FRUIT RANCH.

AN EXCELLENT BUY M'MINNVILLE, OR.

20 acres planted to fruit and walnuts, 200 finest grafted Franquette walnuts, 50 seedlings planted in 1908. 75 set in 1909.

150 fine early apples of best adapted to this locality, planted in the Spring of 1908, 150 set in Fail of 1908 and Spring of 1910.

Five hundred peaches planted in 1906 and 1909, all best standard varieties, 50 cherry tress planted in 1908 and 1909, all trees have been well cultivated and sprayed; land rever croppel until planted to orchard; soil very best; this tract lies about 1½ miles from P. O. and same distance from Courban home. If interested, call early, will soon raise price; present price \$5000. Columbia Truet Co., Hoard of Trade bidg., S4 Fourth st.

SOME CHOICE FRUIT FARMS. All located in the heart of the fruit orchards of Yamhili County.

\$5500-30 acros; 17 acres in full-bearing princes, 10 acres full-bearing apples.
Northern Spics, Ben Davis and Spitzenbergs; house, barn, etc., water piped to house and through garden for irrigation; I mile of railway station; high and sighty location. This price includes a \$200 power spray outfit.

location. This price includes a \$200 power spray outfit.

\$4200—10 acres, all in cultivation; \$ \$ acres in bearing cherries, 2 acres around the house in gurden and small fruits and family orchard; large spring on pisco; water piped to the house and used for itrigation in garden.

\$1700—10 acres, all in bearing fruit on county road; high and sightly location; 1 mile from station; good roads; R. F. D. and telephone. mile from Station; 2000 and telephone.
\$750-16 acres, finest walnut and apple land; partly cleared, balance has timber enough to pay for clearing land; has spring and running water; close to fown and electric survey; the sightly location.
\$75 down, balance easy pryments.
THE DUNN-LAWRENCE CO.
248 Alder st.

## \$10,000. FIRST PAYMENT.

Balance four annual payments will buy 173 acres orchard land, 22 acres in 3-year-old trees and balance all under cultivation; one of the choicest farms in the WILLAMETTE VALLEY.

A snap: chance to double the money by sub-dividing; all conditions ideal; must sell at once.
Only 5 miles from EUGENE, OREGON,
The best 12,000 town in the Northwest, Write direct to owner.

E. P. LYON,
Cherry Block, Eugene, Or.

POES YOUR MONEY WORK?

You knew the great profits from producing orchards. You know you wish you could own a right good one. The ACTUAL experience of buying orchard land withe idea of great returns more often spells fallure. Here's the solution whereby your money brings immediate returns by investing and be assured of a preferred dividend plus the division of profit from the finest and olidest apple-producing orchard on the Coast near Portland under competent management and super-yield by business methods. 20,000 teess 13 years old and as many more to be planted. Think, think of it. This is strictly a money-earning proposition for the capitalist and small investor, business man, bookkeeper, clerk, teacher or workingman. Special inducement before June 1. Give me a chance to talk 12 per cent and better to you, R. 581, Oregonian. DOES YOUR MONEY WORK?

WE WILL PAY YOU SIO PER DAY FOR YOUR TIMES

Spent investigating our lands in the Highlands of Yamhill if you do not find them first-class fruit and farm lands.

OUR OFFER: 10 ACRES, \$750.

\$10 DOWN.

\$10 PER MONTH.

10 ACRES FREE WITH EVERY 10 PURCHASES.

Hundreds of acres now in fruit joining these lands. All the requirements of fruit-land—Elevation, slope, soil and drainage. Deep, rich, red loam soil. Have you the time to investigate? We are at your disposal to answer questions and show the land.

CHAPIN & HERLOW: 332 Chamber of Commerce FRUIT OR GENERAL FARMING.

80 acres, 35 miles from Portland, 4½
miles from good live town; fine spring;
very best of soil, no waste. Price, \$20
per acre; ½ cash.

80 acres adjoining above; 10 acres cleared,
small house and barn, 20 apple trees, very
best of soil, no waste; fine spring; \$22.50
per acre; ½ cash.

per acre; % cash.

38 acres, all cleared; 26 acres in crop;
7-room house, good barn, family orchard
4 years old, 2 good springs; VERY BEST
OF SOIL; crop and implements included.
Price, \$45 per acre. This farm is 35
miles from Portland, 3 miles from good INVESTMENT CORPORATION, LTD.,

YOUNG BEARING ORCHARD.

99 acres, 75 acres in apples, 6 acres in pears, 6 acres in cherries, 12 acres in walnuts. Trees are 4-year-old tops, Pronounced by authorities from the State Agricultural College to be the "finest young commercial orchard in Oregon." Adjoins city limits of good town, with good schools and churches. Price only \$250 per acre, which includes \$2290 worth

CHESTER H. STARR, 1022 Board of Trade bidg.

OREGON OFFERS.

No better investment than Jackson County's famous fruit beit. I have for county's famous fruit beit. I have for sale several tracts there, ranging from 270 to 640 acres, price \$10 to \$20 per acre; attractive terms given; much of this land lies within the zone of Hill's proposed road (which is assured); some is under water, some not far from "the famous apple tree," at price and terms you can make no mistake in buying this land.

