

Classifieds



'We Know the Valley'
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.

Simply stunning best describes this 3 BR, 3 BA, Super Good Sense, 2002 triple wide manufactured home on a quarter acre lot on the edge of Cave Junction. Well thought-out floor plan with sky-high ceilings affords an ample sized living room plus family room with certified pellet stove. Beautiful kitchen features an island work area and plenty of cupboards, walk-in pantry, glass-top stove and stainless steel appliances. Spacious master bedroom has an over-sized bath, double vanity, shower and separate soaking tub. Fabulous Trex deck wraps around the front and side of the house, the backyard is all solid fenced with a large koi pond (fish included) and lovely water feature. Oversized garage features a 24x8 workshop in a separate back area. Room for small RV to park on the side with power and water. \$205,000 MLS#2967562

12.96 acres. Lots of potential on this mostly level parcel. Currently in the county, zoned rural residential (RR-5) in the urban growth boundary of the City of Cave Junction. Potential for annexation and further partitioning. Buyer to conduct their own due diligence in researching this potential. RR-5 zoning is minimum 5 acres, so this may be able to be partitioned, with county approvals. Has nice views of the mountains looking East, and close to town conveniences and schools. High School abuts this property to the North. \$99,900 MLS#2967459

Great mini-ranch with adorable home, situated on all level land, 8.83 Ac. with pasture area, some dotted trees on the property. Fenced & cross fenced. Home has been upgraded in the past, with vinyl siding, metal roof, interior paint. Large master, step saver kitchen, with island, patio door to a large deck off the access to kitchen. Railed and perfect for backyard barbecues and fun in the sun. Semi-private driveway to back of home, and view of the barn and its amenities. Big barn (52x34, approx) with a sep. area for tool working, shoeing your horse, or?? You won't want to miss this desirable home, prop and its great location. \$299,900 mls # 2965642

27.91 acres. Located not far from City of Cave Junction and all public schools, sits this heavily wooded parcel, with potential for partitioning. Urban Growth boundary of Cave Junction, and could be annexed for further potential development. 1L 1604, adjacent, belongs to City of Cave Junction and it has a large city water reservoir water storage tank on it. The buyers are encouraged to conduct their own due diligence, regarding development and uses of this property. \$119,900 MLS #2966684

Use our Internet Site to search the Southern Oregon MLS
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221 S. Redwood Hwy. PO Box 835
Cave Junction, OR 97523
www.oregonmountain.com 541-592-4146

Private setting on 9 plus wooded acres. This 3 bedroom, 2.5 bath home has over 1900 sq. ft. of living area. Open floor plan, vaulted ceilings, new heat pump, laminate flooring and a kitchen with lots of storage space. Attached double garage, raised bed garden and fruit trees. Enjoy end of the paved road living. **\$385,000 # 1343**

Commercial office building with over 2600 sq. ft. of office space. Multiple heat pumps, city water and sewer, paved parking with two driveways, highway frontage with good visibility. Current business willing to continue occupancy. Possibility of some owner financing. **\$295,000 #1328**

Here is a nice duplex set up. Both units are two bedroom, two bath with a neat extra room that could be an office, computer or craft room. Vaulted ceiling in kitchen and living room. Each dwelling includes stove, refrigerator, dishwasher, garbage disposal, washer and dryer. Two attached single car garages. Heat pump and low maintenance landscaping. City sewer and water. Good rental history. Constructed in 2004. **\$225,000 #1336**

Over half acre lot with over 100 feet of Caves Highway frontage within the city limits. This level lot is zoned commercial so there are lots of possibilities here. It appears to have a well on the property, well log shows 5.5 gallons when drilled. Not too many commercial lots with highway frontage available. Possible owner financing. **\$62,900 #1295**

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 \$109,000 #1294**

SERVICES

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 7.20

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PROPERTY WANTED

Caretaker job wanted, experienced grounds keeper w/ tools, animal friendly; just need power & septic hook-ups, have horse to maintain, fenced pasture (optional)s Call 541-415-0220_tfn-P

AVON

AVON brochures available at Illinois Valley News. Call your local AVON Rep. Laura Mancuso @541-660-5191 or shop at www.youravon.com/lmancuso.

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FREE BOXES at the Illinois Valley News. Small boxes call 541-592-2541.

ESTATE SALES

Spotswood Estate Marketing and Sales (Kerby) If you don't have the time or inclination to do your own sale, give me a call. I do Estate Sales for people; cleaning, pricing, set up, advertising etc. I will get you, the most cash, for your things! Tom 1-541-661-7755. ___ 9.28-P

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CAREGIVER

Looking for local work, female care provider has current provider # and background with senior services, 20 years exp. Part-time only 541-592-2470 or 541-226-6660.

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Looking for local work, female care provider has current provider # and background with senior services, 20 years exp. Part-time only 541-592-2470 or 541-226-6660.

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\$6 Sell it here!

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Pure, raw local honey limited amount \$24 for 3 pounds, 8 ounce bee poolen \$12. Call 541-592-5491 ___ 7.20-P

BLUEBERRIES FOR SALE

Blueberries. U-Pic Fri. & Sat. 8 a.m. - noon, \$3/lb. Hand picked and sorted berries \$4.50/lb - call to place your order 541-592-4120 3771 Takilma Rd. CJ 97523 ___ 8.1-P

HELP WANTED

Illinois Valley News is seeking reporters. Call 541-592-2541.

WANTED

Used power pole, call 541-592-5491 7.20-P

MOTOR HOME FOR SALE

1996 Flair 25 foot motorhome, very good condition, new tires, new batteries, 28,669 miles, Onan generator, very clean, call 541-592-5491 7.20-P

HENS WANTED

(4) hens, young wanted, no Banty's. Juveniles OK. Call 541-597-2828, Hank or Linda, leave message. 7.20-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.



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103 N Redwood Highway, Cave Junction, OR 97523



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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
Illinois Valley Soil & Water Conservation District Board will hold their Annual Meeting on Thursday July 28, 2016 at 6PM in the County Building in Cave Junction. The agenda for the meeting will include but is not limited to the following:
Annual Review Presentation, Approval of Minutes Approval of Financial Report, If you need assistance or information, please contact the IVSWCD office at 541-592-3731 during regular business hours.



cenproweb@gmail.com 541-291-8724

WE APPRECIATE YOU!

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 #M198**

Oregon Mountain Real Estate
541-592-4146