

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

Looking for that country home site? Here is a nice level, wooded parcel slightly less than five acres. Located on a quiet, paved county road. Property has standard septic approval. \$160,000 # 1091

Look what you can own for under \$200,000. 4 1/2 level and wooded acres. Partially fenced, large well house, fenced garden area, circular drive and a two-story shop building. Oh yes, there is a nice three-bedroom, two-bath mobile home with more than 1,300 square foot of living area. Has a large front deck plus a back deck and patio. Nice private setting yet not too far to town. \$197,000 # 1093

Sometimes good buys just slip right away and we never know. Here is probably one of the best buys in Cave Junction. 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 trees or just about anything you want. Home is connected to city sewer system but has its own well for domestic use. Where else can you find a home this nice with nearly 2.7 acres? To put that into perspective, most of the newer homes in town are approximately five or more lots to the acre. A home with this size lot is approximately equal to 12 or 15 regular lots! Sale subject to estate probate. \$325,000 # 1057

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. So just kick up your heels and enjoy country life on this five Selma acres. \$365,000 # 1019



'We Know the Valley'

Need action Call a Professional 111 N. Redwood Hwy. - PO Box 849
Cave Junction, OR 97523
800-238-6493 / 541-592-3858



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 \$60,000 mls #52713936

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 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. \$369,000 mls #52718769

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

Five level acres with ten-gpm well, septic, and power. Beautiful private setting with meadows and big trees. Six water stations and two electric pedestals. Close to town. \$159,000 mls #52718226

Very cozy 1982 manufactured three-bedroom, two-bath with heat pump plus oil stove and wood stove on fully fenced five acres, ten-gpm well. Large master bedroom, two walk-in closets, spacious living room, separate dining room, 8x30 enclosed back porch, big shop, three-stall equipment storage, garden area. Various sheds, dog pens, fruit and ornamental trees, hundreds of flowers and more. Great buy at \$192,500. mls #52720249

Investment Property less than 1.6 acres in the city. Currently approved for six lots, other options may be available. Or just have a large parcel in town. \$159,000 mls #52720721

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



Valentine's Day Specials
that you're going to LOVE!

Buy any size display ad to run Feb. 6 & 13, with free spot-color (red), for just \$5 per column inch, per week. That's a savings of \$120 on the color charges alone. It's also a 10% savings on our regular ad rate.

Or try our Valentine's Day greeting for just \$19⁵⁰ for a two column by one inch ad with spot color. A fun way to tell your Valentine how much you care!

Deadline for Valentine's Day advertising is Thursday, Jan. 31 at 5 p.m.

We would LOVE to hear from you!

REAL ESTATE

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

ER38-10P

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

LC46-5C

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

KERBY-FIXER house 1.2 acres \$169,000. 2.2 acres, old mobile \$135,000. Industrial shop, 4,500 square feet, 2 loading bays, all concrete and block \$169,000. Owner carry on each with \$5,000 down, 8% interest. 541-660-5668.

VV46-2P

PSSSST- IN ten years, you'll be saying I should have bought land in 2008. Prices will never be better! 40 ac-\$39,900. EZ terms. Near Moses Lake, WA. Call WALR. Will sell quickly. 1-866-582-5687.

Ocan - 46

"I.V. News" - open Weekdays from 8-5.

RENTALS

2-BEDROOM, 1-BATH on N. Hussey, C. J. Washer/dryer, garage, storage, fenced back yard. \$590 per month plus deposit. Contact Theresa at 531-9292 or Jamie at I.V. Real Estate (541) 592-4464

TW45-2C

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

AC46-2C

NEWER SINGLE-WIDE on private land, close to town. \$600 month + security deposit. Seniors 5% discount. Phone 592-2386

MLG46-1P

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

ALMOST BRAND-NEW 1-bedroom, 1-bath apartment with washer/dryer. In-town location. \$475 Credit check. HUD OK. Phone 415-0068

LV45-tfc

3-BEDROOM, 2-BATH, in-town location. Recently remodeled. No smoking, no drugs. Credit check & references. \$685 per month. Phone 415-0068

TWN45-tfc

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

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

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

ER38-10P

COUNTRY SETTING 3-bedroom, 2-bath, large yard, fenced back yard \$800 per month + utilities. \$1,500 security deposit. Phone 660-0962

PB46-1P

32-FOOT TRAILER for rent. Excellent condition. Private, end of road. Wooded, creek-side. Kerby. \$250 Phone 592-4695

JT46-1P

ROOM FOR rent. Share house. Private, end of road. Wooded creek, trails, organic garden. Kerby. \$275-\$325. Phone 592-4695

JT46-1P

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 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

COMMERCIAL OFFICE SPACE in Western Plaza. 1,000 sq. ft. Available 2/1/08. Phone 479-1416

LW45-tfc

COMMERCIAL OFFICE SPACE - approximately 500 sq. ft. of space. Off-street parking and easy access from Redwood Hwy. \$350 per month. Phone Bill at 592-4146.

