

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

Slightly less than five acres of level land on Holland Loop Road. Property is zoned RR5 so come look and see if this is just the spot for your new home. Possible owner financing on this parcel. \$127,000 # 1094

Nice oversized lots on Stage Stop Drive. Several lots are 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

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

How about seven-plus acres on Westside Road? Property is nicely wooded, has a drilled well, septic installed and power on property. Driveway graded and shale laid down. \$164,000 # 1033

Need more than seven acres? Next door to the property above we offer an eleven-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. Reduced to \$159,500 # 1032



'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



Junction Realty has been one of the top real estate companies in the Illinois Valley area for total sales volume for most of the last decade.

We don't have the largest number of listings or the most agents but we have two of the top performing agents in the valley. We stay at the top of our area's sales because we know our area. We know what is happening in the market and we represent our client's interest over our own to the best of our ability.

Real estate sales are really a grand auction. There are sellers and there are buyers. There is always a price at which a sale can occur. It may not be what a Seller wants or even needs but there is always a price where a buyer can or will purchase.

All properties listed by one of your local Realtors goes into a Southern Oregon regional Multiple Listing Service with well over a thousand active agents logging on. All else being rather equal, price is the most important factor in selling your property. Nothing else matters as much as price. The world is interconnected with the Internet and most buyers start there. No amount of advertising will increase the value of a home in an open and fair auction.

All advertising does is attract buyers, but if the Realtor is doing their job as a fiduciary of that buyer, all homes in a price range or size need to be shown. Anything other than a fair price could even have some liability attached to the sale. Some things help like curb appeal and amenities may help your home over another very similar but nothing works as much as price.

The market has become extremely difficult lately. Sales are very slow. If you are a seller you need to have the best representation and information so that you can determine the right price. If you are a buyer, you need good representation and information so that you can find what you want, rather than what the salesperson wants to sell you. Buyers also need to know what is happening in the market so that they are not asked to over pay.

The business of buying and selling real property is complex. There are any laws and rules that have to be obeyed and many pits to fall into. Both Buyers and Sellers need the services of quality professionals with current knowledge and access to all the information you need to successfully buy or sell.

Clients and Realtors are partners in accomplishing sales. We help our clients transit through the complexities of buying or selling real property. Our success is due to our ability to work well for you in a complex world and get the job done.

If you are looking for this level of service, phone us and we'll see if we can be of help. Bottom line is if you want to sell and there are twenty-five two-thousand square foot three-bedroom homes on city lots, a buyer is going to look at the best priced one first. Would you do otherwise?

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

REAL ESTATE

HOMES FOR SALE or rent in new subdivisions located in Cave Junction and Grants Pass. 541-592-6751

ER38-10P

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

RIVER ACCESS retreat (Washington). 6 ac-\$49,900. 15 ac- old farm building, \$89,900. Incredible land & gorgeous setting. Limited available. EZ terms. Call WALR. 1-866-836-9109.

OACN - 44

BULK LAND sale. 40 AC- \$39,900. Moses Lake, WA. Priced for quick sale. Beautiful land, interesting topography, good views & setting, abundant wildlife. Surveyed on maintained road. Financing avail. Call WALR. 1-866-582-5687.

OACN - 44

Subscribe to the "Illinois Valley News" \$22.80 in-county, or \$36 for out-of-state.

ILLINOIS VALLEY MINI STORAGE

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

592-2878 or 450-8777
 102 S. CAVES AVENUE



Illinois Valley Real Estate
 (541) 592-4464

Price Reduction!

Nearly twenty level acres, only \$211,500

We have buyers looking for property out of town with \$20,000 down; and for commercial property in town. Phone us for more details.

