

La Grande Evening Observer

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LA GRANDE UNION COUNTY, OREGON,

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NUMBER 54

BUILDING IN 1911 ENORMOUS

NO DATA AVAILABLE TO ASCERTAIN SPECIFIC COSTS.

Cozy Residences Have Been Erected in Great Numbers During Year.

Through lack of an ordinance requiring permits to construct a residence of any description in this city, no official data is at hand to determine the building activities during any time or period. Consequently everyone knows La Grande has had an unusually active year in the building line but the costs expended individually and collectively by builders cannot be accurately determined as elsewhere. This phase aside, the fact remains that new residences have bobbed up here and there and in some sections the growth and expansion has been phenomenal. It is indeed difficult to summarize or estimate the proposition. No section of the city has been so remote or so isolated but that the song of the hammer and the buzz of the saw has not been heard. A few weeks ago—in the late fall when building had practically ceased, a careful canvass of the city revealed 35 houses then under process of construction. This is but a timely hint at what has been going on all summer.

Cozy, Comfortable Always.

Few "elegant" residences, if "elegant" delineates expenditure of six or seven thousand dollars, have been built during the year. The average cost is around \$2,000 which means comfortable, cozy and modern cottages, bungalows and houses—all of them homes for workingmen.

Construction has commenced on the federal building, and additional business houses have gone up, including the Dalton store building, the Grande Ronde Meat company annex and various buildings on Jefferson, among the Halsten addition.

The following grocery stores and meat markets will be closed at 10 o'clock New Year's day—one delivery at 9 o'clock:

Pattison Bros., Union County Co-operative association; City Grocery and Bakery; Snodgrass Grocery; Cummings & Price; Thorne's; White-Geddes; Stageberg & Sandborg; and both meat markets.

MORE BUYERS THAN SELLERS

LOCAL DEALER SUMMARIZES SITUATION HERE.

Law of Demand and Supply Governs Prices on Real Estate Generally.

Buyers seeking farmland at reasonable prices predominate over those in Grande Ronde valley who are willing to dispose of their farms at the same reasonable basis. This is the summary given to the farmland deals of Union county the past year by George H. Currey, proprietor of the Currey Real Estate agency. In reciting some of the features of the year's activities, Mr. Currey states from a real estate standpoint it is more difficult to obtain good farms to sell at reasonable prices than it is to secure buyers; this speaks volumes for the contented homes that greatly predominate throughout the county. The reason for this is easily accounted for. Climatic conditions are such that the Union county farmer enjoys a greater diversity of crops than in any section of the state. The great areas in hay permit the raising of cattle, horses and hogs on a large scale; also makes possible a large dairying interest. Barley, wheat and oats, fruits, potatoes are also grown in large quantities and the prices that prevail and have prevailed make farming exceptionally profitable—this is the reason that the farmers are loath to part with their holdings. In addition to the financial income from farms, the unexcelled advantages possessed is another feature that few counties in the state enjoy to the extent of the Union county farmer. The farm home without the phone is an exception, the free rural delivery routes permit the daily papers of the centers to enter the homes just a few hours later than in the cities. School houses wherein nine-month terms of school are taught and churches and Sunday schools are to be found in every neighborhood. Mr. Currey in emphasizing these facts makes it plain why the Union county farmer is contented. Why the farm sales are so few and mortgage foreclosures almost unknown. The past year few large farms have changed hands. Quite a number of well improved 80 acre farms have been sold at prices averaging \$100 per acre; one

thing being noticeable is that those farms that have alfalfa acreage are in greater demand than those without. "Naturally there always will be a difference of opinion between the owners and the purchasers of Grande Ronde valley farming lands," says Mr. Currey. "Purchasers cannot expect to obtain such unexcelled privileges without remuneration. On the other hand those desiring to sell cannot ex-

1912 PROSPECT IS GLOWING

BANNER YEAR FOR DIET DEALERS FORECASTED.