ZIMMERMAN,

821 Board of Trade bldg.

KLICKITAT APPLES LAND

KLICKITAT APPLIS LAND.

S20 acres ser Goldendale; 15 acres bearing Spitzenbergs and Newtowns; 35 acres more planted this Spring; all fine land; all platted in 20-acre tracts; this can be sold at \$150 to \$200 an acre; a fine buy for (4) parties to pool and make a large profit; this is as good as anything at Hood River and will produce just as good fruit, and the price is only \$50 an acre, on easy terms, Call and let us tell you more about this.

HAAS & RINGLER,
211 Lewis Bidg.
Phone Marshall 647.

APPLE ORCHARD SNAP.

10 acres apple land cleared, planted and cared for in the most approved commercial varieties; 50 trees to the acre; all guaranteed to be in good growing condition on delivery. Every tree will be worth \$25 at least calculation in five years, Price for the 10 acres \$2500; one-fifth cash. Would sell half. For further information see Mr. Carr. \$84 bewis Bidg.

15 acres, all in cultivation; good, new house, harn, well; on main macadamized road, close to carline and steam line, 11 miles to Portland; all kinds of fruit and berries, Price, \$2750, \$1250 cash, balance

to suit.
MOUNT HOOD LAND CO.,
712 Rothchild Bldg.

FOR SALE.

680 acres of the finest apple land in Oregon, in the famous Willamette Valley, on Southern Pacific R. R., 11s miles from Creswell, all cultivated and laid out in 16 and 40 acre tracts. Why so to Hood River and pay \$1000 per acre when you can get as good if not better for from \$70 to \$80 per acre on easy terms? For particulars call or write Alex Shives, \$17 Board of Trade Bidg. Pertland, Or.

MOSIER APPLE LAND.

Buy now and secure bonosit of improvements and advance in values; 10, 20, 40-acre tracts, \$20 to \$100 per acre; 20 per cent cash, monthly payments.

THOS. M'CUSKER, 229 Lumbermene Bidg.
FRUIT LANDS in famous Mosier and East

THOS. MCCISKER. 229 Lumbermone Bidg.
FRUIT LANDS in famous Movier and East
Hood River districts. We have some
choice tracts, lot 80 acres and larger, for
sale vary chest. If you are looking for
orchard lands, see McCargar, Bates &
Lively, 315 Failing bidg.

20 ACRES splendid fruit land. 3 acres
cleared; hair balance slashed; balance
timber; small house and barn; running
water; 1½ miles from good town and R.
R.; \$1000. Terms.
T. E. DWIER, 20812 First st. Room 3.

10-ACRE orchard tracts unimproved, on railroad, 25 miles from Portland; best soil; no rock; \$40 an acre, casy terms; arrange with us to go and make selection; round trip same day, 310-311 Corbett bidg.

REAL ESTATE. For Sale-Fruit Lands.

WEST MOUNT HOOD. PORTLAND'S SUBURBAN FRUIT DISTRICT.

A section destined to be equally famous with any of the most favored fruit belts of Oregon. Pronounced by the State Horticultural Department and other fruit-growing experts as ideal in every respect for applies, pears and all small fruits. This magnificent, fertile country has lacked transportation, but we now have one electric road (the 0. W. P.) within six miles of our land and the proposed Mt. Hood thank which will pass directly through the entire section, also the Mt. Hood automobile road, which is now under construction, and, when completed, will be one of the finest scenic "auto roads" in the world. world.

Call or write for illustrated booklet. It will explain why this section is so eagerly sought by careful buyers. The entire district is being rapidly settled by an intelligent, cultured class of people. If you act promptly, we can offer you a choise selection of 10 snd 20-acre tracts at prices ranging from \$40 to \$100 per acre. Prices are advancing rapidly and it will pay you to investigate this section at your earliest opportunity, if you are looking for fruit land or a site for a country home. Just say the word—we do the rest.

CHAPIN & HERLOW, 352 Chamber of Commerce.

NO BETTER INVESTMENT.

5 and 10-acre fruit orchards, with 2 and 3-year-old trees, in the famous Hasd River district, between Mosier and The Dalles, on the O. R. & N. main ine; station and boat landing on the ground. Price \$150 per acre up; one-third cash, balance 5 years.

5, 10 and 20-acre tracts garden land, all in cultivation; only 7 miles from a town with 20,000 population, with station and boat landing on the ground. Price \$100 per acre up; one-third cash, balance 5 yearly installments.

Real Estate Department.

UNION BANK & TRUST CO., 235 Stark St., Portland, Or.

MOSIER FRUIT LANDS.
Ten-acre tracts at from \$100 to \$225
per acre also larger tracts at from \$100
per acre up in Oregon's choicest fruit
belt. Full particulars on application.
H. P. PALMER-JONES CO.,
212-213 Commercial Club Bidg.
Phones Main \$600, A 2653.

12 ACRES in fruit, good house and barn, on carline, Can be handled on \$1000 cash. T. A. Riggs Realty Co., 225 Filedner bldg. Miscellaneous.

POWELL STREET.