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

I. V. Real Estate 592-4464 Ask for Craig. IVRE10-tfc

REAL ESTATE

2-BEDROOM, 1-BATH on 1/2 acre. Creek in backyard. New flooring. Double-pane windows. Out-buildings. 142 Holton Creek Road, Kerby. Shown by appointment \$157,900 Phone 592-6429

SL42-4C

MANUFACTURED HOME on city lot with lots of trees. Newly remodeled doublewide, three-bedroom, two-bath with den. Excellent condition. Must see to appreciate. Asking \$148,000. Phone 541-592-2299

LC42-5C

RENTALS

CUTE & CLEAN one-bedroom plus den duplex. Walking distance to town. 228 A. West River Street. References required. \$425 month, \$650 security deposit. NO HUD. Phone 592-2096

JL44-tfc

2-BEDROOM, 2-BATH mobile, carport, wood stove, oven, refrigerator, washer & dryer. Large yard. \$675 per month/\$675 security deposit. References required. Phone 541-592-5300

FRP43-2C

2-BEDROOM, 1-BATH, vaulted ceilings, large lot, newer appliances & flooring. Located near IVHS \$650 per month plus \$500 deposit. Refuse collection paid. More information, phone 592-3056.

FS44-1P

RENTALS

QUIET 2-BEDROOM apartment in Cave Jct. Water, sewer, trash paid. Rent \$500, deposit \$500. Phone 592-4676

AC43-2P

117 N. JUNCTION large studio house \$650. Large spacious 1-bed duplex \$620. Duplex 1-bed \$495. Duplexes 2-bed, 2-bath with office, ADA \$620. Phone 476-2127

HDP38-tfc

NEW HOUSE for rent: 159 Cabernet Circle, Cave Junction. 3-bedroom, 2-bath, big yard fenced. \$1,000 per month! Contact Luz Moore at 1-541-415-1961.

IL21-tfc

N. HUSSEY, C.J. two-bedroom, one-bath with washer/dryer, garage, storage, fenced back yard. \$590 per month plus deposit. Contact Jamie at I.V. Real Estate (541) 592-4464 or Theresa (541) 531-9292

TW43-2C

361 NOAH'S WAY, nice custom-built home for rent or purchase. Phone 592-6751

ER38-10P

NICE, CLEAN 2-bedroom, 1-bath duplex. Laundry hookups, carport. 127 N. Junction Ave. References required. \$535 month, \$850 security deposit. NO HUD. Phone 592-2096.

JL44-tfc

4-BEDROOM HOUSE or private rooms for rent, share utilities and household. 15 minutes from Cave Junction. Available Jan. 15. First, last & \$200 cleaning deposit are required. Pets allowed, with \$100 pet deposit per pet. Secluded three acres. Phone for appointment 541-761-2051 or 818-486-2945.

DS44-1C

FARM & GARDEN

KLAMATH HAY, grass, alfalfa and grassy alfalfa. Phone 592-3997 or 1-541-761-2503

AW43-12p

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 592-3181

CHT50-tfc

COMMERCIAL

RETAIL SPACE 24' x 15', utilities included \$500 per month. Phone 597-2002 or 597-2272

SW42-5P

HIGHWAY FRONTAGE! Commercial/Industrial/Retail space for rent. Workshop office, warehouse, storage & parking. All or part. Airport Road & Hwy. 199. Phone 592-3673.

PW39-tfc

WANTED

WE BUY & REPAIR tools, compressors. Phone 592-2524

JS44-3cr

BUSINESS OPPORTUNITY

ALL CASH candy route. Do you earn \$800 in a day? Your own local candy route. Includes 30 machines and candy. All for \$9,995. 1-888-776-3071.

OACN - 44

BARGAIN MINI STORAGE

175 Finch Road Kerby 592-3355

*8'x10' - \$35
 *10'x10' - \$42
 *10'x20' - \$72
 *8'x40' - \$100
 *8'x28' - \$72
 Open Vehicle Parking

FOR SALE

BARK CHIPS from Kauffman Wood, approximately 20-yard load. \$125 delivered in I.V. Phone 592-2568.

DK40-tfc

2 NEW diesel generators, zero hours. 20KW Silent Diesel, new \$14,500, sell \$6,500. 6KW Silent Diesel, new \$3,850, sacrifice \$1,900. r a m g a u - cho@msn.com, cell 503-820-3767. Just moved, live locally.

OACN - 44

AUTO FOR SALE

1994 CHEVY ASTRO cargo van, looks great, runs great. Air-conditioning, CD player, floor mat, work shelves, 120,000 miles, 4.3 six-cylinder, \$4,495. Phone 592-3095.

