

Fruit Lands, Platting Acreage, Old Established Ranches and Small Farms Alike Figure in Active Trading.

Deals in farm, timber, raw and in proved lands have been one of the features of the trading for the last week Many thousands of acres of fine lands have been purchased all over the state and especially in the Willamette Valley. The prices paid range from practically mothing for raw lands in the more arid districts to \$1900 an acre and more for im-proved orchard lands, while a few close-

in glatting propositions have brought even higher figures. One of the largest deals was the pur-chose of 1300 acres of land near Sheridan, by the Yamhili Orchard Land Company. The price paid for the tract is \$35,000. The land is all the richest land available and is in the heart of one of the richest fruit and walnut-raising sections in Oregon. It is located in the Tamhill in Oregon. country, near Sheridan.

The purchase of the land was made by an organization which has just formed an incorporation under the name of the an incorporation under the name of the Yamhill Orchard Land Company. The incorporators are C. F. Hendricksen, president of the Scandinavian-American Bank: Valdemar Liddell, Swedish Vice-Consul; Waldemar Seton, attorney; C. O. Segglin, O. S. Anderson, Eric Helmer and H. Christenson, Mr. Hendricksen is the president of the company, Mr. Lid-dell vice-president, Mr. Seton secretary and C. O. Segglin treasurer. The di-rectors are Messrs, Anderson, Helmer and rectors are Messrs, Anderson, Helmer and

This tract of 1309 acres was purchased This tract of 1309 acres was purchased from 30 different owners. Mr. Liddell secured an option on the properties three months ago, formed the company to finance the deal and has already paid in over half the amount necessary. The final payment will be made this month. The tract which adjoins the recent pur-chases by a number of the Oregon Agricultural College faculty, will be platted into five and ten-acre tracts at once and placed on the market in the early Spring as walnut and fruit lands.

as walnut and fruit lands. Captain Paul Reimers, of the Crossley Company, has purchased 540 acres of highly improved land located between Frank and Rex stations, on the South-ern Pacific line, about 19 miles southwest of Portland and four miles from New-berg. The property, which was bought in four separate parcels, was purchased at an aggregate cost of 361,000. One tract of 100 acres purchased was the Le Tourneau tract, which was se-cured for \$10,000. The 120-acre tract ad-joining this, belonging to Louis Pulisky, was purchased for \$15,000. From Fred Neuman a tract of 160 acres adjoining

Neuman a tract of 160 acres adjoining was purchased for \$16,000 and from Gus Guddat a tract of 160 acres was pur-chased for \$20,000,

The great portion of these farms is in a high state of cultivation and they are a high state of cultivation and they are improved with good residences and sub-stantial farm buildings. The entire tract will be platted into five and ten-acre tracts and these will be planted to apples, small fruits and nuts. The land will be placed on the market on January 1. F. P. Drinker, cashier of the First Na-tional Bank of St. John, and Manning Van Alstyne have purchased four quar-ter sections of timber land located in Wheeler County. Eastern Oregon.

baser



is considered a remarkable record for

H. P. Palmer Completes New **Residence in Irvington.** COST IS ABOUT \$15,000

Realty Dealer Builds Three Times in Four Years and Now Has Beautiful Dwelling of Latest Design.

THIRD HOME BUILT

Three homes in four years is the rec-ord made by H. P. Palmer of the H. P. Palmer-Jones Company. Mr. Palmer has built these homes all in Irvington and has just completed one of the really fine residences in the beautiful addition at a cost of \$15,000. This

handsome colonial structure at the northwest corner of East Nineteenth and Thompson streets and was de-signed by Richard Martin Jr., archi-tect. There are three stories and a full ent and in connection a garage When Mr. Palmer first purchased a

lot in Irvington he hesitated about building, owing to the \$2500 building building, owing to the \$2500 building restriction. Then he went ahead and built a \$4500 home, sold this and built himself another, more pretentious home. Still not satisfied, he had plans pre-pared for another still more beautiful home and at its completion moved into the present handsome residence and re-cently sold the former one.

