

Buy Willamette Valley Real Estate and Near this Town, in Polk County, Oregon

R. J. Taylor

Has listed in his Office Some of the Best Real Estate to be Purchased in Oregon. You can get a Dairy Farm, Stock Ranch, Hop Farm, General Purpose Farm, Small Acreage, Business Opening or City Property at the Right Prices and on the Best of Terms. See him.

Independence is one of the Fastest Growing Towns in this Valley. It is Situate on the Willamette River, 12 miles from Salem the Capital, on the Main Line of the Portland, Eugene and Eastern Electric, now being Constructed and is of easy access to the Oregon Electric at East Independence. It has Motor connections with the principal Trade Centers of the County. It has the promise of a Railroad into the Siletz timber and a Line of survey for a Railroad to the Coast at Newport. It is Assured a big Saw Mill.

Some Willamette Valley Farms We Have Listed for Sale

25 acres or more at \$100.00 per acre. 300 acres in all, but will sell all or part. Property has a 20-acre hop yard, is all cleared and cultivated and good soil. Will be on the new electric between Independence and Corvallis when completed. The whole tract includes good residence, barn, orchard, and 100 acres of oak grub timber. A fine grain and stock farm.

8 acres for \$3500 between Independence and Monmouth, includes household goods, good house, barn, woodshed, chicken house, young orchard, lots of small fruit.

46 acres for \$7500. This consists of a nine room house, a good barn, hot and cold water, out buildings, gasoline engine, big wells for irrigation if desired. 3 cows, 3 horses, 4 hogs, separator, new wagon new top buggy, chickens, range and hot water connections, 10 ton of hay, 150 bushel of oats, 300 bushel of potatoes, 5 acres of fruit and small fruits planted among the large fruit. Electric road goes through this place. Located about 1 mile from Independence.

30 acres for \$3000. Located near Wells Station. Good tillable land, all under cultivation, good black soil, no buildings.

30 acres dairy ranch for \$7000. This includes a paying milk route, two teams, wagons, milk wagon, plows, separator, 8 cows household goods, good residence, barn and other buildings. Located about 2 miles from Independence.

147 acres at \$30 per acre. This is a good property located about 3 miles from Monmouth. Hilly land, well watered, good stock proposition. Old barn and house, 5 acres in orchard.

64 acres at \$125 per acre. Located opposite Independence on river bottom. House, barn and other improvements. Good orchard, over half in cultivation.

64 acres, \$1800. This property has a 3 room house, rustic, newly built, barn 14x24, chicken house, good well, 5 ton of hay, 24 chickens, Jersey cow, horse and buggy, 1 acre in garden, all cleared and fenced and division fenced. Located near Monmouth. \$800 cash, balance on terms to suit.

10 acres for \$3000. All in fruit, 175 yellow newton, 125 jonathans, 100 spitzenbergs, and 200 peach trees, three quarter acre strawberries, 7 room house, good small barn, wood house, poultry outfit. All bottom land, and located about 3 miles south of Independence.

98 acres at Lewisville for \$50 per acre. 8 room house, barn, granary, all fenced, 18 acres in cultivation.

70 acres for \$4000. 25 acres in cultivation, all fenced, 25 bearing fruit trees. 6 room house, barn, granary, well, watered by springs. Located about 6 miles from Independence.

10 acre tract joining Independence for \$2100. Good bottom land with about 3 acres in hops, balance potato or vegetable land, all cleared and in cultivation. Terms if desired on part. Building site faces a good street.

125 acres 4 miles south of Independence on main Albany road. 50 acres under plow, balance pasture and fine oak timber. \$5000 worth of wood on place, no waste land. Family orchard of two and one-half acres, four and one-half acres Newtown pippin apples 4 years old, new 8 room house, hot and cold water, bath, new barn and other buildings, 2 wells, spring, gas engine, 100 gallon tank.

20 acres of good land located about 3 miles from Independence. Good prune land. Situated in what was known as the Gibson and Kirkland fruit tracts. Price, \$2000.

Independence has the prospect of a new glass factory that will employ 150 persons; while the saw mill to be built here will have a capacity of 100,000 feet of lumber in a day of ten hours. Independence has its own sewerage system, paved streets, water and rail transportation, free ferry, a good light and water system, a valley telephone system with free service through the rural districts, two rural mail routes, twenty six trains daily, two boats daily, all the principal lodges, five churches, public and high schools, creamery, flour mill, etc.