First-class business lot, 50 feet from corner and carline, only \$625; very easy terms. GODDARD & WIEDRICK, 243 Stark st.

Two lots, 40x100, on East 25d st., near Ladd's Addition, for \$700 each; \$20 down, \$10 per month. GODDARD & WIEDRICK, 243 Stark st.

\$600.

Two lots on East 22d, near Ladd's Addition, for \$600 each, \$20 down, \$16 per month, No notes or mortgage, GODDARD & WIEDRICK, 243 Stark st.

245 Stark st.

WESTERN CANADA people have risen to affluence in the short space of 3 or 4 years by investing their savings in the growing towns of Western Canada. Let me invest some for you. I will make a careful selection. R. C. Bucknall, real estate broker, Saskatoon, Saskatchewan.

IF YOU ARE LOOKING FOR Close-in acrenge, a wheat ranch or small, weil-improved farm, at low price and on most liberal terms, see me. I handle my own properties.

J. O. ELROD.

J. O. ELROD.

520 Corbett Bidg.

60 ACRES of land right bn the United Rallways track; this side of Cornelius Pass tunnel: a grand proposition for subdividing; only \$175 per acre. C. F. Pfluger & Co., room 5 Mulkey bldg., 2d and Morrison sts. 00x100 feet in Wellington; \$900, \$165 down, balance \$15 per month; a good investment. AF 979, Oregonian. MADRAS CITY property for sale by owner, best investment in Central, Or. Address Harry G. Key, Redmond, Or.

For Sale-Farms. NEAR ESTACADA AND O.W.P. RY. 65 acres; 45 acres in cultivation, 37 acres set to apples; land all comparative-iy level, a gradual east alope; some bearing fruit; geod 6-room house; good farge barn: 2 very fine springs; county road on two sides of place; ½ mile to school; ½ mile to church; 1½ miles to O. W.P.; R. F. D.; phone in house. Price \$200 per acre; good terms.

49 acres; 1100 apple trees 3 years old; some bearing orchard, 3 miles from Escatada; R. F. D., 's mile school; phone in house; large new barn; large new 2-story house, 8 rooms; hot and cold water; bath, etc. Price \$15,000, with terms.

We have some very desirable tracts of land close in to Estacada, from one acre up to 89, that are priced right.

In buying land in this district you are in a country where the soil is the best on earth; good roads, R. F. D., telephone, excellent car service. Take a day off and go with us to inspect a few of those good farm buys.

CHAPIN & HERLOW,

333 Chamber of Commerce.

LAND BARGAINS.

140 acres partly improved 4 miles from Dallas, \$20 per scre.

225 acres, near White Salmon; the best froit land in Klickitat County, \$55 per acre; easy terms; might consider good city property. acre; easy terms; might consider good city property.

25 acres of the best land in Clark County; well located, near school and not far from boatlanding and R. R. station; easy terms.

40 acres; a very choice little farm, half of which is theroughly cleared and in cultivation, balance easy to clear; this is a dandy bargain; \$4000.

Last but not least is an 11-acre tract close to the city limits, very highly improved, 19 acres in walnuts 7 years old this Spring, the finest young walnut or chard in the state; a splendid new house, cost \$9500; modern in every respect; fine barp and other outbuildings; this is one of the most beautiful suburban homes near Portland and is complete in every respect; price \$15,000; terms, half cash.

ALFRED A. BAKER.

212 Abington Bidg. 106% Third St.

FOR SALE—SOME OF THE BEST

TIZ Abington Bidg. 106% Third St.

FOR SALE—SOME OF THE BEST farms in Clark County, Washington; any size and terms desired.

70 acres, half in growing crop, balance carily cleared, 3 miles from Ridgefield on good county road, \$4000 will handle this. 35 acres, 12 acres in growing crop; new 5-room house; on good county road, 3½ miles from Ridgefield; can be had for \$1500 cash, balance five years, \$3500.

We handle everything in the real estate line and business chances in the real estate line and business chances the real estate line and business chances in high state of cultivation; 130 acres in a high state of cultivation; 130 acres in a sump; good new 7-room house. I harns about 2 acres of bearing orchard, all newly fenced and cross-fenced, close to milk route; an ideal stock or dairy ranch; plenty of outside range; this place, if taken the mext 10 days can be bought for \$27.50 an acre, half cash.

VALLEY REALTY CO., 4114 N. 8th St.

20-ACRB tracts, unimproved, 25 miles by rail from Portland; suitable for fruit-raising and chicken ranches; well watered, plenty of timber for all purposes, best of soil, no rock or gravel; \$15 to \$25 an acre; easy terms. These are the cheapest tracts on the market and will bear inspection. Call and arrange to go and see them, 319 and 311 Corbett bidg.

and 511 Cornett bidg.

14 ACRES, half in cultivation, good fences, new 2-story residence, new barn, and other good outbuildings, 2 fine cows, 2 dezen chickens, new buggy, farming tools and implements, on excellent graveled road, and just two miles to station, close to Portland. Price \$2150. Call or write J. E. Smith, 512 Chamber of Commerce.