New Dwelling Unique

ne district. Nature did much for the Rose Ctiy Park district, and man is doing more to make it a desirable residence section. Among those who have recently moved Among those who have recently moved into this district and into new homes are the following: T. T. Geer, ex-Gov-ernor of Oregon, and wife, who have a new and cozy home on East Fifty-third and Thompson streets; L. R. Grif-fith, Pacific Coast agent for Farrell's Syrup Company, of Omaha, Neb., who recently purchased the Swiss chalet of C. W. Leadbetter, on East Forty-fifth and Sisklyou streets; L. L. Rawlins, state agent for the Kansas City Life Insurance Company, who purchased the Insurance Company, who purchased the Queen Anne cottage erected by H. C. Morris on East Forty-fifth and Brazee streets; Charles B. Merrick, secretary of the Portland Retail Grocer Associa-

of the Portland Retail Grocer Associa-tion, who erected a home on East Fifty-seventh street, near Alameda avenue; George E. Whitman, of Olds, Wortman & King, whose bungalow, 65 by 45, was built at a cost of \$6500 on East Fifty-fourth and Thompson streets. Contracts have been let for the grad-ing of all the streets in Laurelhurst, and the work is now in active progress. The four grading crews are now at

The four grading crews are now at work on as many streets, and the work is to be pushed as rapidly as possible. J. B. Meikle, of the Laurelhurst Com-

J. B. Meikle, of the Laureinurst Com-pany, says they expect to have all the streets graded within the next four or five weeks. The graders will be fol-lowed immediately by the sidewalk contractors and six-foot sidewalks are to be laid on all the streets. A number of new residences are projected in the new residence addition.

jected in the new residence addition. Several of these will be started this month. Among these will be the homes of Charles K. Henry, Dr. Homer I. Keeney, C. V. Cooper, Charles S. Russell and P. S. Easterday.

WAREHOUSE IS

MORRIS & CO. TAKE TEN YEARS' DEASE.

East Side Soon to Have Big Warehouse District.

15

MANY ARE FOR FRANCHISE

Business Men Would Permit Putting Tracks on East Third if Common User Clause Is Inserted-Plan Elevation of Car Tracks.

East Side property owners are lessening heir opposition to the granting of a franhise to the railroad company along East Third street, and at the last meeting of the East Side Business Men's Club, men who had been opposing the granting of the franchise all along spoke in its favor. be common user clause was satisfactory o all and the only question of difference was whether a freight depot requirement

held that such a provision would not hasten the depot and might defeat the franchise. It was pointed out by them that the depot would come anyway when usiness required it and that the common ser clause would bring the depot faster ian any other provision, for the reason hat it paved the way for competition.

street railway were laid. He said that he was not at liberty to say what these concerns were, yet he had seen plans



Notwithstanding the Snow, We Sell Property

-IN-

Traffic on Increase.

Streetcar and general traffic on East Morrison street is now great and increas-ing. Completion of the new Madison-street bridge will take some of the travel there, but the constant danger, delay and in-terruption of streetcar and vehicle traffic on East Morrison street and Hawthorn avenue. It is believed, will compel erection of elevated roadways on b roadways on both streets at no distant time

streets at no distant time. On the other streets leading to the river elevated roadways will probably not be required, but it is now conceded by East Side business men that on East Mor-rison street and Hawthorne avenue these elevated roadways are now needed and that provision must be made for them as soon as it can be done. These elevated roadways would extend from Grand ave-nue to the two bridges and carry the streetcars and vehicle travel crossing the bridges either way. Now that solid fills have been made on both East Morrison street and Hawthorne avenue the matter

street and Hawthorne avenue the matter is - simplified

rected in Irvington, at East Twenty seventh and Thompson streets. It is the first of the five houses to be crected by this firm on this block. It will be a two-story home containing seven rooms, and will be 30 ± 40 feet in size. The concrete work will be decorated

to imitate stone. It will be one of the finest dwellings erected in Irvington. Gates & Young own six lots at East Twenty-seventh and Thompson streets, on which they will erect dwellings costing from \$8000 to \$10,000.

J. L. Kernopp, a real estate man, is erecting a dwelling on East Twenty-third and Knott streets, to cost \$3500.

East Twelfth street, near Brazee, for \$1500 to F. J. McPherson. Emil Schacht & Son, architects, have drawn the plans for a residence to be erected on this lot. 4. C. Horn, who recently purchased a lot in this neighborhood, has let the contract for a residence to F. E. Bow

Contract for a residence to F. E. Bow-man & Co. W. C. Page. of Wadhams & Co., is having a \$4000 bungalow built in Irv-ington. S. M. Miles, of the Security Savings & Trust Company, has com-pleted a \$4000 home. W. W. Humback, of the Columbia Trust Company, is building a \$4500 home and I H Sech. building a \$4500 hor ne, and J. H. Beck ley is completing a \$5500 home in the same district.

