

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.

Pretty 1 acre parcel located on the edge of city limits of CJ. Feels like you are in the country. View of distant mountains, located on a quiet street too. City water available, and sewer is close, if desired, or septic system allowed instead, with city approval. Potential 2 family set up at this time, as owner has adjacent 1 acre parcel available also. \$44,900 mls#2963758

Nice city lot, in a very nice subdivision, that is already cleared, and has water, sewer power, and phone at the property line. Plenty of room for a big home, and still have a big backyard. There is a 2nd lot that fronts on the street below our lot mentioned above, that would be perfect for use as a RV spot to park, or a nice garden area. Just add steps up to the upper level lot, and you would have easy walk to the bottom level. Owner motivated. \$33,750 mls# 2967002

Amazing home with great views. Big entry archway leads you to a 2003 Craftsman style home. 4 bd, 2 baths, with several upgrades & special features. Solid oak kitchen cabinets. Plenty of counter space, island, cook top, double wall ovens. Lower cabinets have pull out slides. Open floor plan. 2 propane fireplaces. 14' ceiling, allows plenty of light, big windows for view of mountains & valley. Partially covered front deck. Large mstr bedrm. Extra wide hallway, is wheelchair friendly. Laundry w/ big pantry. Attached oversized garage has completely finished interior. 12K propane generator, with auto transfer system in place is included, for those sometimes power outages. Property has 2 year round ponds. Deer fenced orchard, with approx. 26 fruit trees, and 4 raised garden beds. The landscaping, garden area and orchard, are all on auto water drip system. Green house. End of road privacy. \$650,000 mls#2968470

Nice 1974 single wide mobile home on a beautiful lot with .23 acres in CJ. 1 bedrm, 1 bath, 588 sq. ft. Huge Madrone tree in the front yard. Decks on two sides of the home. Part of the home has been sided with cedar shakes as have the carport and a room behind carport. There is a newer storage shed with cement floor and insulated walls. Has certified wood stove and a wall air conditioner. The siding under the cedar shakes is believed to be T-111. Roof was tarred a few years ago. \$59,000 mls#2968516

Use our Internet Site to search the Southern Oregon MLS
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GET FRICK & MOORE RESULTS!

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Certified Int'l Property Specialist



Oregon Mountain Real Estate LLC.

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

Live comfortably in this 2400 sq. ft. home on 5 private acres. This two bedrooms, two bath home has two levels. On the lower level is a daylight basement which is used as a family room and office. The upper level has the living, dining and kitchen area plus a sun room and spacious decks to enjoy the great outdoors. This is a must see home. **\$475,000 #1349**

Here is a nice duplex set up. Both units are two bedrooms, 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**

Looking for a larger parcel? Here is 42 wooded acres bordering government land. Currently there is a one bedroom, one bath mobile home on the property. The mobile home has no value and is not livable. There is underground power, a well and a septic system on the property. Tear out the old mobile and build your custom home and enjoy the privacy of this 42 acre parcel which is only a couple of miles from town. **\$199,500 #1337**

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**

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 fewer than 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 8.10

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Illinois Valley Naturally!

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

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

Garage Sale 222 Ollis Rd., CJ (Just off West River St.) Fri., Aug. 12 & Sat., Aug. 13 from 9 a.m. - 4 p.m., 2 parties, clothes, bedding, household items, utility trailer, yard items, bicycle, etc. 8.10-P

\$6 Sell it here!

YARD SALES Continued

Yard Sale: Fri., Aug. 12, Sat., Aug. 13 & Sun. Aug. 14 from 9 a.m. - 4 p.m. New and used baby stuff, furniture, tablets, clothing, medical supplies, collectibles, Cedar Cord, boat, too much to list, 7201 Rockydale Rd. Look for orange streamers. 8.10

Moving Sale Saturday, Aug. 13 only, 10 a.m. - 3 p.m. tools, household, misc., 500 Tau-uas Lane, CJ (Caves Hwy. to White School to Hays Cut-off to Masters to Taurus) 8.10

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

Fri., Aug. 12, Sat. Aug. 13 & Sun. Aug. 14 9 a.m. - 4 p.m., Multi-family yard sale, Emptying storage unit - new yard sale stuff, antique, vintage & newer furniture, collectibles, food dehydrators, lots of other stuff! No early birds. 17550 Redwood Hwy.

Yard Sale at 414 Lindilu Lane, Thurs, Aug. 11, Fri., Aug. 12 & Sat. Aug. 13 from 8 - 4, Joyce's annual yrad sale, something for evryone, chain-saws, security camera, yard tools, furniture, metal detector, 541-592-2416

HELP WANTED

Southern Oregon Head Start is currently accepting applications for Early Head Start Specialist II positions in Cave Junction and Grants Pass. Please go to our website at www.socfc.org or contact Human Resources at 541-734-5150 for more information and to complete the required application. 8.17-B

HELP WANTED

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.

FREE

FREE, Haul away garage contents, furniture, shelving, etc. ALL or NOTHING, 541-592-5254 For appointment.

SPAY & NEUTER YOUR PETS

Public Notice

Illinois Valley Soil & Water Conservation District Board will meet on Thursday, Aug. 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, Aug. 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

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

This is to give notice that on Monday, August 15th, 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 special session. The agenda is limited, to the following:

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



Affordable homes to be built. House and lot financing package or lot only. 3 to 4 bedrooms, 2 bath, spacious living room, dining room, kitchen, family room, breakfast nook, and more ---choose from many options. A rare opportunity to have both house & lot financed.

Call Luz Moore, 541-415-4251

103 N Redwood Highway, Cave Junction, OR 97523



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.

FOR SALE



2001 Chevrolet Tracker ZR-2 4x4, 2.0L I-4, 5-Speed Manual Transmission, P/S, P/B, P/W, P/L, P/M, A/C, C/C, AM/FM/CD, Tilt Wheel, Tinted Windows, Hardtop, Tow Package, Aluminum Alloys, Toyo Tires, Chevrolet Owner's Manual, Chevrolet Factory Service Manuals, 25 MPG City/29 MPG Hwy, Exceptionally Clean & Well-Maintained, 105K original miles, Clean CA Title & Current Registration in Hand, Chevrolet Tracker Located in Grants Pass, OR, \$5750.00 obo, (949) 903-4161

PERFECT



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

Oregon Mountain Real Estate LLC 541-592-4146