

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

Nice oversized lots on Stage Stop Drive. Several lots available ranging from 0.7 acre, 0.56 acre, 0.53 acre and 0.47 acre. These lots are anywhere from two to three times larger than many "postage stamp" sized lots elsewhere. Prices range from \$140,000 to \$95,000. The one priced at \$140,000 has the garage built and septic installed. Drive by and look or stop in our office and get a map of the lots. # 1078 to #1083

Developers Special. Just over 1 acre on River Street. Has several older structures and a mobile home. Two sewer connections per city. Value is in the land which is zoned multi-family. \$199,900 # 1084

Price reduction on 155 acres in three separate parcels. 43 acres with cabin and outbuildings, power and phone, 80 acres with several pads and great views and 30 acres with creek. This property is part of the old Boswell Mining complex. \$431,500 for all 155 acres \$177,900 for the 43 acres and the cabin or \$125,000 for the 30 acres and \$127,000 for the 80 acres. Purchase one or all, your choice. #1071

Just listed. Out of state owner says to sell these two 10 acre parcels. One parcel has a knoll with nice views, would make a perfect home site \$189,900 # 1086. The second parcel offers a bit more seclusion \$179,900 # 1087. Both parcels have paved road frontage and possible owner financing. #1086 and #1087

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

HOW BIG is 40 acres? Come and find out! 40 acres - \$39,900 just outside Moses Lake, WA. Beautiful land with captivating mix of rolling hills and occasional rock outcroppings - must see. Offered by a motivated seller. Excellent financing offered. Call WALR 1-866-582-5687. OCAN - 34

NO DOWN payment? Problem credit? If you're motivated and follow our proven, no-nonsense program, we'll get you into a new home. Call 1-800-830-2006 or visit www.AmericanHomePartners.com. OCAN - 34

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

COMMERCIAL RENTAL: 360 Caves Hwy. 1,700 sq. ft., Curves building. \$875 per month. Phone 592-3669 or 601-1520 CM34-tfc

ROOM FOR RENT

ROOM FOR RENT No Smoking, no drinking, no illegal drugs. Must like pets. Pets on consideration. \$400/month all utilities included. 1 large bedroom shared bath and kitchen. In the country, five miles from town. 761-0431 or 592-3383. CB34-1p

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

Bring your classified ad to "I.V. News" at 321 So. Redwood Hwy. Turn in the driveway by King's Chinese Restaurant. We are open Weekdays from 8-5. Phone 592-2541.

RENTALS

FOR RENT - One-bedroom, one-bath house on property. HUD approved. \$500 per month. (541) 621-5170 JG34-2P

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 year round 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

3-BEDROOM, 2 - bath, convenient town location. No pets, no drugs. Credit check and references. \$750/month. Phone 415-0068. LV34-2c

K E R B Y 3 - BEDROOM trailer. Being cleaned and fixed. \$500/month. First, last and deposit. Elderly and/or handicapped accommodated. 592-4887 Evenings. GB34-2p

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

WANTED

WANTED: USED vehicle in good condition, for a reasonable price. Phone 592-5208 or 415-1133. BB34-2P

WANTED: Big doghouse, any condition. Phone 592-5208 BB34-2P

I.V. News will be published a day early (on Tuesday, Nov. 20) due to Thanksgiving



'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



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. \$159,900 mls #52710513

River Front Vineyard! 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 approved sumps to supply ponds. Large foundation of original home that burned down in 2000, is ok to rebuild on, per Jo Co 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

50 secluded acres with driveway, large pad in and septic installed. Spring for water will need further development or drill a well. Lots of trees, hillside with good slope so view is possible. Adjacent to BLM. This is a nice property for anyone wanting privacy and years of firewood. OWC terms may be available. \$187,500 mls #52721594

Earth Friendly, low-maintenance, extremely energy-efficient Rastra constructed home on 27.5 acres. Home is 2,400 sq. ft. with three bedrooms and two baths. Lots of extras. This has a lot for those who like living the real rural lifestyle. Large insulated and heated four-car garage/shop plus 30 x 50 metal building. Developed garden area. Home is wonderful with large windows to take in the view. All for \$725,000. Phone for an appointment today! mls #52718593

Top-of-the-world views. Seven acres on the top of a knoll with a house designed to take advantage of the setting. This truly has the feeling of being away from it all. Lots of light with windows and skylights make this split-design three-bedroom, two-bath home unique. Small greenhouse, some fruit trees, and a good well make this ideal for the gardener. Lots here for the \$349,000. mls #52717436

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

RENTALS

269 TOO FAR South rental new 3-bedroom, 2-bath, garage. 1st, last & deposit. \$850. Phone 476-2127 HDP2-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

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

QUIET SENIOR park, 2-bedroom, 1-bath mobile for rent. Walk to town, small pet allowed. \$475 per month, \$475 security deposit. Includes water, sewer, garbage. References. Siskiyou Mobile Home Park, 138 N. Old Stage Road. Phone 541-944-5818 SMHP33-tfc

