

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.

Home, water rights, pasture, trees, and views. 15 acres with water rights for about 8 acres of pasture. Fully automated irrigation system with timers. Underground pipes with risers and gun system. Paved driveway leads to 2269 sq. ft. ranch style home with 3 large BR, 2 1/2 BA, dining room, and family room. Living room and family room both have fireplaces. Dbl car garage. Separate building for shop. 2 water heaters. Property goes to the middle of Althouse Creek. \$479,000 mls# 2961320

Cozy, comfortable, 1990 double wide mfg home on lot that may be large enough to divide. 2 bedroom, 2 bath, 1200 sq. ft. Home has some vaulted ceilings, lots of storage, big laundry, bay windows in living rm. D/R, and part MB. QuadraFire wood stove to keep you warm. Deck in back is nearly full length of home, covered and front porch is covered. Big trees adorn the all level lot. \$86,900 mls#2961883

1.05 acres with well, septic, and lots of trees. Property is in the Urban Growth Boundary for city of Cave Junction. \$75,000 mls#2961332

25.44 acres. Beautiful property not too far out of town. Mostly level, with some gentle slope to the east. Open pasture area (natural meadow) with lots of trees on about 1/2 of it towards the east and the BLM. 2 wells on property, 1 is low prod, other is approx. 5 GPM when drilled. Septic approval. Will need home site approval. Fantastic location for a large parcel with all conveniences not too far away. Would make a gorgeous home site for mini ranch, or build towards the trees for more privacy. \$149,500 mls#2963469

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

GET FRICK & MOORE RESULTS!

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Cell 541.450.8777
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CENTURION®
Producer 2002-2006

Luz Moore
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Certified Int'l Property Specialist




Oregon Mountain Real Estate llc.

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www.oregonmountain.com 541-592-4146

We have some really old water rights on this **136 acre ranch**. About 125 irrigated acres. Start with a 25 hp pump, 10 inch main line feeding a 15 hp pump which pressurizes an 8 inch sub main and selected laterals. All irrigation lines are buried. About 245 irripods with 2.5 gpm heads. According to the USDA Soil Survey of Josephine County, the soil is mainly Pollard Loam, 61B with slopes of 2 to 7 percent. Ranch is fenced and cross fenced, currently in hay and pasture. Two wells for livestock watering. 4300+ sq. ft. hay barn, metal equipment building. There is a two story, one bedroom home with a full basement and an unfinished second floor. First floor was completely remodeled with nice hardwood accents. Agriculture and water rights go hand in hand. This property has it all. **\$1,200,000 # 1324**

Reduced! Just under 4 wooded acres at the edge of town but in the city limits. Property is level and has paved road frontage. What a wonderful spot for a custom home on a huge city lot. Looks like there is some marketable timber. When you clear off a spot for your home you might even earn some money off the logs! Seller may help with financing. **Was \$140,000, now \$119,000 #1294**

Retirement Living. Two bedroom, two bath mobile in a 55+ park. You would not believe what upgrades the owners have done. From the new front door, flooring, kitchen cabinets, granite counter tops, new kitchen appliances, front porch and much more. You need to see this home to appreciate all that has been done. **\$47,900 #M198**

Quality workmanship is evident everywhere in this **three bedroom, two bath home**. Entering the foyer, one has a choice of either proceeding to the family room or the formal living room with its fireplace and mountain views framed by the large picture window. A formal dining room, large kitchen with island, walk-in pantry and a laundry/utility room are just part of the big picture. The guest bathroom with a Roman tub and shower stall is handicap accessible. You will find another Roman tub and shower stall in the master bathroom. Continuing with the Roman theme, there is an attached garage with room for two chariots. This lovely 2254 sq. ft. home is situated on 1 acre in a gated community with river access. No bacchanalian parties here, just good upscale living. **\$299,500 #1239**

SERVICES

Brush Bros. Yard Service. Property cleanups, brush and berry removal, tree trimming, wood splitting, hauling, 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. www.paralegalalternatives.com legalalt@msn.com/ OCAN 3.23

STUMP GRINDING
*Any size, Call Terry 541-660-9880. Licensed, bonded & insured. 4.27-P

SOCIAL SECURITY DISABILITY BENEFITS. Unable to work? Denied benefits? We Can Help! WIN or Pay Nothing! Contact Bill Gordon & Associates at 1-800-990-1338 to start your application today! OCAN 3.23

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. Free 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care Of. CALL 1-800-918-1105__OCAN 3.23

HEALTH & BEAUTY:
Got Knee Pain? Back Pain? Shoulder Pain? Get a pain-relieving brace at little or NO cost to you. Medicare Patients Call Health Hotline Now! 1- 800-349-1450 OCAN 3.23

Dave's Property Maintenance and Tree Service
Tree falling/thinning, brush cutting, weed eating, leaf blowing. Call Dave at 541-415-4757 3.30-P

SERVICES Continued

WeedEATER Guys
Small or large give us a call, Clayton, 541-415-5439 or 541-592-4955 or Cory, 1-307-299-0635, Prices depend upon job. 4.6-P

FREE LABOR
CCB# 100172, if you find us a place to rent w/ option to buy, nice down payment available to buy. Need a few acres to farm. Call Gary 971-808-9778. 4.13-P

SATELLITE

DISH TV 190 channels plus Highspeed Internet Only \$49.94/mo! Ask about a 3 year price guarantee & get Netflix included for 1 year! Call Today 1-800-394-5170__OCAN 3.23