John D. Tresham has purchased a lou it the corner of East Twenty-eighth and fillamook streets, in Irvington, from Richard Martin for \$1100, as a site for residence. The sale was made ough the agency of Parrish, Watkins new & Co. Through the same agency, Anna R. Sell and Lydia H. Shepard bought a lot located on East Twenty-ninth street, near the Sandy road, for \$1500. This was bought from John D. Tresham, a proved with a five-room cottage

Mr. Kernopp expects to build 11 houses in the Waverly Addition, on which work will be started soon. F. E. Bowman Co. sold a lot on



hould be appended to the franchise. Thomas McCusker and Fred Dunham

The statement was made by Councilman Kubli that several large concerns were coming into the district if this Third-

Work on Fill Progresses.

Wheeler County, Eastern Oregon, through the agency of the Smith-Wag-

oner Company at an approximate consid-eration of \$10,000. The firm has made a umber of sales of acreage tracts in the atted tract at Multhomah Acres, near Multnomah Station, on the Oregon Elec-tric carline. Seven of these tracts, con-taining a total of 35 acres, were sold to two purchasers for a total of \$10,200. The same firm sold a 20-acre tract near Valley Vista, Washington County, to R. A. Kas-ner, from L. H. Smith, for \$4750.

Henry L. Colvin, a Portland capitalist, has bought the L. J. Goodnough tract of 22.43 acros at Hood River for \$19,000, or mearly \$900 an acre. The tract was rebaugh. The tract is entirely under Firebaugh. cultivation and has five acres in bearing orchard and a large portion of the re-mainder is planted with young trees. It is located three and one-half miles from Hood River and is equipped with a good set of buildings and all modern improvements for an up-to-date fruit farm

The same firm has sold 20 acres located five miles from Hood River to B. E. Duncan. This property was owned by Frank C. Sherrieb and brought \$11,000. There are 15 acres of this tract set in two-year-old orchard.

W. F. Schuller has purchased a tract of 28 acres located in the Deardorff Val-ley, in the vicinity of Mount Scott, from E. Smith, for \$5600. Part of this land is under cultivation and the tract is fair-ly well improved. It was bought as an investment. The sale was made through

the agency of Henkle & Harrison. A sale of no little interest is that of 10 acres located on the Base Line road, 200 yards directly cast of the Russellville Schoolhouse. The property, which was owned by Abe Tichenor, was bought by Sam Herman for \$4200, This property is one mile from the Montavilla carline and it appears as an exceptionally good buy, in the light of a sale of 18 acres adjoining, in what is known as the Smith tract, two weeks ago, for \$15,000, or \$1000

In this same neighborhood G. J. Burns purchased, a tract of a trifle less than 10 acres from M. Quigley, Agricultural Commissioner of the State of New York, for 36500. This tract is well improved, being fenced and all under cultivation. It is located about a quarter mile north of the Russellville schoolhouse. Mr. Burns bought the land as an investment. The sale was made through the agency of

to be used for storage purposes and to be erected at once at a cost of about \$20,000. The site of the building will be the south half of block 158, Couch's addition, with a frontage of 200 feet or Kearney street, and of 100 feet on both Sixteenth and Seventeenth streets. The building, 100 by 200 feet in size,

will be a two-story structure on the south quarter-block and a single-story on the other quarter-block. The plans were prepared by Architects Knighton

Milk costs at least 10 cents a quart in Maxico and butter 50 cents a pound. The demand for poultry is always greater than The supply.

The new dwelling is unique in its large number of porches. In the front there are wide porches for each of the three floors, supported by massive columns with pure Ionic capitals. In the rear of the second floor there is a large sleeping porch and in the rear of large sleeping porch and in the rear of the ktichen a smaller porch for deliv-ery, while at the side there is another large porch to be used as a breakfast room in Summer.

What is probably the most beautiful room in the house is the dining room, which is handsomely finished in solid San Domingo mahogany with heavy mahogany beamed celling and inlaid oak floar. The electric fixtures are of solid silver, of highly artistic design. while an art glass window, in a neatly contrived niche, add to the effect of the room. The built-in china closet is heavily mirrored and the room is beautified with solid mahogany furnishings and soft blue draperies which barmo-

nize with the general effect. The living room is spacious, the feature being imported tapestry and soft hangings to harmonize with the tone of the room. There is a wide tiled fireplace with a heavy timber-work mantel, Built-in bookcases, an archway to the reception hall and a French window leading to the break-fast porch, complete the unique fea-tures of the room.

