

Classifieds

'We Know the Valley'
Junction Realty
 111 N. Redwood Hwy., POB 849,
 Cave Junction OR 97523
 800-238-6493 / 541-592-3858 / Fax 541-592-3963

Want the best? Hire the Best!
 We represent both Buyers and Sellers.

First time on market in many years! Cute, little cabin style home on a nice wooded, level 3.22 ac parcel, on the edge of the city limits of Cave Jct. It needs a little cosmetic work, but appears to be fairly sound. An attached garage is partially finished on the interior, as it has been used at different times, as additional living space. Partially carpeted and dry walled. Easily converted to its intended use as a garage, as the garage door is still in place. Excellent producing well of record, shows 20 GPM, when drilled. This would make a perfect guest house, and then build your own home in addition. Close to all town conveniences, schools, fire station, and in the country too... \$89,000 mls# 2943426

Older cottage style home on mostly flat useable ground. Home was built in about 1948 (assessor shows it being built in 1960) and has been remodeled throughout the years. Home needs some work and cannot be financed at this time. Foundation needs work. There is crawl space under home. Plumbing and wiring is mostly original. Wood stove in home at present is not certified. There is a 10x10 shed that has been used as a shop in the past. Owner has a great garden and nice landscaping. Well on the property is used for watering garden and plants. Kerby Water District (KWD) provides water for home. Two tax lots being sold together. TL 301 is vacant and is set up to get water from Kerby Water District. Seller understands that vacant tax lot is not buildable. Location of home is in the floodplain. Possibility of new homesite out of floodplain towards back of property. Buyer to do due diligence regarding floodplain and homesite. \$79,000 mls# 52941538

This cute little cottage style home is on .28 of an acre and on the edge of the city limits. It has a pretty yard with lots of flowers and a large garden area. This is zoned Rural Commercial which has many uses, including a home business. Check with planning. Lots of potential here. Home is currently rented. Needs a little TLC. \$89,500 mls# 52936643

EXCEPTIONALLY, clean and well kept 3 bd 2 ba home in C.J. Very nice floor plan. Large living room, next to D/R and kitchen. Split bedroom design as 1 bedroom is being used on opposite end of home. Kitchen has a window over sink, bright and cheery. Huge back yard, all fenced with a few fruit trees, and huge fir tree too. Great location for schools, churches and to other shopping conveniences. If you love the coast, it is only about 1 hour away. this is an excellent home/price for todays market. \$97,000

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

BRUCE STONE
 COMPLETE GRAPHIC ARTS AND WEB DESIGN SERVICE

For more info or a free quote, call 541-592-2901
 or email: brucestone@frontiernet.net
Seasonal gifts items allow minimum 4 weeks before event.

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

Five Acres parcel in the heart of the valley, just off of Holland Loop. Has a 2 bedroom, 2 bath mobile home plus a garage which was converted into a living area. Mobile is not in the best of shape so the value is in the land, septic system, well and power. **\$135,000 #1252**

Nice, well cared for 2 bedroom, 2 bath mobile home with over 1100 sq. ft. of living area. Very nice shop, carport and outbuilding. All situated on just over a level acre in the country. About 5 miles from town. Here is your chance for country living without the worry of taking care of lots of land. **\$149,000 #1251**

Close to town is this 2 bedroom, 2 bath mobile on just under an acre. About 1200 sq. ft. of living area. Home has own well and septic system. Room for a nice garden and a pet or two. **\$130,000 #1250**

Three five acre lots fronting on Rockydale Rd. All parcels are level and zoned for residential use. Easy access and ready for your custom home. Priced at \$58,000 each. Buy one, two or all three. **#1256**

Two bedroom, one bath home on 6+ wooded acres. Open beam ceiling with skylights, extensive use of wood and ceramic tile throughout the home. Several outbuildings, carport and paved road frontage. Only about 2 miles out of town. **\$151,000 #1255**

FOR RENT

4 bedroom, 2 bath for rent on about 5 acres, \$925 per mo, 1st & last + cleaning. Call 541-592-6070, leave message. ___tfn

2 bedrm, 1 bath mobile home in C.J. in an over 55 park must be 55 years old, quiet, small park, storage unit, sewage, water, garbage included. \$500 + security deposit, available immediately, 541-944-5818. tfn

BEST OF BOTH

Rustic seclusion & luxurious appointments mark this duplex chalet townhouse in Selma as most unique in So. Ore. This 2 br. 1 1/2 bath with huge deck overlooks year round creek. Vaulted ceilings, appls., w/d hkups., & storage room. Quality throughout. Easy commute to G.P. \$800 mo. 1st, \$700 deposit and last month in payment. 541-597-2185 1.8.