Each Dealer With His Particular Line Has Confidence in Coming Year

La Grande realty dealers who handle either city property exclusively or who dabble with both country and city dirt, are looking forward to a snappy and brisk trade in 1912. The Givens Investment company is pointing to its new houses in Connerdale now under construction according to modern architecture, and believe the addition to the city on the east will be one of the big and popular sales and building sections next year. The managers of this firm are also confident of a general looking-up tone in the realty market everywhere.

William Miller & Bro. who are handling an addition project in the west section of the city known as Riverside are likewise stepping spryly at the prospects of 1912 sales. "We are anticipating not only a continuation but an increase in our city realty property deals," said Mr. Miller today, in speaking of the prospects for 1912. The Security Land & Trust company dealing with various kinds of land, anticipates a banner year in 1912, according to Manager Phy. Everything points to an improvement over this year which has been brisk throughout. "This is the way the company summarizes the situation.

C. J. Black, who runs to country and city deals, said before leaving the city for a Portland jaunt this week that he could see nothing but glowing prospects for the coming year.

S. M. Slough and all others who deal in real estate are looking at the situation in precisely the same light.

When it comes to the hay, grain and fruit possibilities the people of the east cannot realize anything about how far ahead of them the west is, until one sees something like this; a Minnesota apple tree with a fair crop of good fall fruit, 1½ to 3 bushels of apples on a tree 12 to 14 years old, and these apples sell for 60c per bushel.

Here is where one sees the difference: Apples from the northwest at prices like these, viz: Winesaps, \$2.75 per box; Spitzenbergs at \$3.00 per box. Other varieties at \$2.25 and \$2.50 per box. These boxes are of the standard sizes.

While at Mankato, Minnesota, Mr. Benham got a touch of Minnesota winter weather, snow and sleet—10 below zero—but that did not stop talk on Oregon, and the apples and pictures he had with him caused many a person to exclaim, "We surely want to go where they grow."

From Duluth, all up and down the line, there is a big feeling toward Oregon. While at the land show at Chicago, he saw from 15,000 to 30,000 people per day, all eager for information on our valley here.

"But the people here must be awakened, and combine their efforts and do

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LAND SHOWS IN EAST ADVERTISE

LOCAL REALTY DEALER DEEMS THEM ABOVE PAR.

Finds Nothing Else Suffices When Compared With Land Show.

Middlewestern land shows such as conducted annually at Chicago, St. Paul or Omaha are the ideal mediums for advertising western communities, according to B. A. Benham, who has just returned from an extended tour of that section and also being a guest at the land shows. The enormous numbers that seek out the land shows daily looking for exhibits of the west is surprising and after carefully canvassing the situation Mr. Benham has become firmly imbued with the notion that the land shows are head and shoulders above anything else as a medium of advertising in the east provided they are used as communities.

B. A. Benham, wife and daughter, returned from their trip through the middlewest, and are more than ever glad that they are living in La Grande and the Grande Ronde valley. They left La Grande, Oregon, for the east on Sept. 11th, 1911. Mr. Benham is thoroughly acquainted with all of the resources of the Grande Ronde valley, having been here with the La Grande Investment company for the past six years—a company that is regarded as one of the most reliable, having been here in the real estate, loan and insurance business for 20 years.

Mr. Benham started out for this company to advertise and do personal work for property located in this valley. The first place he stopped at was at Washington, Iowa, where he found the Iowa farmer very prosperous, and the banks carrying large amounts of money on deposits. There, land is worth from \$150.00 to \$250.00 per acre. Mr. Benham and Sidney Smith went to an auction of 150 acres, with no buildings, but a good quality of land. It went for \$134.00 per acre. This shows what good land will bring under the hammer. Mr. Benham spent 16 days in and around this place, talking Oregon on every turn. A few people in that vicinity are talking of coming to the coast.

