

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.

'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

Just Reduced! 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. \$108,000 mls #52720721

Tremendous 39.8-acre property with so much potential. Owner is currently using as a single home site and some horses. Views are exceptional once you get up on the rolling portion of the property. Spring-fed ponds, (not large ones, but plenty of water), per owner. There are many choices on a gorgeous home site, property is zoned RR5, potential division too. (Due diligence encouraged). Flag strip is not paved, but touches on paved road (Walters). Power at Walters. Lots of meadows, some trees and room to roam! Now priced below assessor's real market value. \$340,000 mls #52722629

Near 180-degree view of valley and mountains. Southern exposure. The view will knock your socks off! Backed by BLM too. Two-bedroom, two-bath, 1,734 sq. ft. move-in ready home. New paint in/out, new carpets, vinyl and appliances. Very open kitchen to formal dining area. Arched doorway, bright sun room that overlooks distant view and pond. Small pond by front of home would make a great start for water feature. Room to expand on this home. Ponds were used to raise Koi, could be a nice home business for a new owner too. White vinyl fencing on most perimeters. The well used to supply ponds in hot summertime. Way too much to mention here! \$384,500 mls #52805283

Lots of tall trees make this a private setting for this 1,248 sq. ft., two-bedroom, two-bath, 1979 Goldenwest manufactured home. Step-saver kitchen has break-fast bar/desk, built-in stove, oven and dishwasher. Large utility room has a built-in desk and room for a freezer. Dining area with a hutch. Large 24 x 24 finished office/guest quarters above the garage/shop. Circular drive, lots of room to roam on this five acres. Garage also has two carports. \$229,000 mls #52803910

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

HOUSE/LAND FOR SALE - 5+ Waterfront
 Acres on Sucker Creek Prime. Complete remodel including Granite, Hardwood, Custom Kitchen, Brand New Appliances. Too much to list, gorgeous! Phone for details, will consider partial barter for prime land.
 PRICE REDUCED!
www.504hummingbird.com
(541) 592-2880

Oregon Mountain Real Estate

221 S. Redwood Hwy. PO Box 835
 Cave Junction, OR 97523
 www.oregonmountain.com 541-592-4146

Just reduced again. Out-of-state owner says to sell these three ten-acre parcels. One parcel has a knoll with nice views, would make a perfect home site \$165,900 #1086. The second parcel offers a bit more seclusion \$154,700 #1087. The third parcel has a seasonal creek. \$189,000 #1090. Owner will sell all three for \$458,400. All parcels have paved road frontage and possible owner financing.

Another price reduction. Affordable home. Nice, tidy, 940 sq. ft. two-bedroom home on city lot. Attached double-garage, mature landscaping, quiet area. Possible loan assumption on this home. \$149,000 # 1060

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. We have just put this three-bedroom, two-bath, 1,700 sq. ft. ranch-style home on a country kitchen, brick fireplace in living room and room for a family. With close to 2.7 acres, there is room for a garden and just about anything you want. Home is connected to city sewer and has its own well for domestic use. Where else can you find a home in town this nice with almost 2.7 acres? To put that in perspective, most of the newer homes in town are approximately five to six lots to the acre. A home with this size lot is approximately equal to 12 to 15 regular lots! Sale subject to estate probate. Was \$325,000, now \$299,000. # 1057

Neat spot in Selma. Here is a five-acre parcel that has a nice mix of pine, fir, oak and madrone. Owner has opened up the property so it shows like a park. Comfortable two-bedroom mobile to live in while you build your custom home on the house pad that has been cut in. Well log shows a good-producing well. \$172,900 # 1104

REAL ESTATE

\$ \$ REDUCED \$ \$
 to \$139,500. Cute 2-bedroom, 1-bath, by owner in Kerby. Fenced 1/2-acre with Holton Creek in backyard. All up-graded floors, carpet, paint, windows. Outbuilding, 2 wells, below assessed value. 592-6429
 SL13-tfc

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
 LC16-4C

ABSOLUTE STEAL River access! 6 AC - \$49,900; 15 AC old farm buildings - \$89,900. Top quality acreage in stunning setting! Limited available. EZ Terms. Call WALR 1-866-836-9106
 OCAN - 18

Must SELL 40 ac - \$39,900. Near Moses Lake, WA. Beautiful land and views, abundant wildlife. Surveyed on maintained road. Great financing. Call WALR 1-866-582-5687.
 OCAN - 18

COMMERCIAL

358 CAVES HWY. multiple options starting at \$400 per month. Phone 592-3669 or 601-1520
 CM10-tfc

WESTERN PLAZA, 630 sq. ft. space available. \$360 per month. Phone 479-1416
 LW8-tfc

OFFICE WITH small warehouse at 1001 Caves Hwy. Available now. Phone 479-5343
 CO18-4P

Down & Out Seamless Gutters
 Fire Season
 Roof & Gutter Cleaning
 592-3391
 Lic# 94689

Illinois Valley Real Estate
\$199,000 ~ Potentially 100% financeable
 Three-bedroom, two-bath in the city, ready for move-in. Nothing to fix. Comes with one-year home warranty.
I. V. Real Estate 592-4464.....Ask for Craig.

