

Classifieds

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 221 S. Redwood Hwy. PO Box 835
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 www.oregonmountain.com 541-592-4146

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. **\$285,000 #1328**

2300 sq. ft. of living area with oak cabinets and custom tile work. Situated on a knoll with 90 acres of trees, this home offers lots of privacy. Large, 40 by 60 shop building. Owner does not receive any financial benefit from the communications tower on the property but the internet service should be fine. Mountain, valley and river views from this three bedroom, two bath home. The 90 acres is composed of three separate tax lots, an 18 acre lot with the home, an adjoining 62 wooded acres and a 10 acre lot any of which may be purchased individually or purchase all three for **\$695,000 #1357**

Looking for an oversized city lot? Here is a 1.2 acre lot on West River St. with a well and septic installed. There was a mobile home the property, it has been removed. This could be just the spot to build your home. **\$75,000 #1352**

Mark Twain is supposed to have said, "Whisky is for drinking and water is for fighting over." Well we have plenty of water on this property. How about some really old water rights on this 136 acre ranch? About 120+ 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. **\$1,200,000 # 1324**

SERVICES

TREE REMOVAL, Big saw, splitter, experienced. Call 541-592-2652' 1.11-B

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HELP WANTED

Housekeeper needed for immediate position every other week at \$20 per hour for 5 hours. Home is 2300 sf and is neat and tidy with no kids and only 4 well trained doggies. Please call Chris at 541-415-6383. References would be appreciated.__1.11-B

Quality Transportation is hiring Maintenance Mechanics and CDL-A Drivers. Locations in Nevada. MUST BE WILLING TO RELOCATE. Call 775-635-2443 or www.qtinvt.net for application.__OCAN 1.11

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

DONATIONS

CJ Patrol is back in the saddle, looking out for our town. Please help by donating gas money to the patrollers. Donation sites are at *I.V. News*, Sportsman Tavern and Carlos. For questions about donations call Laura at 541-592-2541

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Mon 7-8 p.m.
 Wed 7-8 p.m.
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 Sat 7 p.m.
 Sun 7 p.m.

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HAY

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10.37 acre, zoned EF, with 1536 sq ft ranch style home nestled in the woods. Decks around front and sides of dwelling, 2 bedroom 3 bathroom, lovely living room with wood stove. 20 x 40 barn/shop with box stalls and equipment. Storage, pasture, seasonal creek, lots of built ins. Property is situated on main Illinois river but no water rights! Motivated seller!

Call Luz Moore, 541-415-4251

103 N Redwood Highway, Cave Junction, OR 97523



Illinois Valley Naturally!

WELCOME HOME



Live in comfort in this 2400 sf home on 5 private acres. This two bedroom, 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**

Oregon Mountain Real Estate LLC 541-592-4146