

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



\$10,000 price reduction! 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. Was \$45,000, now \$35,000 #M156

Another nice mobile located in a 55+ mobile home park. This is a 1998 Fleetwood, two-bedroom, one-bath. In A+ condition. Features a front kitchen, a rear master bedroom and a covered deck with access to the back yard. Priced to move at \$29,000. #M159

New modular home on West River St. Features include three bedrooms and two baths, split-bedroom design, cathedral ceilings, open living room to kitchen and dining room and upgraded appliances. Fully fenced yard with trees, large wrap-around deck and a single-car garage. Owner financing might be possible. \$184,500 # 1077

\$20,000 price reduction! Nice two-bedroom, two-bath double-wide mobile on more than 3/4 of an acre. Located at the edge of town, you get a nice large lot and yet are close to all city services. Home has approximately 1,200 sq. ft. of living space and has both a new well and new septic system. Was \$179,000, now \$159,000 # 1052

River frontage. Five acres at the end of Arrowhead Dr. Nice river views, trees. Owner in process of getting home site and septic approval. Shared well. \$159,000 # 1062

'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

Recently Reduced! More than 23 acres along the Illinois River W. Fork with ponds, views, three-bedroom older home (assessor says two, but actually three). Currently good long-term renter. Not many like this ever come on the market for sale. Some water rights (currently being researched) and other outbuildings, fenced and cross-fenced. Good for horses or just living. \$400,000 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 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

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 \$65,000. mls #52713636

Very Beautiful Custom three-bedroom, two-bath home on five acres. Good views, lots of skylights, vaulted ceilings, very open feeling to house and property. Main bedroom has walk-in closet, bath with garden tub, nice lawn and yard with BBQ area and hot tub. Twenty fruit trees. Garage is finished and has pull-down ladder to attic, also automatic opener. \$399,000 mls #52716451

Top-of-the-line 1994 manufactured home in like-new condition, vaulted ceilings, large railed front porch and back deck with large storage room. Four-plus miles to town. 18-gpm well. Third bedroom into den, two-bath, level five acres, fenced garden with metal greenhouse frame, very private setting in quiet neighborhood. \$249,000 mls #52720235

Beautifully treed six-plus acres. Six-gpm well when drilled. Mostly level. Seasonal creek runs most of summer. Private setting for home site. Close to O'Brien Store. Some meadow. Standard septic approval. \$134,900 mls 5268401

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



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

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

More photos: www.equitygroup.com/christinah

Each office is independently owned and operated.

RE/MAX equity group, inc. **Cave Junction**



H.D. Patton Jr. Construction CCB# 39671

Brand new! This affordable 3bed 2bath home can be the perfect match for anyone who wants to keep their payments reasonable! 1200 sq. ft., .17 acre lot, nice culdesac, wooded views in front and back- nice and quiet! Qualifies for USDA loan program, which is designed to help low income families with dependent children get into a home! I can give you the information you need to apply! Call Bill Dwyer at 944-4375 for more information. MLS#52718783
 All this for only \$189,000!! Did I mention, brand new?

cell- 944-4375
 office- 770-3325

RV SPACE

NICE QUIET FULL-TIME RV spaces available at beautiful Lake Selmac Resort in Selma. Beautiful lake view, laundry facilities. Water, sewer & trash collection included for \$325/month. Free Wi-Fi. Must have references. (541) 597-2277.
 LSR33-37c

Century 21 **Luz A. Moore**
Harris & Taylor **Broker**



Time to Buy or Sell your home?
 CHOOSE a motivated realtor who has a proven track record. For First-Time home buyers, check availability of USDA housing loan.

Phone **415-1961** or 592-3181
 103 N. Redwood Hwy., P.O. Box 825
 Cave Junction OR 97523

REAL ESTATE

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

RARE FIND! For sale by owner. 5+ acres on Sucker Creek. Completely remodeled, too much to list. \$399,000. 592-2880
 www.504hummingbird.com
 MB32-3c

BY OWNER, 2-bedroom home in O'Brien on 1 acre, outbuilding, above-ground pool, fruit trees, wooded, pond. Must see to appreciate. \$190,000 phone (541) 596-2012
 RM31-5P

Happy Halloween from "I.V. News" Look for our "Spooky Subscription Special" on the 2nd page of classifieds.

COMMERCIAL

HIGHWAY FRONT-AGE! Commercial/Industrial/Retail space for rent. Workshop, office, warehouse, storage & parking. Will divide. Airport Road & Hwy. 199. 592-3673
 PW31-4P

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

Classified ads are \$4 for first 15 words, then 20-cents for each additional word. Bring your ad to "I.V. News" by Thursday at 5 p.m.



