

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.

Perfect opportunity! Take a look! Great set up for someone to live at home and have a home business too. Owners have taken great care to remodel and further improve the 2 story bldg. Upstairs living quarters has large open living plan (988 sq ft) with solid wood flooring. Jetted tub sits in its own private alcove, beautiful hickory cabinets, laminate counter tops. Kitchen with island & extra storage. Vaulted ceilings, with lots of natural light from decorative windows. Downstairs is a great place for various commercial endeavors. Partial comm. kitchen, hickory cabinets, laminate flooring. SS 3 sink comm. station, dishwasher, office space for desk/computer. Bath downstairs has shower, modern decor. Room to expand. Fenced yard; Great, highly visible location. \$285,000 mls #2971133

Nicer D/W Mfg home 3 bedroom 2 bath with separate family room. Living room is full width of Mfg home, kitchen and family room, small breakfast bar are centrally located. All bedrooms good size and master is large, with walk-in closet. Big deck in front, covered with stairs to both ends of the deck. Carport on opposite side of home allows for more parking area. Smaller porch, with a wheel chair ramp. Detached garage is fully concrete floor, separate entry door. Mature shade trees in front, conifers dotted, all on 1/4 acre. \$114,900 mls #2970811

Double wide 2 bdrm, 1 bath on 2.05 acres with a guest house. Property ties into Lindulu Lane and has potential to be subdivided. \$130,000 mls #2968790

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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First time on market. Comfortable living in this triple wide manufactured home on almost 6 acres. Home was built in 1996 and has over 1800 sq. ft. of living space. Three bedrooms, two baths with vaulted ceiling, island kitchen and lots of nice improvements. Several out buildings including a detached double garage, barn and gazebo. Some trees and some open area with plenty of room for garden or a critter or two. Paved road frontage. **\$290,000 #1362**

Price reduction: 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. Reduced to **\$69,900 #1352**

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. Three of the four offices currently rented. Current business willing to continue occupancy. Possibility of some owner financing. **\$285,000 #1328**

Another price reduction. 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. **\$59,500 #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, need a cruise to be sure. 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

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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

\$6 Sell it here!

MISC.

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Public Notice

This is to give notice that on Thursday, January 26, at 7:30 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 will be limited to: job Description and Pay Scale Alteration; Executive Session - ORS 192.660(2)(h) {If/As Required};

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.

LIVING THE DREAM



Lovely ranch style home tucked on 25.17 acre property with mountain views and trees. Home is 2653 sq ft with 3 bedroom 2 bath, living room with fireplace, formal dining, kitchen with island. Double pane windows, master bath has dual sink and dual shower heads, 24 x 24 car garage, 24 x 24 x 16 work shop, 2 seasonal ponds, RV parking with electric and water hook-ups. 13 GPM and many more. Motivated Seller! \$452,000

Call Luz Moore! 541-415-4251
 103 N Redwood Highway, Cave Junction, OR 97523S



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WELCOME HOME



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Oregon Mountain Real Estate LLC 541-592-4146