Real Built-in House Here.

Truly this house might be called the "built-in" house. The dining room, living room, bath rooms, pantry, kitch-ens, all bedrooms, dressing rooms and other rooms all have built-in conveniences, such as bookcases, china clos-ets, cupboards, window seats and a multitude of little fixtures which add

to the conveniences of the home. The reception hall is finished in oak, with a wide colonial starcase leading to the second floor. In the basement there is a large billiard room, with a brick fireplace and handsome Japanese hanging electric lamps. In the base-ment there is also a hot water heating plant, fuelroom, laundry, fruitroom, etc. On the second floor there are three bedrooms, with a large tiled fireplace in the main bedroom, a well-appointed dressing-room, thed baths, etc. All the large closets are equipped with built-in chests of drawers, while the sale was made through the agency of Clohessy & Smith.
Child STORAGE PLANT PLANNED
Oregon Transfer Company to Exect Building Covering Half Block.
Plans have been prepared for a building for the Oregon Transfer Company, to be used for storage purposes and to be erected at once at a cost of about \$20,000. The site of the building will

ROSE CITY PARK IS ACTIVE

Building activity along the Rose City Park Drive, formerly the Sandy Road, is on the increase, and is now greater than ever, according to recent figures. During the last several weeks one-fifth of

Property at Fifteenth and Marshall Is Improved With Well-Apand perhaps insues of a year. C. A. Bigelow, president of the club, however, contended that the company will not build this depot for years to come and he wanted the requirement pointed Structure The new warehouse district, which

is growing in prominence in the north-western part of the city, has been en-hanced by another modern structure just completed for Morris & Co., a wholesale packing firm. placed in the franchise. However, he was

The building is owned by Dr. Henry E. Jones and has been leased for a term of 10 years to Morris & Co. It was de-signed by Emil Schacht & Son, architects,

and was erected at a cost of \$20,000. The building is a two-story brick warehouse, 50x100 feet in size, and is of mill or slow-burning construction. There is a basement of concrete under the entire building. In the basement is a cold-storage plant, a heating plant and a pickling room. On the first floor of the building is the main wareroom,

the offices, a freezing room, a shipping room with a driveway into it for the delivery wagons, and in the rear the stables. On the second floor is a large cooling room and the general storage rooms.

There are also two smokehouses on this floor as well as on the first floor and in the basement. On this floor, in the rear over the stables, is located the feed storage room been completed and is now occupied

the near future, which now seems prob-able, the track can be laid at once. It is announced that plans for the John Deere Plow Company are being prepared for its big building to be erected on the block on East Morrison, between Second and Third streets, next year. This is one of the large structures considered certain to be built in this district. There are rumors of several other structures to be erected. as wholesale and commission-houses, between East Second and Third streets. Work was started on the foundation of

MODERN STRUCTURE IN BUSY DISTRICT IS COMPLETED.

work was started on the foundation of general storage rooms. two smokehouses on this s on the first floor, in the tables, is located the feed The building has just d and is now occupied. Work was started on the foundation of the building for Page & Co., to be built on Belmont and East First streets. It is believed that the increased business in this district will naturally compel the Harriman lines to provide a freight depot. Within a year, at the latest, West Side trains will be coming into Port-

of some of the buildings and was certain they were coming. Regarding the freight depot Mr. Kubli said it will come just HOSPITAL TO GO UP SOON as soon as there is a demand for it. Killingsworth Will Build Sanitariand perhaps inside of a year

um at Kenton

As a site for a hospital to serve the Peninsula, William M. Killingsworth has purchased an entire block in Kenton, 270x290 feet in size, from the Ken-wood Land Company for \$12,000. The

property secured is block 13, Kenton, The Pacific Bridge Company, which has and is located at the northwest corner of Patton avenue and Pippin street. On ontract for filling up East Third between Hawthorne avenue and this location Mr. Killingsworth will erect a hospital, which will be conduct-ed by Dr. W. M. Killingsworth Jr., re-East Oak street, has the work well advanced, about two-thirds having been finished. If the franchise is passed in cently appointed physician and surgeon in chief for a number of the large in-dustries recently located on the Peninsula.