1 ACRES in high state of contractions. e ACRES in high state of cultivation, good buildings of all kinds, fine frint and berries, all personal property goes with the place, on a fine road right close to Portland. On this place there is a running stream which affords good fishing. Price \$5000. Call or write J. E. Smith, 513 Chamber of Commerce.

WALKING distance; new 8-room, thoroughly modern residence, beautiful lawn, flowers and shrubbery, also a number of bearing fruit trees; full lot and fronts cast. This is within easy walking distance of the main business part. Price \$6500. This is something unawally good for the money. Call 513 Chamber of Commerce.

49 ACRES in Yambill County, near Gaston, 9 acres in cultivation, small house and burn; good orchard; good soil; a snap at \$1900; \$300 cash. Call 151 6th st.

Lincoln County farm, 360 scrag, at \$6500. Lincoln County farm, 360 acres, at \$6500, including stock: \$2500 cash, balance on time, 6 per cent. Address O. G. Dalaba, Elk City, Or.

SEND for our list of Willamette Valley farms before buying; land shown free Olmstead Land Co., Salem, Or,

CLARK COUNTY FARMS FOR SALE.

21 acres, all fine soil, no gravel, all level
12 acres, all fine and, no gravel, all level
12 acres, all fine and, no gravel, all level
12 acres, all fine and, no gravel, all level
12 acres, all fine and, all level
12 acres, all fine soil, acres
alashed and seeded, 4 acres fine acres time
bouse, cost 31000; barn 24 by 46, 16-ft,
posts; fine well and all outbuildings; one
team young horses and harness, 1 cow,
chickens, 2-herse wagen, spring wagen,
mower and rake, cultivators, disc harrow, plews, hay fork, all small tools; 6
miles from Vancouver, on good road, near
school, small town and car line.

Price \$5006;
Half cash.
Or will sell 10 acres of this place, with
buildings, for \$3000. For Sale-Farms.

10 acres, all fine soil, no grave!, all level; 4 acres cleared, balance very chally cleared; 5 acrosm house; new large barn, 2 wells and all onit pullidings; I cow. 2 young heifers, chickens, cream separator, wagen, harness and all small tools; 6 miles from Vancouver, in good locality; 5 mile from car line.

This is a snap at \$1550; \$800 cush.

This is a snap at \$1550; \$890 cuss.

35 acres cleared and in cultivation, baiance, except 7 acres, alashed and seeded
to pasture; 300 cords of wood, 22 fruit
trees, in full bearing; all fenced and
cross-fenced; 2 good houses, one 4-room
and one 8-room, cost about \$1200; fine,
large dairy barn, cost about \$1200; fine,
large dairy barn, cost about \$2000; spring
piped to house; good stream and all outtuildings; personal property consists of
10 cows, 1 bull, 120 chickens, 2 fine horses
(weight 3600), 1 colt, 8 hogs, cream separator, hav baier, hay fork, plows, cultivator, harrows, new burgs, wagons, harnesses and all small tools, 7 miles from
Vancouyer, on good road and 4 mile
from school.

Price \$9000; terms on part.

STEWARD & THOMPSON.
Lobby Hotel St. Elmo.
Phone Bill. Vancouver, Wash.

FARMS FOR SALE.

20 acres close to Portland, in mile from station on Southern Pacific; Hes along county road, all cleared, 5 acres rich celery land, some fruit, bainnee in grize, 2 good springs; new 6-room house and barn.
Price \$4500; good terms.

157 acres on Chackamas River, not far from electric line, lots of river from for water power; 14 acres outlivated, 6 acres orchard. Good 10-room house and 4-room house, harms, etc. Acresses hearthis selling for \$250 per acre. Price \$125 per acre. Terms. Fine dairy ranch. Levet.

15 acres in clover and grain, east face along good county road close to station on Oregon Electric, near Portland; rich soil, lies level; will make fine chicken ranch or fruit and truck farm. Price for a quick sale \$275 per acre. Will sell part or all anyway to suit.

10 acrss, all planted to cherries pears apples, small fruits between rows, several acres strawberries, trees are 2 years old. On Oregon Electric, only 15 miles from city, 18 trains daily, \$50 per acre cash will handle this, balance long terms. Fine soil, beautiful location. When half paid will give mortgage and 5 years to pay up balance. This will allow the crops to pay for the land.

120 acres Chehalem Valley region, fine redshot soil, only 3 miles from station, about 20 miles from Portland. Good improvements, lots of fruits, about half cleared, Fruit land sear this farm selling for \$400 per acre. All kinds of tools and stock go with this place. Price \$117 per acre.

MOSSMAN-M'NAIR COMPANY,
408 Commercial Club bidg.
FINE 20-acre tract near Road Institute,
overlooking city and near carline; only overlooking city and near carline; only \$2000 per acre.

Fine 11-acre tract near Laurelhurst Park, where lots sell for \$1500 to \$3000 per lot. If taken at once this tract can be had for \$45,000; good terms.

Fine 155-acre tract on carline, 15c fare; lies well for platting; 80 acres in cultivation; good house and barn, running water.

220 acres, well located and platted in 5-acre tracts; lies fine, near 2 carlines; 16,000 or 12,000 ords of wood; only 12 miles from Portland; \$125 an acre; good terms.

