

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

Horse property. Slightly more than six acres with a comfortable three-bedroom, two-bath mobile home. Approximately 1,700 sq. ft. of living area featuring newer laminate floors, sun room and enclosed porch. Out back on the fenced and cross-fenced six acres is a large barn/shop with horse stalls behind the barn. Even a chicken coop for the family hens. Price reduced to \$259,000 # 1067

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

Nice, tidy, 940 sq. ft. two-bedroom home on city lot. Attached double garage, mature landscaping, quiet area. \$149,000 # 1060

Just reduced! Cute and cozy two-bedroom house on Old Stage Road. This is probably the most reasonable priced house in town. With slightly more than 900 sq. ft. of living area, house has new paint inside and out, new carpet and new vinyl in kitchen and bath. Would make a good first house, or possibly a rental. Property is zoned commercial so look at the possibilities. \$119,000 # 1021

'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

9.88 acres with approximately seven acres of vineyard planted, has been professionally pruned this year. Two ponds, concrete lined (recently repaired), with new irrigation pumps and all new permitted electrical to irrigation system. Two extra-large detached garages and one three-car garage beneath residence. Water rights from river and app'd sumps to supply ponds. Large foundation of original home that burned down in 2000. Is ok to rebuild on, per JoCo Building & Safety. Gazebo by pond, old water wheel that needs work. All very picturesque. The two-bedroom, one-bath home is situated over the three-car garage, with all the landscape that has been completed in the past several months. \$399,000 mls #52718769

More than 23 acres along the Illinois River W. Fork with ponds, views, three-bedroom older home (assessor says two, but actually three), 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, JCTR #1277

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. 15 x 20 carport is attached to garage. RV parking. Storage building 8x8. \$118,000 mls #5261428

Gorgeous 6.6-acres has a seasonal creek that runs a lot of the year with 1988 double-wide mobile, very livable but still somewhat of a fixer or just remove and build new. Close to town, mostly level, Great buy at \$239,500. mls #5268074

Great 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. \$165,000 mls #52710513

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

Luz A. Moore
Harris & Taylor

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

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.

TOO LATE TO CLASSIFY

LARGE TWO-BEDROOM apartment, newly renovated. First, last & deposit. No pets. No drugs. HUD approved. Quiet residential. Phone 541-944-5047.
JC22-1P

REAL ESTATE

H. D. PATTON, JR. CONSTRUCTION
License # 39671
"Reach Up, Stand Up, Fly Up!"
541-476-2127

***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

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

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

RENTALS

FOR RENT: Small 2-bedroom house, \$375 month, \$375 deposit. Credit check & references a must. \$30 non-refundable fee for credit check. No pets. Tom 592-3976
RT22-2P

269 Too Far South rental new 3-bedroom, 2-bath, garage. 1st, last & deposit. \$850. Phone 476-2127
HDP22-tfc

COMMERCIAL OFFICE SPACE

COMMERCIAL OFFICE SPACE. Approximately 300 sq. ft. office space. Laminate flooring, air conditioned. Water, sewer, trash and electric paid. Redwood Highway access with paved off-street parking. \$325 592-4146
OMRE20-tfc

MANUFACTURED HOMES

SINGLE-WIDE 12x70 two-bedroom, one-bath, newer carpeting, no leaks, with peeled-log 10x40 porch. Can move locally. \$3,800 Phone 592-3955
MLC22-2P

ONE HOME only! \$64,900. 3Bdr/2 Ba 1500 sf, tower dormers, lots of windows, island kitchen, many upgrades, ideal for view property. 1-877-676-6743 CCB#175506
OCAN - 22

MORE Classified ads on pages 11 & 13.....

