

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.

First time on market in many, many years. Old homestead, that needs lots of TLC. There is this property, and 4 other tax lots included in the total acreage of 67.55 ac. This home was built in 1963 and has 2 BR, 2 BA with 1667 sq. ft. There is another old non-livable home that was original home prior to current one now livable, still on the property. They sit back off the road for some privacy and you cannot see another home from this home site. Many other accessory buildings on property. Heavily wooded. Adjoining tax lots are vacant, and included in this transaction. Home is on well and septic, conventional power. Family liquidation sale. \$625,000 MLS#2968283

Over an acre with well, septic, and lots of trees. Property is in the Urban Growth Boundary for city of Cave Junction. \$75,000 MLS# 2961332

10 Acres \$48,000 MLS#2963152. Adjacent 15 acre piece is \$63,000 MLS#2963154. Adjacent 40 acre piece is \$78,000 MLS#2963151. FC zoning. Buyer to do due diligence regarding development of property. Sellers make no representations about property or uses. No well. No septic. No owner terms. Property has no legal ingress or egress.

Very nice and looks like new. 4 bedroom, 2 bath, 1916 sq. ft. home built in 2005 on .41 ac. Vaulted ceiling in living area. Open floor plan with roomy, light-filled kitchen that has large skylight, peninsula, granite-tile counter tops, hickory cabinets, ceramic top range, dishwasher, and built-in microwave. Oak laminate floors in living rm, hall and master bdrm, carpet in 3 additional bedrooms. Tile floor in kitchen, dining rm and baths. Walk-in closet in master bdrm. Master bath has jetted tub, separate shower, and double-sink vanity. Ceiling fans in all bedrooms and living room. Laundry off hallway opens to 2 car garage with lots of storage shelves. Covered front and back porch. 10x12' Tuff Shed garden shed. \$196,000 MLS#2955889

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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Oregon
Mountain Real Estate llc.



221 S. Redwood Hwy. PO Box 835
Cave Junction, OR 97523

www.oregonmountain.com 541-592-4146

Four bedroom, 3 bath home with a split bedroom design. Three bedrooms and two baths on the main level while upstairs is a master suite and bath. The sun room is currently used as a formal dining room. Brick fireplace, heat pump and oil monitor stove. Oversized double car attached garage plus a detached garage and a large metal RV port. All situated on just under two acres. **\$379,500 #1350**

Buy of the week! City lot of 0.22 acres. At one time there was a house here so city water and sewer should be available. Possibility of a zone change here from residential to commercial. Put on your thinking cap and figure what the possibilities are. **\$33,000 #1347**

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**

Want to choose your neighbors? Here are three contiguous lots less than two miles from town. Two of the lots are 2.5 acres #1340 and #1341 while the third lot is just over 2 acres. The third lot #1175 is zoned Rural Commercial and has a drilled well and septic site approval. **Priced at \$59,500. Lot #1340 is 2.5 acres, has septic site approval and a drilled well. Priced at \$53,500. Lot #1341 also has septic site approval and is priced at \$49,500.** All three lots have nice tree cover and are mostly level. Possible owner terms on all parcels.

A cottage for two is what we have. Cottage style home on 3.59 acres in Kerby. Remodeled in 2015 this 792 sq. ft. gem has one bedroom and one bath. Well laid out with an emphasis on convenience and livability from the walk-in pantry to the modern kitchen. Sit on the deck and enjoy your landscaped yard with lots of trees for privacy. Oh yes, it has city water too. **\$159,900 #1338**

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 8.3

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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.

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

FOR SALE

Leather couch/double bed, never used, like new, bought from Costco for \$400, selling it for \$300. Call 541-592-4540 8.3-B

FOR SALE: New Central Machinery horizontal/vertical metal cutting band saw (item 93762) paid \$300, sell for \$150 cash, 541-592-5120 8.3-P

FOR SALE: Electric double convection oven, many windows, 325 glass bricks, Jotil cook/heating wood stove, glass computer desk, metal electric conduit pipes, full futon with frame, Rezko propane shop heater, a lot of misc building materials. Call 541-592-6031.