We have a line tract just planted to orchard in that great apple belt between them and Mount Hood, near carline. We offer this land in 5 and 16-acre tracts at \$200 per acre, and will cultivate the trees for three years and turn it over to you in the shape; one-third cash, balance 5 per cent.

Fine 10-acre tract, well located, no stone oent.

Fine 10-acre tract, well located, no stone or gravel; 300 feet from carline station; wood enough to pay for place; \$200 per acre; ½ cash.

Fine ½ block, E. 35th, near carline, fine for business, flats, \$3750; casy terms.

Fine corner lot, E. Alder and 27th, \$2250.

3 fine lots, E. 25d and Pine; \$1500 each.
\$250 cash cash.

\$250 cash each. CHARLESON & CO... Corner 2d and Washington. FLORIDA LANDS
CHEAP
Would you invest in a 5, 10, 20 or 40acre fruit, regetable, poultry, pedan or
truck farm in Florida's best agricultural
district if you could get it for \$7.50 per
acre under market price? We are just
opening new tract in Columbia County,
and while constructing the campaign will
sell a few fracts on cash or easy payments of \$5 per month. We have just issued a heautiful 20-page book, showing
pictures of fields and dwellings in our locality, all in artistic colors. We will mail pettress of heids and dwellings in our locality all in artistic colors. We will mail you this book free, and send you such other advertising matter as will give you a good idea of our proposition. Our land is convenient to three railroads, and we have Lake City, a modern county seat of 6000 people in our midst. People who know Florida consider our tract one of the very best. It is indorsed by bankers, Congressmen, farmers and the Board of Trade. Prices very low; easy buying plan. Write for maps and book giving truthful description. Columbia-Florida Land Co., 400 Times bids., St. Louis, Mo.

deg Times bidg. St. Louis. Mo.

BIG OPPORTUNITY IN NEW SOUTHERN
TOWN
Of Alpha, Als., first to be opened on the
Washington & Choctaw Railway, in midst
of thousands of acres of magnolin lands,
recently sold, now thrown open; settlers
now soming in; development will advance
prices wonderfully; climate ideal; whole
blocks in town can now be purchased at
farm land prices; people contemplating buying Southern lands should investigate this;
the opportunity of living in town and
trucking, full growing or poultry raising
beats any small farm proposition any one
could offer; early purchasers get in at haif
price; easy terms, small payments; big opportunity for agents; write for plat and
complete details. Weshington & Chottaw
Land Co., 560 Times bidg., St. Louis, Mo.

160 ACRES.

9 miles northwest of city, near the United Railways. Cut this into 5-scre tracts and double your money. Price only \$125 per acre, if taken soon.
THE SHAW-FEAR COMPANY,
245'§ Stark st.
Main 35. A 3500.

130-ACRE VALLEY AND HILL FARM.
On Lewis River, 2% miles from Woodland, Wash., 20 miles north of Vancouver and on N. Y. Ry; about half rich bottom land that never overflows and will please farmer, gardener or fruit man; splendid water-fail. 20 feet, ample for power; tine stream dows across the place; bottom land could all be irrigated if nesded; poor 2-story house, commodious barn, nearly new; some good hill land for cultivation, some for pasture and an extensive stone quarry; the quarry and water power will, in the near future, sell for more than I ask for the ontire place; \$7500 buys the farm if taken soon; half cash, belance easy terms, S. G. Lane, Woodland, Wash.

WHEAT LANDS. 25,000 acres in Eastern Washington and Oregon; \$20 an acre.

We have others.
One acre or thousands.
"It will pay you to see our list." HARTMAN & THOMPSON, Chamber of Commerce Bldg.

5 ACRES, Tehema Co., Mal., all cultivated; peaches, pears, figs; price \$1000. 640 a. Man. 550 a. cultivated, good bidgs; \$37.50 an acre. Brick store bidg., Barnesville, O., \$7200 160 acres, Roberts Co., S. D., improved.

Brick store bldg., Barnesville, O., \$4200
160 acres, Roberts Co., S. D., improved, \$5600.
150 acres, Ward Co., N. D., relinquish; ment for sale.
200 acres on Kootenay Lake, B. C., easy terms.
For large list send for lavestors' Guide, N. W. Business Agency, Minneapolis, Minn.

50-ACRE FARM.
14 miles from Vancouver on N. P. R. R., it miles from vancouver on N. P. R. R., it miles from vancouver on N. P. R. R., it miles from station, 3-miles from electric road under construction; half clear; all No. 1 black soli; halance easy cleared; few acres good timber; improvements burned out; living stream on place; on county road. Sell or trade for Portland real estate. Price \$50 per acre. By owner. Call 222 Alisworth ave. Phone Woodinwn 2505.

Woodhwn 2503.

FARMERS AND HOMESEEKERS:

If you are looking for a good farm of any size or kind in Oregon, we have it, and will give you the best value for your money and a square deal. Large list of choicest farms to select from. Write what you want to buy and how much you intend to invest, and we will pick you out the best for the money.

For Sale—Farms.

CHEAP—CHEAP.