AUTOS WANTED

WANTED: YOUR scrap cars & trucks. Will pick up. \$100 for large vehicles, call for quote on small at 541-659-3899. 541-659-0224 No garbage. I.V. Recyclers JS41-tfn

\$\$\$ PAYING \$\$\$

\$ TOP DOLLAR \$
 \$50 ~ \$200 for autos and trucks. Same day service at Valley Wreckers in Selma. Call DavidRubenstein at 541-450-3013

HERBAL

Lady Thyme Herbs 315 S. Redwood Hwy. 10% off all handcrafted soaps with this ad. Exp. Jan. 15, 2014 Hours: Wed. and Thurs. 1:30 p.m. - 7 p.m., Fri. - Sun. 10 a.m. - 5 p.m. ___ 1.8.14

\$6 Sell It Here

SERVICES

Brush Bros. Yard Service. Property cleanups, brush and berry removal, tree trimming, wood splitting, hauling. Call Mark 541-660-1505 tfn

DIVORCE

\$155. Complete preparation. Includes children, custody, support, property and bills division. No court appearances. Divorced in 1-5 weeks possible. 503-772-5295. divorce@usa.com

STORAGE

STORAGE CONTAINERS

Are you ready for winter? Keep everything safe and dry in a lockable wind and water-tight container. Purchase or rent, as low as \$120 per month. (541) 479-5583 GW30-tfc

VOLUNTEERS WANTED

I.V. Eagle is looking for a few people to help transport our Vets to their V.A. appt. Must have valid driver's license and a real desire to give back to those that have given so much. We are looking for compassionate volunteers that want to help our Vets. Call Dee at 541-944-3741

Timber /Wanted

Brent Ottosen Logging Top \$\$\$ Paid on Private Timber! Selective logging at its finest - with detailed clean-up. Cash advances available! Also paying cash for heavily timbered acreage. 541-955-7168 1.29

AVON

Rep. Laura Mancuso serving the Cave Junction area, 541-660-5191. Brochures at the I.V. News office or enjoy shopping at www.youravon.com/lmancuso.

CARE GIVERS

Care giver needed for elderly woman. Part time, private pay. 541-592-3696 call between 9 am and 7 p.m. ___ 1.15.14

AUTO'S FOR SALE

1999 Chevy Van 1-ton Dually \$6K or best offer. 1995 GMC Jimmy 4-door 4x4 \$1500 or best offer. Call 541-592-6070 ___TFN

1986 Subaru Hatchback. 1600cc, front wheel drive. 36 mpg. 4 speed pancake engine. VW compatible. \$450 541-441-4065. ___1.15

2000 4-door Honda Civic. 93,500 original miles. Good condition, blistered paint. \$4000. Call 541-592-3612. ___1.15

HAY FOR SALE

DOUBLE A RANCH Hay sales. High quality Klamath Alfalfa, grass and grass/alfalfa mix hay. Straw available located in Selma. We deliver. 541-659-7822 ___ 3.29.14

Lose Weight, - Feel Great!

TOPS (Take Off Pounds Sensibly). Weight Loss for all sizes. 10:30 a.m. to Noon on Thursdays. United Methodist Church. 541-592-3167 TOPS22-tfc

FIRE WOOD

PERPETUAL FLAME Green hardwood \$200 a cord, 2 cord minimum Soft wood \$160 a cord, 2 cord minimum Delivered in the Illinois Valley. 541-660-8704 k tfn B

DRINKING PROBLEM? AA CAN HELP

CALL 541-592-2901 or 541-761-4115

CJ Meetings:

Immanuel Methodist Church
 Mon 7-8 p.m.
 Wed 7-8 p.m.
 Thurs 7 p.m.
 Sat 7 p.m.
 Sun 7 p.m.

Women's Meetings:

I.V. Family Coalition Building
 Fri 12 p.m.

AL-ANON

Family Group: I.V. Senior Center
 Wed 5-6 p.m.

BINGO FOR ALL AGES WEDNESDAYS
 EARLY BIRD 6:30 - 7PM
 17 GAMES 7 - 10PM
 HAMBURGERS FOR SALE
 520 E. RIVER STREET, CJ
 IV SENIOR CENTER

CEN Professional Quality Website Design
cenproweb@gmail.com 541-291-8724

Public Notice

This is to give notice that on Monday, January 13th, at 7:00 p.m. in the Council Chambers of City Hall, 222 W. Lister Street, Cave Junction, Oregon, the Common Council of the City of Cave Junction will meet in a regular session. The agenda may include, but is not limited, to the following:
 Minutes of Previous Meeting(s)
 Council Updates - Planning- Municipal Court- Sheriff's Report
 Zoning Violation (future 655 N. Old Stage, fence height/setback, building setback) Resolution 777 - Library District Consent Law Enforcement District Initiative (Securing Our Safety){Pat Fahey} System Development Charge Methodology / Rate Study Report Transportation Plan Executive Session - ORS 192.660(2)(b,f,h) {If/As Required} Comments

Public Notice

Kerby Water District will hold its monthly board meeting Wednesday, Jan. 15, 2014 6 p.m. at the Kerby Belt Building, 24353 RWH in Kerby. The agenda will include, but is not limited to, general business and monthly financial reports. General public is welcome.

REAL ESTATE

TIRED OF CLOSE NEIGHBORS?



Looking for that private setting? Want to be off the grid? Check out this 20 acre parcel. Has a two story, 6 room cabin with a newer metal roof and a wrap around deck. Natural wood finish on the interior walls. Drilled well, plus a spring. Fenced garden and some fruit trees. Adjoins government land. Just reduced to **\$189,000 #1237**

Oregon Mountain Real Estate 541-592-4146