Christina Hill, Broker
Re/Max Equity Group, Inc.
739 NE 6th Street
Grants Pass, OR 97526
Office: (541) 955-8483
Cell: (541) 287-0585
Fax: (541) 955-8652
Web: www.equitygroup.com/christinah

FINE LIVING AT A FINE PRICE!
3/2, laminate floors, open beam vaulted ceilings, tile counters, new appliances, 2 car garage, 1+ fenced acre. Close to town! \$239k

INCOME OPPORTUNITY
Previously used as restaurant, then store & gift shop. 1900+ sq. ft., 1.99 commercial acres. Needs TLC, but excellent opportunity! Only \$195,000

More photos: www.equitygroup.com/christinah
Each office is independently owned and operated.

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

Illinois Valley Real Estate
(541) 592-4464

Great home in a nice neighborhood! Two-story, three-bedroom, two-bath, 1,578 sq. ft. home on .17 of an acre. IVRE #1944

\$193,900

Check all our listings on the web at ivland.com

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

Illinois Valley Real Estate

Three-bedroom, two-bath in the city, ready for move-in. Nothing to fix. Comes with one-year home warranty. **\$209,500**

JUST REDUCED! Secluded, O'Brien 4-bedroom, 2-bath, newly new home on 5 acres. **\$299,000**

I. V. Real Estate 592-4464 Ask for Craig.

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

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 - 22

BEAT THE heat & crowd. Elegant private 2474 sq ft, 3 bed, 2.5 bath, Coastal home in Florence OR. Details search yahoo.com for PRU2U2L4 (800) 788-3319. OCAN - 22

Deadline for Advertising is Thursdays at 5 p.m. Ads received after deadline are on space-available basis.

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 home on one fenced acre. \$650. Call Luz Moore at 541-415-1961. NO PETS (541) 951-9574
JM-tfc

Classified ads are only \$4 for first 15 words, then 20-cents for each additional word. What a deal!

ILLINOIS VALLEY MINI STORAGE

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

592-2878 or 450-8777

102 S. CAVES AVENUE

www.illinois-valley-news.com

Harris & Taylor
541-592-3181
103 N. Redwood Hwy.

NICE CORNER LOT, five-plus 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 also available. \$220,000 BC 4881

COULD BE ADORABLE AGAIN! 1,200 sq. ft., three-bedroom home currently being renovated - is your ticket. Seller is out of time and money, so come on in and make it your own! Newer septic, 1.5 acres are partially fenced, has some shrubs and trees, hardship quarters are a bonus. Great opportunity for you. Bring your imagination and you'll fall in love! \$199,900 CC 4997

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

CURVES is a "Fortune 500" member and largest global fitness organization. Industry's standard for safety, low, low impact hydraulic and cardio workout program that accommodates all fitness levels and ages. Build in base and superior Curves training programs, support and promotions that are extraordinary. Drastic price reduction! Be your own boss today! \$185,000 CC 4979

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

UNCOMPARABLE IDLEWILD, incomparable price. End-of-road privacy, excellent well, large timbers on five-plus acres. Three-bedroom, two-bath home with big windows, fireplace, and concrete tile roof. \$325,000 IC 4964

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

LOOKING FOR A POTENTIAL TWO-FAMILY SET-UP? Live in the clean, well-kept 1,344 sq. ft. double-wide, while you build your dream home(s). Located near Lake Selmac, yet quiet, this 12. 38 acres has nice mix of mature trees and year-round Deer Creek borders the south of the property. \$339,000 LC 4944

NEAT AS A PIN, 1994 Barrington is set on a permanent foundation. Great floor plan of more than 1,500 sq. ft. features vaulted ceilings with skylights in kitchen and master bath. Large master suite with lighted closet. Plenty of cabinet space in kitchen and utility. Home sits on 5.27 level acres with a variety of trees and shrubs. Covered kennel for your dog. Year-round Deer Creek runs just to the north property line. A spring-fed pond next door. Close to Lake Selmac and Kalmiopsis Wilderness area. \$239,900 LC 4855

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.

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

Diane Swarts
659-1580

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