Switch to **DIRECTV** and get a **FREE Whole-Home Genie HD/DVR upgrade.** Starting at \$19.99/mo. **FREE 3 months of HBO, SHOWTIME & STARZ.** New Customers Only. Don't settle for cable. Call Now 1-800-243-0916 OCAN 3.23

FOR SALE

FOR SALE:
Upgraded country charmer, \$67,900, in mobile home park, large corner lot, visit www.222ollisrd.com 3.23-P

FOR SALE:
Ultra-tec faceting machine, \$800; Hi speed rock sander/polisher, \$50; Nikon FEZ 35mm w/ 100-300 telephoto lens; & Sony camcorder OMO, 541-592-3125 3.23-P

FOR SALE:
1940s Vintage GE Electric 4 burner stove and GE electric refrigerator; \$150 each OBO. 541-592-9190 3.23-B

FREE

FREE Panasonic TA W848 PBX phone system with TVSS0 voice processing system, 6 KXTD 7608 cordless units and charging cradles. 1 KXT7736 Desk set – 2 extender antenna and all documentation. See at Oregon Mountain Real Estate.

GARDEN SUPPLIES

Discount Hydroponics offers the highest quality highly discounted hydroponics supplies shipped directly to you with no shipping fees on all orders over \$2,000 and no sales tax. No orders are too large and we have everything available for all of your indoor and outdoor needs. For a quote or more information call us at 888-963-9489. A+ rated and your satisfaction is guaranteed. 3.30-B

HELP WANTED

The Dome School seeks a 5 day/week Elementary teacher for the 2016-17 school year. Prior teaching experience and 2-4 year degree preferred. For more information, please visit www.dome-school.org/teacher or call 541-592-3911 weekdays 9:30-2:30. Please submit resume with cover letter by April 1. 3.30-B

Valley Evangelical Free Church is looking for a caring person to oversee the nursery on Sunday morning during the church service. Must have experience with babies to 3-year-olds and pass a background check. This would be for 2 hours every Sunday 10:30 to 12:30. Our normal pay rate is \$25 per Sunday. Call 541-592-9154 4.6-B

HELP WANTED Continued

Illinois Valley News is seeking reporters and a graphic artist. Call 541-592-2541.

VOLUNTEERS

The Cave Junction Lions are looking for new members. Want to give back to the community? If you're interested, please call 541-596-2104.

OFFICE SPACE AVAILABLE

Office Space Available, rooms starting at \$250, full service amenities, great location right off River Street in Cave Junction, Call 541-592-6139. Contact us or stop by for more information at Illinois Valley Family Coalition, 535 East River Street, Cave Junction, 97523 or ivfc@frontiernet.net. 3.30-B

WANTED

House with acreage, to rent or carry with lease option, have money for down payment to buy, I am a carpenter that can fix-up place with fencing, roof etc. will tend garden, OMMP friendly. Call 971-808-9778. 4.13-P

FREE BOXES

FREE BOXES at the Illinois Valley News. Small boxes - great for moving. Call 541-592-2541.

AVON

AVON brochures available at Illinois Valley News. Call your local AVON Rep. Laura Mancuso @541-660-5191.

The Illinois Valley is beautiful!

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 3.30-P

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.

WEIGHT LOSS SUPPORT ON THURSDAY MORNINGS, IN A BRAND NEW SPACE COME BY AND JOIN US WE'LL SAVE YOU A PLACE

TOPS
(TAKE OFF POUNDS SENSIBLY)
MEETS THURSDAY 10:30AM-NOON
AT THE SISKIYOU COMMUNITY HEALTH CLINIC

FOR MORE INFORMATION
CALL TERI AT 541-415-2926
OR PAT AT 541-592-2799

Public Notice

This is to give notice that on Monday the 4th of April, 2016 at 7:00 p.m., in the Council Chambers of City Hall, 222 W. Lister Street, Cave Junction, Oregon,

the Common Council will hold a workshop to discuss accessory dwelling units and related planning issues.

HOME ON 10.37 FARM ZONED ACRES



10.37 acres, zoned exclusive farm with 1536 sq ft Ranch Style Home nestled in the woods. 2 bedroom 3 bath. Decks around front and sides of dwelling and situated on main Illinois River with 20 x 40 barn/shop. Property is available for showing on 03/29/2016. Motivated seller! \$485,000 Call Jim Frick at 541-450-8777 or Luz Moore at 541-415-4251

103 N Redwood Highway, Cave Junction, OR 97523S

Century 21
HARRIS & TAYLOR

Public Notice

A public meeting of the Budget Committee of the Three Rivers / Josephine County Unit Joint School District, Josephine County, State of Oregon, to discuss the budget for the fiscal year of July 1, 2016, to June 30, 2017, will be held at Three Rivers School District Administration Building, 8550 New Hope Road, Murphy, Oregon. The meeting will take place on Tuesday the 5th day of April, 2016, at 5:00 p.m.

The purpose of the meeting is to review the Proposed Budget, receive the Superintendent's budget message, decide upon the resources that will be appropriated for next year

out of the General Fund, and to receive comment from the public on the budget. A copy of the Proposed Budget may be inspected or obtained at the Administration Offices, 8550 New Hope Road after April 1, 2016. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee.

All future notices of Budget Committee meetings will be posted in the Three Rivers School District public website at <http://www.threerivers.k12.or.us>

FOR SALE



Custom manufactured home in 55+ senior park. Two bedroom, two bath home with over 1400 sq. ft. of living area. Textured walls, cement siding, extra insulation, raised prism ceiling, dream kitchen with island, walk-in pantry, comfortable deck and much more. Situated near the end of the lane for added privacy. **\$89,500 #M196**

Oregon Mountain Real Estate LLC 541-592-4146