The next place he went to was Medford, Minnesota, and from here he worked every direction. As to this section of the state the farmers had a very bad year on account of dry weather, grasshoppers and chinch bugs, and this is the third year the crops have not been up to what they should be. Of course the Minnesota farmer does not like this condition of affairs any more than any other farmer, hence some of them are very much interested in talks of the Grande Ronde valley, and quite a few are enthused over the fruit business. The weather conditions have a great deal to do with many wanting to come to Oregon, and this is where Mr. Benham got in his best ticks when he talked loud and long and very often for our most beautiful conditions here in the Grande Ronde valley.

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Make Some Money

The following is a partial list of property we have for sale, which we would like prospective purchasers to inspect before buying.

No. 1.—50 acres of land, ¼ miles southeast of La Grande, small house on place. Price \$50 per acre. Will trade for La Grande property.

No. 2.—5 room house, modern, on Second street, between Spring and Penn. avenues. Price \$2200.

No. 3.—3 lots on Lake street, east of Fourth street, size 65x270 feet each. Price \$350 each.

HAVE YOU SEEN OUR GRAND VIEW ADDITION

No. 4.—4 room house, lot 5, block 1, Pleasant Home addition, size of lot 95x142 feet. Price \$900.

No. 5.—Lot 2, block 2, Home Investment addition, size 195x212 feet, water right. Price \$450.

No. 6.—Lots 9 and 10, block 10, in Home Investment addition, containing about 1¼ acres, with water right. Price \$450.

AN ALICEL ORCHARD THAT IS A GOOD INVESTMENT.

No. 7.—A 7 room house, barn, all of block 10, Byrnesons' addition, with bearing orchard. Price \$2500.

No. 8.—4 houses of 4 rooms each, stone foundations, plastered, with 50x110 lot. Price \$1200 each.

No. 9.—Lot 1, block 57, Chaplin's addition, price \$450

No. 10.—Lots 9 and 10, block 142, Chaplin's addition, with 4 room house. Price \$650.

No. 11.—A five room house, barn, lots 1, 2, 3, and 4, block 50, Chaplin's addition. Price \$1900.

No. 12.—A five room house, acre lot, block 2, Pleasant Home addition. Price \$1500.

No. 13.—Lots 1 to 6, block 1, O street. 7 room house, 12 bearing fruit trees. Stone cellar. Price \$1500.

No. 14.—6 acres in blocks 1 and 4, Home Investment addition. 3 room house, barn, 6 stams of water. Price \$2700.

No. 15.—Lot 10, block 3, Romig's addition. Price \$450.

No. 16.—Lots 1 and 2, block 2, Sunnyside addition, size 65x270 feet each. 4 room house, good condition, barn water right. Price \$1200

No. 17.—Lot 3, block 50, Chaplin's addition. Price \$750.

No. 18.—2 acre lots 1 and 6, block 5, Home Investment addition, small house. Price \$1000.

No. 19.—A five room house, plastered, stone foundation, lot 65x115 feet. Corner First street and Division avenue. Price \$1500.

No. 20.—Lots 3 and 4, block 138, Chaplin's addition. 5 room house, woodshed. Price \$1500.

No. 21.—2 acres east of block 21, Williamson's addition. Price \$1,000.

No. 22.—A seven room house, bath, 3 lots, block 90, Chaplin's addition. Price \$2750.

No. 23.—3 lots, southwest corner of block 90, Chaplin's addition. Price \$750.

No. 24.—A five room house, with bath, 60 foot lot, Munroe avenue. Price \$1700.

No. 25.—Lot 6, block 2, Home Investment addition, with 7 room house, water right. Price \$1000.

No. 26.—A five room house, lot 30x110 at 521 S street. Price, with furniture in house \$1200.

No. 27.—Modern five room house, fine condition, lot 49x100 feet on West Adams avenue. Price \$2500.

No. 28.—Lot 80x140 ft. on Cherry street. Price \$650

No. 29.—West half of lots 1, 2 and 3, block 11, Romig's addition. Some improvements. Price \$550.