BR45-tfc

MANUFACTURED HOMES

SINGLE-WIDE 12x70 two-bedroom, one-bath, newer carpeting, no leaks, with peeled-log 10x40 porch, swamp cooler and electric heat. Can move locally. \$2,800 Phone 592-3955

MLC46-1C

Featured Business Deal - only \$110

"Illinois Valley News" will publish a photo, an article, and FOUR 2x3 ads, for the low price of \$110. (The ads alone would normally cost \$132). Advertise to more than 3,000 households between Grants Pass and Hiouchi - after all, isn't this your market area? Phone (541) 592-2541 to set up your interview appointment.

Surprise your Valentine!

- ♥ Less calories than candy
- ♥ Requires no water
- ♥ More fun than a card

Valentine's Day greeting for just \$19⁵⁰ for a two column by one inch ad with spot color.

♥ 592-2541 ♥

FOR SALE

PARTICLE BOARD, 4' x 8', 3/4" and 5/8", \$10 per sheet. Phone 287-0907 or 592-6210

DC46-1P

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

DK40-tfc

COMPLETE, clean twin bed set with brass head/foot boards. \$90. Phone 592-3444

LV46-1P

INDUSTRIAL REFRIGERATED liquid oxygen cylinder, good for glass-working. Best offer. Phone 592-2806

BK46-1C

BAMBOO DESIGNER flooring, www.stilecraft.com brand, 2317 sq ft, sell all or part. New \$5.99/sq ft, sacrifice only \$2.50/sq ft. Project cancelled. Email if you can? Homedays@gmail.com. Just moved, live locally, cell 503-344-3730.

Ocan - 46

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

Ocan - 46

SAWMILLS FROM only \$2,990. Convert your logs to valuable lumber with your own Norwood portable band sawmill. Log skidders available. www.norwoodsawmills.com/300n. Free information: 1-800-578-1363, ext:300n.

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GARAGE SALE

GARAGE SALE - Feb. 1, 2, 3 at 3580 Rockydale Road. Papered German Shepherd puppies, stainless steel stove pipe, 1975 International pickup, 500 Playboy magazines, TV, dresser, new leather coats, big new radio control cars, boats, clothes, toys, knick-knacks, lots of new and used. 592-5398

JW46-1P

FREE PET

FREE TO good home, adorable pit-bull mix, male, 8 months old. Phone 592-3600

TA46-2C

PERSONAL

Lose Weight in 2008!

All Ages - All Sizes. TOPS Weight Loss Support Group meets Thursdays, 10:30 a.m. - Noon at the Methodist Church. Questions call 592-3167 or go to www.tops.org

TT42-5c

DRINKING PROBLEM ? AA CAN HELP

Call 592-2901 or 761-4115 ***

CJ Meetings: Immanuel Methodist Church Thurs 7 p.m. Sat 10 a.m. Women Sat 7 p.m. Sun 7 p.m.

St. Matthias Church

Tues 7 p.m. Wed 7 p.m. Men

I.V. Family Coalition Wed 7:30 p.m.

FARM & GARDEN

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

AW43-12p

WANTED

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

JS44-3cr

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

SCOTTY'S WOOD SERVICE - bone dry silver madrone \$180 a cord. Dry fir \$150 a cord. All wood chopped and delivered. Phone Josh 592-0395 or Mark 659-0211

JS45-4P

ILLINOIS VALLEY MINI STORAGE

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

592-2878 or 450-8777

102 S. CAVES AVENUE

BOATER SAFETY CLASS

for Oregon card on Feb. 16. Must Pre-register for book and homework. Space limited! Phone 592-3609

RJ45-2C

SERVICES

LEAN ON ME home health care with T.L.C. Amanda Stanton 592-6210

AS45-2P

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

BUSINESS OPPORTUNITIES

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.

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



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

Century 21 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