40 acres, 20 in cultivation, balance fenced for pasture, watered by fine creek. 14 miles to goo! R. R. town, 30 miles to Portland; fair house, fair barn, 3 horses, 6 cows, double harness, wagon, separator, 100 bearing fruit trees, plenty farm tools. Price only \$4000; \$1000 cash will handle this place. Price only this place.

100 bearing fruit trees, plenty farm tools. Price only \$4000; \$1000 cash will handle this place.

30 acres, 25 cleared, balance pasture and timber, close to school, close to cheese factory, on county road, with R. F. D.; fine living springs on the place; well fenced and cross fenced; 4-room bouse, barn and other outbuildings; in Tillamook County; good neighborhood. Price \$2000; \$1400 cash, balance easy terms.

LOOKING FOR A SNAP?

Here It is, 250 acres, 14 acress in fine meadow, balance pasture and timber; about 50 acres level land, balance rolling; on main county road, with R. F. D. at door; phone line past place; good living water, small family orchard, 3-room house, large barn and other outbuildings. Only \$3250 and half cash will landle. This is in the famous Tillamook daily region and will make someone a barrel of money. Bound to double in price in the next 2 years.

18S scres, 4 miles to Weedland, Wash, on fine level road, faces on road; 200 yards to school, 4 mile to store and P. O. R. F. D. past doer; all bottom land; 65 acres in cultivation, balance fine pasture; orchard 400 bearing spples; 3 acres prunes; cleared lands all fonced and cross fenced; good 10-room house, barn, fruit drier, wagon shed, workshop and other outbuildings: 9 good cows, bull, span good mares, span driving horses, 2-year-old colt, bunch chickens, wagon, buggy, hark, 2 sets of double harness, single hurness, 2 plows, 2 harrows, roller, 2-horse cultivator, mower, rake, root cutter, apple paring machine for dryer, beam scales, half interest in spray outfit, cream separator, Babook test; milk cans and all small tools and all cops included. Price \$12,500, and half cash will handle this. If you have looked around until you are tired, let us show you what you have been looking for M, this.

CHITTENDEN, OTTO & NEILL.
Both Phones.

CHITTENDEN, OTTO & NEILL,
Both Phones.

CHICCE FARM BUY IN BENTON CO.
Consisting of 672 acres, 30 acres in crop
(wheat, clover, timothy, vetch and polatoes), about 150 acres of open pasture; the
Marys River and the C. & E. R. R. run
through the place; aiso several good ilvling springs. There are about 1,500,000 feet
of good saw timber besides \$1000 worth of
Al piling timber. There are two sets of
buildings on the place, 17-room house and
houses, 2 woodhouses, fruit and storageroom; the two sets of buildings lie
separately, so that the farm could easily
be divided into two places. There are
two good family orchards, and with the
place goes the following personal property:
1 team of mules, worth \$600; 1 driving
mare, 12 milk cows, 1 male Igraey, \$5
bend of sheep, 22 lambs, 2 sows, 1 male
hog, 11 pigs, 1 dozen chickens, 1 set of
double harness, 2 wagons, 1 disc harrow,
2 plows, 1 harrow (new), 1 mower, 1 rake,
1 self-binder, half interest in a threshing
machine, 1 croam separator, and small
tools too numerous to mention. This
place is located a mile and a half from 2
good railroad towns and is the best buy
in the locality. Can be bought for \$15000, half cash, and the balance in five
years at \$ per cent. It is without doubt
the cheapest place in Benton County.
OTTO & HARKSON REALITY CO.

133½ Ist st.

35 ACRES in Yambill County near
a the per cent. It is without doubt
the cheapest place in Benton County.
OTTO & HARKSON REALITY CO.

133½ Ist st.

85 ACRES in Yambill County near
of the rolling land. There is a house and
3 large barns on this place. All fenced
with cross-woven wire, and \$50 an acres
are under cultivation to hay and grain,
of the rolling land. There is a house and
3 large barns on this place.

PARMS FOR SALE, KLAMATH FALLS,
600 acres, a mile frontage on Lost

FARMS FOR SALE KLAMATH FALLS
600 acres, a mile frontage on Lost
River; will ALL, come under the cast
branch canat to be constructed this summer: 300 acres in grain, barley and oats;
560 acres cleared, thoroughly plowed,
fenced, cross-fenced; house, harn and
windmill. It has averaged as a Cry farm
jetter than 20 bushels to the acre. The
crop goes with the place. Price \$50 per
acre, one-third down, halance one-third in
two years, one-third in four years.

Large list of improved and vacant property in and around klamath Falls. Farm property and timber lands. Speculation and investment. Give us a call. Branch office at Klamath.

23 Russel Bidg. 1621, 4th St.

LOOK AT THIS.

70 acres, only \$900; very sasy terms; miles from good town, 4 miles from railroad. 2s miles from Portland; 10 acres cleared, old house, good soil, fine fruit land.

SEE THIS BARGAIN.

cleared, old nouse, good soil, the fruit land.

SEE THIS BARGAIN.

11 acres first-class soil, 20 acres under cultivation. 15 acres heavy timber, good family orchard, fenced, spring, phone, R. F. D., '2 mile to school, 8 miles from Carlton, good 7-room house, large barn, other buildings, Price only \$5000, 12 cash.