We Have Some Good Property for Trading Purposes

2 lots and 3 room house bungalow, at Lents, near Portland, \$1050. Equity of \$550, balance to be carried at \$10 per month. Will trade on Independence property.

2 acres at Falls City, near big saw mill, house has two porches, good well, woodshed, 2 fruit rooms, besides main residence. 2000 strawberries one year old, land level, 4 blocks from saw mill

Price, \$2200. Requires \$1200 cash if sold direct, balance runs for 10 years at 7 per cent.

160 acre farm near Sumner, Nebraska, valued at \$10,000.

60 acres near same place valued at \$8400. Both properties well improved and will consider Willamette valley property of equal value in exchange.

House and 2 1/2 acres of land for \$3000 in Colorado. Six room house, 1 1/2 story high, can be laid out into lots, barn 16 x 81, good shingle roof, windmill, tank, gasoline engine, six blocks from main business street in La Junta, a town of 7000, has second largest railroad shops on Santa Fe railroad. Monthly pay roll of \$40,000. Best irrigation section of Colorado. Good wash house and milk house. Good stone cement cistern.

Stone wall around the place on two sides. Will trade for Independence residence or other property. Mortgage on it of \$500.

7 1/2 acres for \$700 a half mile from reform school on main road to Salem. Some strawberries on place. Shacks on property.

5 acres for \$600 near Salem. Lot 28

in Stewart's addition, near Jefferson. Trade for Independence property.

200 acres near Monmouth at \$80 per acre. Good residence, barn, plenty of fruit, 2 orchards, small amount of timber. Located about 2 miles from Monmouth.

120 acres worth \$12,000. This is one of the best improved properties in Polk county. Good clay loam soil, fenced and cross fenced, all in cultivation but

10 acres oak timber, good well, barn 39x48, with 20 foot posts, granary, wagon shed, chicken house, horses, 3 Jersey cows, 18 head hogs, new wagon, hack, carriage, cream separator, drag, mower, rake, cultivator, 3 harrows, 2 plows, chickens, everything but the household goods. Fine family orchard, 3 miles from Independence. Will consider a good business proposition or sell for part cash and part time.

Some Good City Property That we Have Listed on Our Books

One lot 66x165, house, 2 stories, barn, fruit, etc. Price, \$1300.

10 lots located inside of the corporate limits for \$1000. Located near the foot bridge, part is creek bottom soil.

Six room house, woodshed, closets, pantry, water and sewerage connection. Located centrally. Price, \$1500. Half cash, balance on terms.

16 lots at \$100 per lot. Located on Ash creek.

Good residence, one story, five room house with full basement, hot and cold water, plumber and modern, good barn, desirable location, good drainage. Price, \$3100.

A first class residence, 2 stories, fine lawn, flowers, fruit, etc. Centrally located and modern. Price, \$3250.

Ten room house, including bath room, store room, 3 bed rooms, kitchen, dining room, living room 65-foot front porch, back porch, woodshed, barn, outbuildings, hot and cold water, windmill, tank, plenty of fruit. Lot 68x112. Price, \$1600. Located in North Independence.

Good 7-room house, one lot, barn and other buildings, not far from city park. Price, \$1200.

Four lots and two houses and tent house and foundation, three rooms in one house and one in the other, shed and other buildings, good well, fruit trees, berries, etc. Price, \$800.

New bungalow, well built, fine lot, good location, \$1600.

Good residence property with 7 rooms, two-story house, centrally located, one lot, worth \$1600.

Five room bungalow, located in the new Hill addition part of Independence. Price, \$1250, and will take \$500 cash, balance on terms.

Good 5-room residence, barn, chicken park, woodshed, family orchard, and 1 acre of land, inside of city. Price, \$1600. Half cash, balance at 8 per cent.

2 lots 70x157 for \$350 a lot, \$50 down, balance on terms.

Good 10-room house, 1 lot 100x314, well, barn, orchard, woodshed, smoke house. Price, 2800. Cash \$1500, balance on time.

6 lots 70x157 for \$300 per lot, \$50 cash, balance on time.

2 lots across motor bridge for \$700.

Good 7-room house, located near motor track, one good lot. Price, \$1800.

Polk County Excels in Fine Stock and Has Carried Away Many Prizes in Contests at the State Fair on Horses, Sheep, Goats, Hogs and Dairy Stock.

Dealer in Realty
Good Valley
Farms and
Dairy Ranches

R. J. TAYLOR

Good City Property
Residences and
Vacant Lots
Business Chances

Independence Oregon