DS43-2P

SERVICES

NEED A HELPING HAND? Errands, doctor's appointment, light house-keeping, meal preparation, etc. Susan 592-4705

SH44-4P

REASONABLE AND ECO-FRIENDLY

All brush/tree/fire ladder fire reduction. Resulting mulch improves soil and reduces erosion. No burning, no hauling of debris. Economical, sound land management. Experienced owner-operator. Phone Ron Wilson (541) 582-3991 or (541) 660-1748. References available on request.

RW21-tfc

Cargo Containers

Rent, Buy or We Modify 20, 40 & 45' Lengths We deliver 2 U GW Storage, LLC 541-479-5583

YARD SALE

3-FAMILY YARD sale, items from A-Z. Corner of 199 & Airport Dr. Sat. & Sun., Jan. 19 & 20 from 9 a.m. to 3 p.m.

SD44-1P

ANNOUNCEMENTS

PSYCHIC PHENOMENON interest you? Group starting. Phone 592-3949.

SM44-1P

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

LOST & FOUND

GERMAN SHEPHERD, older male, neutered, found Caves Hwy. Phone 592-2703 or 415-1672 to claim or adopt to approved home.

AS44-1C

LOST GLASSES - ladies' tinted prescription, lost by city hall Monday, Jan. 7 Reward. 592-2470

CR44-1P

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

FOR SALE

ANNA'S ATTIC
BUY - SELL - TRADE
28060 Redwood Highway
Huge 1/2 off
Everything in Store Sale
Must Make Room!
Many, Many Nice Things!
Bring A Box!
Open 10:00 until 5:00 Every Day!
592-6675

HELP WANTED

IMMEDIATE OPENING at *Illinois Valley News* for part-time employee with experience in MS Publisher, Word, Excel. Some HTML required. Approximately 20 hours per week, especially involving Mondays and Tuesdays, plus some work Thursdays and Fridays. The qualified candidate will help prepare weekly issues for publication, as well as make advertising contacts; and a wide range of other office-type tasks such as answering the telephone and helping customers at the front counter. Hourly wage to be discussed with candidates. Bring resume (no phone calls) to I.V. News office behind King's Chinese Cuisine; or send them to POB 1370, Cave Junction OR 97523

Maintenance Worker Position Available at Oregon Caves National Monument

Oregon Caves National Monument is recruiting to fill one Maintenance Worker position. The recruitment period is open from January 14 - February 12, 2008.

This position pays \$15.80 per hour. This is a full-time position that will work a minimum of 26 weeks per year. The position will provide labor support to building and cave maintenance, utility operations, construction projects and janitorial services.

For applicants regardless of residency, you can find Job Announcement Numbers PWROAK-08-06-DEU or PWROAK-08-06-MPP at the following website:

<http://www.usajobs.opm.gov>

In addition, for those individuals who have maintained a permanent exclusive residence in the commuting area (Illinois Valley, Cave Junction, Grants Pass and Josephine County) you may also apply by contacting the Grants Pass Employment Office at 201 NE 8th Street, Grants Pass, OR for job listing number 543310 for a complete Vacancy Notice, application form and set of instructions.

Publish: January 16 & 23, 2008

CHURCH ORGANIST for Good Shepherd Lutheran Church. If interested phone Bertha at 592-2482 or Dick at 597-4383.

GS42-5c

DRIVERS- REGIONAL runs! Van & flatbed. Ask about qualifying for five raises in a year! (866) 205-8700. WWW.SwiftTruckingJobs.com.

OACN - 44

AWESOME FIRST Job!! Now hiring 18-24 guys/ gals. Work and travel entire USA. Two weeks paid training. Transportation and lodging furnished. Start immediately! 1-877-646-5050. Success Express Sales Inc.

OACN - 44

Advertising Deadline is Thursday 5 p.m. We are open Weekdays from 8-5. (541) 592-2541



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

"Prices have fallen... so now is a great time to buy!"
 Phone our office for all your real estate needs, we would love to help!



Jim Frick 592-2878



Carol Doering 287-0248



Luz Moore 592-3966



Sandy Glanack 592-3306



Steve Lyons 287-0290



Becky Newsted 660-2032

Visit our Websites c21harristaylor.com or century21.com