HOW IS THIS?

15714 acres, Clark County, Washington, if mile from railroad station, good frame house, other outbuildings, family orchard; this is in the fruit belt, near Portland, Price \$5500.

We have good farms at low prices. Call at our office.
DUROIS & CROCKETT,
Room 3, Washington Bldg.

UMPQUA VALLEY LAND. 7300 acres, 1000 acres immediately fil-lable; 2000 more hay and aifalfa land; remainder fruit and grazing land; miles of outrange; some improvements; well watered; 6 miles from Southern Pacific and 15 from Roseburg, Could be sub-divided at profit; 516 an acre, spread over 10 years at 6 per cent.

We have others.
One acre or thousands.
"It will pay you to see our list." HARTMAN & THOMPSON, Chamber of Commerce Bldg.

LEWISTON IRRIGATION LANDS,

\$00 acres in the famous Lewiston fruit
belt. Four miles from Lewiston, Idsho;
adjoining land that was platted in 5 and
10-acre tracts four years ago, at \$200 per
acre. Cheap power can be developed
right on the place, which will pump all
water necessary for irrigation purposes.
Land all cleared and in cultivation. Produced 48 bushels of wheat to acre last
year. This land comprises an estate and
the heirs authorize us to close same out
at once for \$50 per acre. Cash required,
\$20,000. Buy now and get this year's
wheat crop. \$20,000. Buy now wheat crop. wheat crop. FRICK-DODDS COMPANY, 310 Lewis bidg. 4th and Oak sts.

SOMETHING SPECIAL FOR FARMERS.
\$100 per acre for one of the best farms
of 271 acres around Portland. There is
about \$8000 worth of personal property
going with and as a money-maker it cannot be heat. \$16,000 cash, balance 6 per
cent, 8 years. Fins rufning water and
fine buildings; best of soil; clears about
\$5000 a year. Get particulars at
FUCHS. 221% Morrison st.

\$50 ACRES fine land, 40 minutes from city
by Oregon electric. Is trains daily, reached
also by Southern Pacific with station and
switch on land; house, fine barn, young
apple orchard and small fruit; 50 acres
cultivated, haif of which is beaverdam,
sood to farm or plat; can be bought at
price of unimproved land from owners.

SMALL FARM CHEAP.

On Swetland bids.

SMALL FARM CHEAP.

On Oregon Electric, 20 acres; fine soil;
10 acres seeded to oats; fenced and cross
fenced; 4-room good cottage; good barn
and outhouses; family erchard, big well
and spring; adjoining school; can give immediate possession; owner going away;
will sell at sacrifice; price, \$3000. Call
room 316 Abington bidg.

room 516 Abington bldg.

THE big land show to be held next Newmber in Chicago, under the auspices of the Chicago Tribune, will have exhibits of land products from every state in the United States; every responsible land company will have an exhibit; space in this show is not sold to wildcat companies. If you want land, visit this show,

BASE LINE ROAD.

Ten acres, 6 acres in cultivation; 3-room Ten acres, 6 acres in cultivation; 3-room house, small barn; \$3000; \$1000 cash, balance 3 years, A. J. GANTNER, 618 Board of Trade Blds., Fourth and Oak Sts.

22 ACRES, all in cultivation; 6-room house, good barn, all machinery on place, on Section Line Road; half cash, balance 3 years, 6 per cent.

A. J. GANTNER,
618 Board of Trade Bidg.,
Fourth and Oak Sts.

10-ACBE orchard tracts, unimproved, on railroad, 25 miles from Portland; best soil; no rock; \$40 an acre, easy terms; ar-range with us to go and make selection; round trip same day, 310-311 Corbett bldg. GUARANTEED AS ADVERTISED, 160-acre farm, 35 acres in cultivation good house and barn, about 8000 cords o wood on place, 3 miles from Kalama, \$40 per sere. Imus & Kindorf, Kalama, Wash HERE'S A DANDY FARM, CLOSE IN, close to station, and the finest soil in the world. Raisc anything. Si25 per acre. Can't tell it all here. Come and see me about it S. T. WALKER, 604 Corbett bldg. FARMERS are headed for Missouri in corn, blue grass farms; good cheap land for home-makers. Missouri State Board Im-migration, Springfield, Mo.

REAL ESTATE. For Sale-Farms

For Sale—Farms.

S2—380 acres 9 miles from Salem in the Liberty and Rossedale fruit districts, on the best rock read in Marion county; 250 acres cleared, 180 acres fine piling and telephone pole timber, conservatively estimated 26,690 cords of wood; 106 acres fine peach land, gray sandy loam; land selling all around this piece from \$75 to \$125 per acre with nothing on it; land is high and all rolling, no finer fruit land in Oregon: Oregon Electric survey to Fugene passes within a mile of the place, with strong chance of passing through it. Price \$55 per acre: terms, half down, 170—84 acres 4½ miles from Salem; 12 level. 68 rolling; 67 acres under cultivation, balance of per cent.

170—84 acres 4½ miles from Salem; 12 level. 68 rolling; 67 acres under cultivation, balance of per cent.