No. 30.—Lot 50x120 on Adams avenue near Cherry street. Price \$650.

No. 31.—Six room house, small stable, woodshed, cellar, newly finished inside, on Osborn street. Price \$1850 cash.

No. 32.—20 acres of 6 year old orchard in fine condition. Price \$500 per acre.

No. 33.—Lots 10, 11 and 12, block 4, Romig's addition. Price \$800.

No. 34.—10 acres, one half in bearing orchard, some young trees on a portion of the other half. Fair house and barn. Price \$3000.

No. 35.—Lots 4, 5 and 6, block 47, Chaplin's addition. Price \$500.

No. 36.—Lots 1 and 2, Block 33, Chaplin's addition. Price \$450.

No. 37.—A good brick house in Walla Walla, Wash., worth \$3500. Will exchange for valley land or La Grande property. Call and see photograph.

No. 38.—Lots 7, and 8, block 1, Acme addition, with 4 room house, woodshed and cellar. Fruit trees. Price \$1150 cash.

No. 39.—Lot 10, block 7, Pleasant Home addition, small house. Price \$450.

No. 40.—Lots 11 and 12, block 147, Chaplin's addition. 6 room house. Price \$1200.

No. 41.—South half of lot 6, and lots 7 and 8, block 7, Pleasant Home addition. Price \$600.

No. 42.—South half of lot 10, and all of lots 11, 12, 13, 14, 15 and 16, block 25, Williamson's addition. 5 room house, woodshed and cellar. Price \$1800 cash.

No. 43.—Lots 16 and 17, block 157, Chaplin's addition. 1½ story 5 room house, woodshed and cellar. Price \$1000.

No. 44.—North 150 feet of lot 2, block 2, Honan's addition. 5 room house, barn woodshed and cellar. Water right. Fruit trees. Price \$1650.

Prices on the above property are for cash. The terms can be arranged on all of it where it is not specifically stated cash. Would be pleased to show you any of this property you are interested in.

No. 45.—7 room house, modern, work room, wood house, barn, lots 17 to 21, block 1, Scriber's subdivision of Predmore block. Price \$3400.

No. 46.—Lot 4, Block 8, Grandy's addition, 5 room house. Price \$1900.

No. 47.—Lot 8, block 3, Pleasant Home addition, containing one acre. 4 room house. Water right. Price \$1200.00.

No. 48.—Lots 1, 2, 3 and 4, block 19, Riverside addition, on North Second street. Price \$700.00.

La Grande Investment Company.

The Firm whose Name is a Synonym for Reliability and Square Dealing.

Just a Few of Our Bargains:

120 acres in the valley, 7 miles from La Grande, for only \$5,000.00. Just one year's work on this property will double it in value. It is for sale or trade.

40 acres, fair buildings, 30 acres cleared, 5 acres orchard, water for irrigation, 3 miles from town, 1 miles to school. This property can be handled for less than \$60.00 an acre. A small amount of cash, can take city property for balance.

We Handle Property Everywhere and have some Splendid Trades.

We have a hotel to trade for city property. Rent of it pays 10 per cent.

Fine acre tract, good orchard, nice new house, near Palmer mill, cheap and on easy terms.

Nice little home at 704 Main St. Belongs to a non-resident and will be sold at a very low price.

5 room modern house on Sixth street, furnished or unfurnished. The lot alone is worth the price of the property.

Modern six room house at Sixth and N. Very low price and best of terms.

Small cottage on N Street, splendid location. Can sell on installments.

Fine modern home on N street, close in; small payment will handle it.

Small property on Ninth street, belongs to non-resident and he is very anxious to sell it. Price very low and will take monthly payments.

We have some fine homes and vacant lots in every part of the city.

Business properties that are paying good interest and increasing in value; also money-making business propositions. We can save you money; come in and see us.

SECURITY LAND & TRUST CO.

LA GRANDE NATIONAL BANK BUILDING