OCAN - 21

MANUFACTURED HOME

ONE HOME only! \$64,900 3-bedroom/2-bath, 1500 s.f. Tower Dormers, lots of windows, island kitchen, many upgrades, ideal for view property. 1-877-676-6743. CCB#175506

OCAN - 21

DEADLINE! THURSDAY 5 p.m. Ads received after deadline are on space-available basis, and at extra cost. The paper is sent to the printer on Tuesday a.m., so don't try to place an ad then -- it is too late!

FOR RENT

3 Bed 2 Bath
Garage in town
\$800

3 Bed 1 Bath
Garage 5 acres
8 miles out of town
CJ \$850

2 Bed 1 Bath
Garage in town
\$650

4 Bed 2 Bath
Garage 5 acres
In O'Brien \$950

Illinois Valley Realty
Justine
592-4464
Ask about Karen's house

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

117 N. JUNCTION, C. J. - New duplexes for rent. \$650. 1st, last & deposit, 2-bedroom, 2-bath, office. 1 month free rent with 1-year lease. 476-2127

HDP2-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

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

COLLEGE

ATTEND COLLEGE online from home. Medical, business, paralegal, computer provided if qualified, Call 866-858-2121. www.OnlineTidewaterTech.com.

OCAN - 21

NEWSPAPER ROLL ENDS FOR SALE NOW at "I.V. News" office - all sizes & prices. Perfect for puppies, packing, projects, plus much more!

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.

INVESTMENT OPPORTUNITY - Two two-bedroom, 1-bath duplex units on .73 acre. Each unit has a washer/dryer facility, refrigerator, oven, and cook top. Three units have been totally upgraded with new appliances, paint, carpet, thermo windows and light fixtures. Potential annual income of \$24,600. \$365,000

JC 4992

GORGEOUS WOODED 4.93 acres with loads of potential to rezone into SFR per city hall. Seller has received annexation into the city with conditions. \$359,000

OC 4750

LOVELY .89 acres in nice area of Cave Junction city limits. Surrounded by brand new homes with just the right amount of trees and open spaces. Beautiful mountain views with country feel, however close to all city services including shopping, schools and GP bus stop. Keep as single family residence or develop. Property may be divided with utilities nearby. \$105,000

OC 4940

PROPERTY, HOUSE, VALUE mostly level 6.28 acres with meadow, trees and privacy. Older three-bedroom, 1.5-bath, 1,496 sq. ft. home needs some TLC, but two outbuildings, fruit trees and more. \$175,000

RC 4985

LOVINGLY CRAFTED by owner/contractor, light floods this home and reflects the beauty of tile and blue pine trim. This two-story, five-bedroom home is reminiscent of a ski lodge. Warm and cozy heated tile slab floor, cozy reading area in downstairs level adjoining comfy fireplace seating. Large 8x29 deck outside for star & wildlife watching. Workshop is 18x29 lower and 10x18 loft. \$424,500

RC 4965

SOLID home on .24 acres with three-bedroom, two-bath, 1,500 sq. ft. Handicap-friendly. Detached double garage and attached carport. \$135,000

SC 4642

RARE FIND - DIVIDABLE ACREAGE. Awesome 39.84 acres zoned RR5 with spring-fed ponds, views, pasture, fir and pine trees and more. Borders BLM land, fabulous horseback riding trails too. \$495,000

WC 4977

STUNNING VIEWS of the Illinois River valley from your 1.15 acre home site. Build your true "dream home" and relax overlooking gorgeous views of territorial mountains and stunning river valley. \$145,000

RC 4994

LOOKING FOR COMMERCIAL: This is it! Great Hwy. 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

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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592-2878

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Becky Newsted
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Diane Swarts
659-1580

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