RENTALS

HOUSE 5 MILES SW of C.J., clean and peaceful setting, 1-bedroom and den, 1-bath. Washer, dryer, wood and gas heat. Deck. No HUD, drugs, smoking or pets. Credit check required. \$500 per month, plus \$800 deposit. Phone 592-5393
 BB18-1c

BEAUTIFUL ONE-BEDROOM cottage, riverfront, serene, peaceful location. Ideal for seniors. References required. Available now. Must see indoors to appreciate. 596-2682
 SN17-4P

QUIET, CLEAN 2-bedroom, 1-bath apartment with washer/dryer. In-town location. \$550. Credit check, no pets. Phone 415-1068
 LV15-tfc

4-BED, 2-BATH, \$1,000 per month. Located on Hanby. Fully landscaped. 415-1961
 LM9-tfc

2 - B E D R O O M APARTMENT, rent \$500, deposit \$500. Phone 592-4676 Water, sewer, trash paid. Clean, quiet.
 AC16-3P

NICE, CLEAN 2-bedroom duplex. Thermopane windows. Laundry hook-ups. Carport. In town. No pets. No HUD. \$525 per month plus security deposit. 541-592-2096 or 541-659-5991
 JL5-tfc

259 Too Far South, C.J. new 3-bedrooms, 2-baths with garage \$900 per month. 1st, last & deposit. Phone 476-2127
 HDP18-tfc

AVAILABLE AUGUST. Peaceful O'Brien rental for handy person. \$350 per month includes electricity. References required. 541-596-2432
 MS18-1C

RENTALS

HOUSE FOR RENT 3-bedrooms, 1-bath, in-town. Laundry hook-ups. No HUD, drugs, smoking or pets. \$725/month, first, last & deposit. 597-2037 or 592-2510
 JS18-1P

COZY 1-BEDROOM 1-bath, in town with washer/dryer. Credit check. \$400 per month. No pets. 415-1068
 LV18-tfc

HARBECK VILLAGE Apartments is now accepting applications for 2, 3 and 4-bedroom units. Low Income Housing subsidized rent income tier to qualified tenants. Phone 541-995-9251 for details. Equal Housing Opportunity.
 HVA18-3CK

MOBILE FOR RENT

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
 SMHP18-tfc

RENTAL WANTED

EMPLOYED HON-EST woman with references seeks mobile home site on animal-friendly acreage within Illinois Valley. Caretaker position, roommate considered. 592-4809
 CH18-2P

Newspaper roll-ends on sale at the "I.V. News" - very useful!

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

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

TRAILER FOR RENT

TRAILER - PRIVATE country setting, with hookups. Electricity extra. \$350 month plus security. References. No drugs. Phone 415-0016 or 592-5188
 ER18-1P

APPLIANCES & FURNISHINGS

ELITE RENT-2-OWN today! Household furniture, living room sets, bedroom sets, dining room sets, appliances, electronics, computers. Home of the Big-Screen TV. 232 NW 6th St. Grants Pass 474-7174
 RJ18-tfc

LOST DOG

YOUNG FEMALE pitbull with brindle coloring, white on chest and paws, answers to the name Mona. Lost on July 5 along Hwy. 199 over the Smith River. Last seen wearing a black collar with tags. She is micro-chipped. PLEASE contact us if you have any information! 503-910-8136 or email jed-souter@gmail.com
 JS18-1P

ADVERTISING OPPORTUNITIES

Classified ads are \$4 for first 15 words, then 20-cents for each additional word. Add \$1 per week to your ad, and we will also place it on our website at **www.illinois-valley-news.com**

Display ads are \$5.50 per column inch, so an ad 2 columns wide by 2-inch tall is \$22, or a 2x5 would be \$55.

Service Directory lists your business for 3 months for \$79.

Featured Business Deal consists of a photo, an article and four ads measuring 2 columns wide by 3-inch tall. This is a bargain, since the ads alone would usually cost \$132. Phone today to set up your interview appointment and take advantage of the low price of \$115 for this special deal.

Events Calendar - Just \$5 per listing to advertise your entertainment or event.

"I.V. News" is open Weekdays from 8 to 5. Phone (541) 592-2541 for more information.