YARD SALES

Multi-family garage sale, 222 Ollis Rd. Unit 34, Fri, Aug. 5 & Sat., Aug. 6 from 8 a.m. - 5 p.m. 8.3-P

Yard Sale 283 Hummingbird Rd., 7 a.m. - ? Saturday, Aug. 6, OTHER STUFF Just come and see!

Estate All or Nothing Sale! Many like-items will be bundled for quick sale. Three households to downsize plus friends and neighbors participating. Tons of household items clothing and decor, gardening tools and live plants, outdoors and sporting equipment, furniture plus an old console stereo and 100's of LP's, electronics, small appliances, and many surprises to be found. When? Friday, Saturday and Sunday, August 5-7, 7:30-5:30. Where? 3905 Rockydale. All reasonable offers considered. Early birds get best selection!

Fri., Aug. 5 & Sat. Aug. 6, 9 a.m. - 4 p.m., Multi-family yard sale, antique, vintage & newer furniture, collectibles, food dehydrators, lots of other stuff! No early birds. 17550 Redwood Hwy.

Yard Sale: 153 Krauss Lane, 7 a.m. - 6 p.m. all week long, buy the box or piece, low price's come take a look too much to list. For info. call 541-415-4151 8.24-P

Sat., Aug 6 and Sun., Aug. 7, 9 a.m. to 2 p.m. 422 Jeannie Way, CJ - jogger stroller, car seats, play pen, clothes, car tires, toddler's electric ride-on car, books and misc. NO EARLY BIRDS.

\$6 Sell it here!

HELP WANTED

Illinois Valley Soil & Water Conservation District (SWCD) is seeking a Conservation Technician The Position starts at 32 hours per week, with the possibility of full time status with overtime exempt (OTE) fulfillment. This at-will, OTE, non-union position will serve as the Illinois Valley SWCD and Oregon Department of Agriculture (ODA) funded Conservation Technician. This position serves the district landowners and assists district efforts with local, state, federal, and other natural resource organizations. This position is a blend of office management responsibilities under the guidelines set forth by the board of directors and a Conservation Technician position involved in carrying out a scope of work relating to water quality for the ODA. Send Cover letter, resume and narrative that specifically addresses your experience and expertise in the following areas. Fiscal management, Organizational leadership, Natural Resources management, Partnerships and Computer Skills to kevin@ivstreamteam.org or mail to: Illinois Valley SWCD Attn: Kevin, PO Box 352 Cave Junction, OR 97523 *Illinois Valley SWCD is an Equal Opportunity Employer.*

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

FREE BOXES

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

Illinois Valley Naturally!

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)

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10:30AM-NOON

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FOR MORE INFORMATION

CALL TERI AT

541-415-2926

OR PAT AT

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HAY FOR SALE

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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.

Public Notice

Kerby Water District will hold its monthly board meeting Wednesday, Aug. 17, 2016 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.

Public Notice

This is to give notice that Monday, Aug. 8, at 7 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 Citizen Request - IV Lions Club Ordinance 551 - Allow Accessory Dwelling Units Ordinance 552 - Allow RV as Temporary Residence during Construction Ordinance 553 - Establishing Fuel Tax, Refer to Voters Ordinance 554 - Establishing Marijuana Tax, Refer to Voters Executive Session - ORS 192.660(2)(h) {If/As Required} Comments

Public Notice

Illinois Valley Soil & Water Conservation District Board will meet on Thursday, July 25, at 6 p.m. in the County Building in Cave Junction. The agenda for the meeting will include but is not limited to the following: • Approval of Minutes • Financial Report If you need assistance or information, please contact the IVSWCD Office at 592-3731 during regular business hours.

Illinois Valley Watershed Council will meet on Thursday, July 25, immediately following the IVSWCD Board Meeting, in the County Building in Cave Junction. The agenda for the meeting will include but is not limited to the following: • Approval of Minutes • Project Updates If you need assistance or information, please contact the IVWC Office at 592-3731 during regular business hours.

TEA FOR TWO



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Oregon Mountain Real Estate LLC 541-592-4146