The hospital to be erected will occupy about a third of the property purchased and will be two stories high and of either stone or reinforced concrete con struction. The building will be fire-proof and modern, and will be con-structed with walls heavy enough for additional stories to be added. The present cost of construction will be about \$35,000. The plans will be pre-

title it was found that a small tri-angular strip, measuring 1.79 feet on the north, 56 feet on the west and 1.88 feet on the south, belonged to W. C. Walker. Walker was asked to name a price but demurred. It was discov

price of real estate are wiped out by

a deal now being consummated in Port-

land whereby a fraction of land at the

southwest corner of Twelfth and Stark

streets, consisting of .49 of a square

foot, is transferred at \$750, or at more

than \$1500 a square foot. The former

high record for realty in the United

States, it is stated, was \$960 a square

foot paid for a fractional tract of ground necessary for the erection of the Flatiron building in New York.

The property concerned is a small

which was later acquired by

George Ainsworth.

Walker. The lot on which the site cor-ners was at one time owned by Mrs.

Big Price Demanded.

A few weeks ago Mrsi Ainsworth, through the agency of C/K. Henry, sold the lot. 80x100 feet, to the Otis Ele-vator Company for \$51,250. In clearing

on owned for a number of years

cred that he, or his agents, had voi untarily had the assessment on the property raised from \$250 to \$1250, on a basis of \$2500 a square foot. T This was done without the court realizing the small extent of the tract. Last week C. K. Henry presented the facts to the court and had the assessment

ut to \$15. Mr. Walker finally agreed to a price of \$750 for the tiny tract, and the claim will now probably be settled on this basis by Mrs. Alnsworth. C. K. Henry, for both Mrs. Ainsworth and the Otis Elevator Company, brands the transaction as a holdup. He says the deal has been engineered by a local realty man who has had other motives than the regular 6 per cent commission

Action Called Holdup.

The \$900 feet in the property sold to the Otis Elevator Company was transferred at \$51,250, or on a basis of \$6.50 a square foot. The highest price ever paid in Portland for real estate was by T. B. Wilcox, who bought a lot of 50x100 at the sorner of Sixtl of Sixth and Washington streets for \$250,000, or \$50 a square foot. "Here," said Mr. Henry, "we have a

reputable and big outside manufacturing enterprise looking for a location here. We secured them, after a hard competition with Seattle, and through this very action of a holdup, we may lose the business of this company, and it may go to Seattle. Finally we succeeded in obtaining a figure, and it now appears that we will be able to settle on this basis, although not with-

out a strong protest. "The property is absolutely valueless to the owner in any way, shape or form. It could possibly be used for advertising purposes, but that could be eliminated by invoking the ordinance relative to billboard nuisances, as any sign put up there could only be as a matter of spitework. If it were not for a certain amount of pride in bringing the Otis Company here instead of Seattle, I would wash my hands of the entire matter and advise letting the property on the corner alone and make Walker whistle for his money."

IRVINGTON IS ON ADVANCE Fine Residence Addition Is Site of Many Homes.

Gates & Young have started on the foundation of an \$8000 residence to be

by W. C. Walker, of Los Angeles, but formerly of Portland. It is a trian-gular piece of land, cut by the south line of the Couch claim, which was overlooked in platting the addition and BOSTON INVESTER BUYS HERE

Mr.

Secures Corner at Union Avenue and

East Clay for \$16,000.

F. O. Ellis, a former resident of Bostor and a capitalist who has located in Port land, has purchased a quarter block, 100x100 feet in size, located at the southeast corner of Union avenue and East Clay streets, from Dr. J. K. Locke and associates for \$16,000. The sale was made through the agency of Clohessy & Smith. This property is now improved with a frame huliding known as the Delmonico hotel. The old two-story structure now brings in a rental of \$55 a month. Mr. Ellis will improve the property

In the journal of the African Society the opinion is expressed by Mr. Sellous that, contrary to the general belief, graffes and elephants are in no danger of being exter-minated in Africa.









PRACTICABILITY,

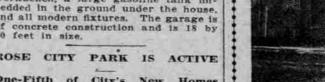
INDIVIDUALITY,

ARTISTIC MERIT.

If so, our line of reading lamps and andirons will interest you.

J. C. English Company 128 Park St.

Tiffany's Agent.



One-Fifth of City's New Home

Claimed for District.



WAREHOUSE BUILT FOR MORRIS & CO. AT FIFTEENTH AND MARSHALL STREETS.