FARM & GARDEN

ALTA VISTA certified organic blueberries, U-Pic \$2.25/lb. Picked orders on request. Corner Holland Loop & Takilma Road, rural Cave Junction. Open Wed. - Sat. from 8 a.m. until noon. Phone 592-4120
 LB17-3P

SANDY LOAM TOPSOIL - Great for lawns or gardens. 6 yards \$130. Landscape boulders, sand, bark chips & nursery mix. Steve 592-6013
 SMM17-tfc

KLAMATH HAY, grass and alfalfa. Phone 592-3997 or 1-541-761-2503
 AW17-12ck

FREE TO good homes. Purebred Arabian mare, good for child or experienced rider. Purebred quarter horse mare, also gentle for young rider. Shetland sheep family, gentle ram, ewe and neutered male ram lamb (all black). Phone 592-3818
 LB18-1P

HAY 4 SALE Horse quality. Phone 592-3849
 PW18-1P

FIREWOOD

PERPETUAL FLAME
 Green hardwood \$195/cord, 2-cord minimum. Delivered in Illinois Valley. 660-8704
 JK20-tfc

Save \$\$ - Bring ads before the advertising deadline Thursdays 5 p.m.

YARD SALES

MOVING SALE at 445 Thompson Creek, off Lakeshore off 199 in Selma. Fri. & Sat., July 18 & 19 starting at 9 a.m.
 SV18-1P

HUGE YARD sale. Grandma is downsizing. Antiques, crafts, fabric, toys, collectibles galore. Fri. & Sat., July 18 & 19, open at 8:30; no early sales. 3680 Rockydale, front house at egg sign.
 DK18-1P

MULTI-FAMILY YARD sale at 1795 Laurel Rd. Fri. & Sat., July 18 & 19 from 9 to 6.
 BL18-1C

V E N D O R S WANTED: \$5 per day, in the shade, excellent parking, restrooms available. Hwy. 199 exposure at the **WEEPING SPRUCE**. Have your yard sale here Fridays and Saturdays. Phone 592-2009 or come by **WEEPING SPRUCE**, a Health Store and much more.
 WP13-1C

Swap Meet & Farmer's Market **VENDORS & SELLERS WANTED!**
 Sat. & Sun. 8-5 On Hwy. 199, 5 miles south of Cave Junction. \$10 space rent with donation of 2 cans of food. 592-2245 or 415-0773.

Great way to find the latest yard sales, rentals, and events in the valley. Or buy a subscription for loved ones to stay in touch. Subscribe to the "I.V. News" for \$22.80 per year within Josephine County, \$26.40 in Jackson County, or \$36 for out-of-county. Phone 541-592-2541 today.

ILLINOIS VALLEY MINI STORAGE

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

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

SACRIFICE SALE!

1995 Dutch Star by Newmar
 *275 hp. Diesel Pusher with turbo booster, engine overhauled at 69,000 miles by Cummins Factory Reps
 *New tires with less than 10,000 miles
 *Current miles 74,212
 *6-speed Allison Transmission, Spartan Chassis with Tow Package
 *Pac Brake, 4 new batteries
 *Backup camera with view from drivers position
 *36 ft. with Dining/Living Room Slide with side entry
 *New 21-ft. Patio Awning and awnings on all windows
 *Sun screen for front window
 *Lots of heated and lighted under storage compartments
 *6K Propane Generator
 *Sleeps 4, Queen Bed and Flex Steel fold out sofa
 *2 Roof Air Conditioners and Propane Forced Air Heater
 *Microwave/Convection Oven
 *Under Cabinet Coffee Maker
 *Corner Sink and lots of storage in kitchen
 *Two Color Televisions
 *VCR and satellite dish mounted on roof
 *6 Disc Stereo Player
 *Day 'n Night Shades
 *Interior is Blue with Mauve accents. Cabinets, Dining Table and Trim are Oak
 *Large Bathroom with Large Shower and space for washer/dryer
Phone 541-592-3495 for more information.

FOR SALE

CRAFTSMAN 38" variable speed wood lathe, like new. Knives and table \$350. Delta 12" band saw, like new \$100. Stealth 300 electric trolling motor \$75. 592-2512
 PP18-1P

WANTED

BUYING OLD PHOTOS and maps of Cave Junction & Illinois Valley & Josephine County. Paying top dollar. Phone Greg 592-6262
 JSF17-4C

CASH PAID for unwanted vehicles, with or without paperwork. Phone 592-2427 or 659-3899
 TJ18-3P

FOR SALE

BARK CHIPS from Kauffman Wood, approximately 20-yard load. \$125 delivered in I.V. Phone 592-2568
 DK40-tfc

SCOOTER / WHEELCHAIR lift. Silver Star, good condition. \$900 OBO. Phone 592-5188
 ER18-1P

SCOOTER DELUXE power-seat-lift, new batteries & charger, good condition. \$900 OBO. Phone 592-5188
 ER18-1P

Cargo Containers
 Rent, Buy or We Modify
 20, 40 & 45' Lengths
 We deliver 2 U
 GW Storage, LLC
 541-479-6583

Century 21
 Harris & Taylor

Log onto:
C21HarrisTaylor.com
To see great deals on our listings plus more area listings

Phone Us Today!

(541) 592-3181
103 N Redwood Hwy.
Cave Junction, OR