RENTALS

OREGON PARADISE
 Rustic seclusion and luxurious appointments mark this duplex chalet townhouse in Selma as most unique in So. Oregon. An easy commute to Grants Pass makes this 2-bedroom, 1.5 bath with vaulted ceilings a real find. Huge private deck overlooks the creek. Wood/electric heat. Dishwasher, garbage disposal, washer/dryer hookups, quality throughout. Carpeted indoor storage room. \$700 per month, first, last and \$600 deposit. Available now. Phone (541) 597-2185
 BP32-tfc

L A R G E 2 - BEDROOM, one-bath, utility room, forced heat and air, carport. Available Nov. 1, at 326 Stevenson. \$700 per month. Contact 944-5047 to see.
 JC33-1P

BEAUTIFUL SELMA country home, 4-bedroom, 2 full bath on 5 acres. Dishwasher, washer/dryer, refrigerator. Newly remodeled, close to Lake Selmac. Pets negotiable? \$1,000 month + deposit. 659-2246
 CC33-1C

RENTALS

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

NEW HOME for rent. 3-bedroom, 2-bath, 1,702 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

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

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

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 Compare our Rates!

Rogue River Mortgage LLC
 Lynn Costantino or Bob Puntney
 476-6672 or 800-659-6172
 RRM31-1c

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.

Research archived issues at
www.illinois-valley-news.com

Illinois Valley Real Estate
 (541) 592-4464



Nearly 20 level acres. Lots of meadow for your animals! Country living with views of the mountains!
 mls #52717312

\$232,500

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, nearly new home on 5 acres. **\$299,000**

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

ILLINOIS VALLEY MINI STORAGE

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

592-2878 or 450-8777

102 S. CAVES AVENUE

LAND FOR SALE

4.17 gently sloping acres with standard septic approval & city water pending. Beautifully treed. \$120,000
 mls #2718069
Phone Vicki Davis (541) 761-2891
RE/MAX equity group, inc. (541) 770-3325
 RM33-4c

Advertising Deadline = Thursdays at 5 p.m.
 "I.V. News" is open Weekdays from 8-5.

Century 21 Harris & Taylor **541-592-3181**
 103 N. Redwood Hwy.



CUTE two-bedroom, 960 sq. ft. home with an open kitchen on a completely fenced .19-acre corner lot! Great garage with lots of built-in cupboards/storage and gated drive into back yard for RV. Front yard has a cute little pond. All city services and in great established neighborhood. \$192,500 BC 5044

INVESTOR/BUILDER ALERT check out this 9.66 acres backed by BLM. In town, close to amenities, behind the fire station. Adjoins Addison cul-de-sac, nicely treed and level. Surveyed. \$875,000 CC 5001

BUILD YOUR DREAM HOME on this 8.75 acres! Unfinished 32x28 shop with loft already built! Well & septic in with lots of trees and nice views on quiet country lane. Adjacent property also for sale for possible two-family set-up. \$199,000 DC 4873

PRISTINE SW OREGON RANCH vista's 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 garage and carport. Equestrian dream site. \$749,000 LC 5006

NESTLED IN THE WOODS beautiful trees surround this spacious double-wide with detached double-car garage. Woodstove, separate living room and family room. More than 4.38 acres, close to town, but country feel! \$285,000 MC 5043

SINGLE-STORY RANCH-STYLE with 1,702 sq. ft. home, energy-efficient, three-bedroom, two-bath home. Vaulted ceilings, breakfast nook, formal dining, lunch bar, ice maker, garbage disposal, walk-in closet, two-car garage, front and back yard landscaped with in-ground sprinklers. Fenced, small RV parking and much more! Walking distance to new medical center, schools, city services, golf course and ten-year structural warranty. \$242,500 MC 5045

1,714 SQ. FT. NEW CONSTRUCTION home in one of the best exclusive sub-divisions in the beautiful Illinois Valley. Open floor-plan, vaulted ceiling, great room with electric fireplace, ceiling fan, hardwood floors, maple kitchen cabinets, granite countertops, master bedroom with walk-in closet, covered patio, front yard landscaped with in-ground sprinklers and drip. \$257,900 MC 4938

GREAT STARTER HOME very nice 1993 single-wide tucked away on an acre in the city. End-of-driveway seclusion. More than 1,000 sq. ft. in the shade of towering trees. Roomy bath with garden tub. Charming playhouse for the kids. Alarm system with motion detectors and four cameras. Septic pumped in 2006. City water. Property adjoins the new high school football field. \$175,000 OC 5000

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 garage. Make life easier on yourself. \$95,000 OC 4866

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