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

FIREWOOD

PERPETUAL FLAME

Green hardwood \$170 a cord, madrone \$180 when available. Seasoned hardwood \$195/cord when available. Softwood \$150/cord. Delivered in Illinois Valley. 660-8704. JK20-tfc

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

LOST & FOUND

IS YOUR dog missing? Do you suspect theft? Is enforcement unable to assist? I am researching because I miss my dog too. Respond to "I.V. News" P.O. Box 1370, Cave Junction OR 97523 UN34-2P

FOUND- SMALL gray tabby cat with short (not Manx) tail. Very affectionate. Ken Rose area. Phone 592-4444. JH34-1ck

"I.V. News"
592-2541

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

WANTED:

Rowing exercise machine
Phone Bob
592-2541

B33-tfc

Classified ads are \$4 for first 15 words, then 20-cents for each additional word. Deadline for advertising, letters to editor, etc. is Thursday at 5 p.m. Don't miss it!

IT'S ALL ABOUT RESULTS

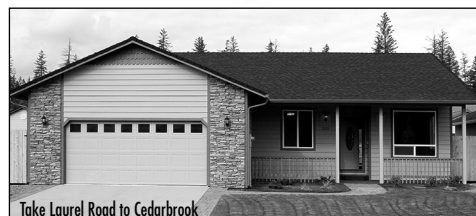
Jim Frick delivers!



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

Century 21 Harris & Taylor

Luz A. Moore
Broker

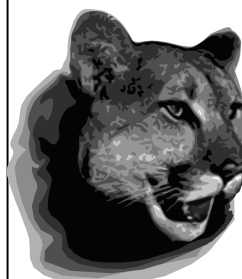


Time to Buy or Sell your home? CHOOSE a motivated realtor who has a proven track record. For First-Time home buyers, check availability of USDA housing loan.

Phone **415-1961** or 592-3181

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

SHOW YOUR COUGAR PRIDE! CONGRATULATIONS & GOOD LUCK



Illinois Valley High School

"I.V. NEWS" will publish a special presentation in the November 14 issue. Phone 592-2541 for details.

Be a Supporter -

List your business in a 2x1 ad (Service Directory size) with spot color = only \$15.



Harris & Taylor

541-592-3181
 103 N. Redwood Hwy.

OLDER MOBILE with built-ons, may not be livable or little value if any. Great five-acre parcel with great owner terms. Low down, 10% amortized as long as the buyer needs, up to 40 years. \$109,999 CC 5053

BRAND NEW on corner lot with more than 1,700 sq. ft. Three-bedroom, two-bath ranch-style home on .25 acre corner lot. Modern new appliance package, attached two-car garage, private and quiet location. \$269,900 CC 5048

WHAT A GREAT BUY! Remodeled 1,330 sq. ft., two-bedroom, one-bath dwelling on 3.9 wooded acres. Ceramic tile flooring and countertops, new cabinetry, carpet and lots of natural wood flooring. Front/back deck, patio, towering trees and more. \$179,000 RC 5047

PARK-LIKE ACREAGE WITH HOME. Spacious three-bedroom, three-bath, 1994 sq. ft. ranch-style home with attached double-car garage. Beautiful property with level, wooded 8.6 acres with walking and riding trails to bordering BLM. Small shop/storage. \$365,000 RC 5049

FENCED & READY TO BUILD this private 5.61 acres has septic installed, well with pump, pad, power and ready for home. Only nine miles south of Cave Junction. Close to O'Brien store and gas station. \$154,900 RC 5052

GREAT HORSE PROPERTY on irrigation rights. Fantastic valley vistas from home and decks, more than 2,600 sq. ft. split-level home on nearly ten acres. Extensive remodel including new roof in 2001. Private deck from master bedroom. Old garage converted to bonus room. Yard around home fenced. Garage/workshop on lower level. Year-round creek and pond. Pasture with horse/hay shelter. \$349,000 WC 5046

NEW 1,600 sq. ft. home located in one of the most exclusive sub-divisions in Cave Junction. Open floor plan, great room with electric fireplace, ceiling fan, vaulted ceiling, maple kitchen cabinets, granite countertops, hardwood floors, covered patio, front yard landscaped with in-ground sprinklers and drip. Walking distance to schools, medical center, city services and golf course. Seller to provide ten-year builder's warranty. \$239,900 BC 4937

SPECTACULAR MOUNTAIN RANCH private 34.9 acres, bordered by 17,000 acres of BLM land. Custom three-story home with redwood decking, granite kitchen countertops, oak cabinets and gorgeous views from every direction. Covered jacuzzi, hay barn with box stalls, tack room! Landscaped beautifully with aggregate walkways, ornamental stones, fruit trees and more. Great equestrian hideaway. \$1,890,000 DC 5036

RARE LARGE ACREAGE, SECLUSION & VIEWS! Just an hour drive to the ocean from this 27.80 wooded acres featuring many possible home sites & recreational roads for horses or ATV's. 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 add to the huge potential. \$225,000 RC 4860

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

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

Illinois Valley Real Estate
(541) 592-4464

\$169,500

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.