76—27 acres not passed to the present timber and pasture; \$7600; \$4500 down, balance 6 per cent.

76—207 acres near independence; 25 in cultivation, 10 in young apple orchard (yellow Newtowns and Fippins); 360 cords of oak wood 25 acres cut off. Price \$11.00 prine fact, balance on time.

95—130 acres in hops, 70 acres clear; 2 hop houses 24x24. I hop house 26x25; cooling houses 24x24. I hop house 26x26; cooling houses 30x50; hops all trelliged. Price \$11.000; \$6600 down, balance 6 per cent.

hop houses 24x24 1 hop house 26x20; cooling house, 30x50; hops all trellised. Price \$11,000; 80600 down, baiance 6 per cent.

169—202 acres at Independence; 20 acres trellised hops; land all clear; ene-third is in grain; house and barn. Price \$75 per acre; half dewn, baiance 6 per cent.

147—250 acres 15 miles from Alsea, Lincoln county; 50 acres under cultivation, baiance timber and posture, which can be easily cleared; 3-room house, in good condition; 2 barns, one is 60x60, the other 28x70, will accommodate 42 cows; all bottom and bench land; 7 miles from McMinnville; half cleared, 60 acres 18 grain, balance 30x60 akand ash timber; 100 acres of level and bottom land, balance roof acres of level and bottom land, balance roof a short time only.

201—311 acres, 200 under cultivation; fine house and outbuildings; 40 acres pasture, balance good fix and oak timber; no waste land—rich red loam soil—good either for orchard or grain raising; 12 miles from Saiem, 4 miles from R. R. Malies from Raiem, 4 miles from R. R. Malies in Maldo Hills. Price \$70 per acre.

168-170 North Commercial St., 201-30x10; with this section contisuous to the Oregon Trunk Line. The had such a good country in this section contisuous to the Oregon Trunk Line. If have heard a great deal of knocking against Laidlaw and the Laidlaw District will receive due recognition from the Oregon Trunk Line. If have heard a great deal of knocking against Laidlaw and the Laidlaw District will receive due recognition from the Oregon Trunk Line."

It is said "every knock is a boost," which proves true concerning the wonderful resources of the Laidlaw District. The Laidlaw District will receive due recognition from the Oregon Trunk Line."

It is said "every knock is a boost," which proves true concerning the wonderful resources of the Laidlaw District The Laidlaw District at from \$200 contisted to the Control of the Saidlaw District raises 90 per cent of the agricultural products grown in the western part of the County. The greatest opportunities to be had in t

near Sth st. Local office, Laidlaw, Oregon.

10-ACRE FARM.

This 10-acre farm will bring you larger returns than many 160-acre farms will;
15 miles from Portland, adjoins good country town, school, church and store, in a thickly settled neighborhood two miles from electric carline; same line has been surveyed chose to this farm; good graveled road; heavy sediment soil, usually called beaverdam, all clear and in a high state of cultivation. You can begin at once to get the largest returns in arrowing onlons, asparagus, celery, etc. Similar tracts have yielded up to 8800 an acre; cost \$120 per acre first cost to clear this land; sawmill % mile from this tract; one sere of timber for fuel and a town lot sox100 go with this farm, giving you if acres in all; spring water can be piped for house use. Price \$1900, half cash, balance 6 par cent; easy payments.

M.E. THOMPSON & CO.

Henry Bidg. 4th and Cak Sts.

Main 6084. A 3322.

50 ACRES, 20 in cultivation, all level and gently rolling, 15 good heavy timber, black soil, all fenced, 7-room house, good, fair barns; 15-mile to school, R. F. D., phone; 6 miles to fine town; only \$1900, half cash. cash.

\$5100 for 175 acres. 60 in cuiti., fine
orchard, creek and springs, lies fine, black
soit, 7-room house and large barn, phone
and R. F. D.: \$3100 cash, balance to suit.
20 acres. 4-year-old walnuts, \$250 per
acre, fine condition, good location, best
of soit; must sell quick, need all cash.
CHAPMAN, \$17 Chamber of Commerce.

CHAPMAN, 517 Chamber of Commerce.

35 MILES FROM PORTLAND.

160 acres fine land; 80 ACRES LEVEL and 80 acres gently rolling; 40 acres fenced, 25 acres cleared and in crop, 2 acres orchard, 8-year-old, fine condition; 8-room house 2 barns, rood well and splendid springs; on county road; postofnce 3 miles; deep black soil. Price, \$20 per acre, crop included. THERE IS ABSOLUTELY NO BETTER BARGAIN THAN THIS PARM TO BE FOUND IN OREGON.

THAN THIS FARM TO BE FOUND IN OREGON.

INVESTMENT CORPORATION, LTD., 2884 Washington St. Room 612.

FOR SALE—Highly improved farm of 214 acres, located 1½ miles of Jefferson on county road: land slightly rolling, all good fruit and grain land: joins the Santiam Elver; electric line survey from Salem to Albany through plane; fine house and barn, water system; 20 acres of orchard, applea, pears, peaches and prunes; about So acres in cultivation, balance pasture and timber. Price \$80 per acre; would accept some desirable Portland property as part pay. Address owner, J. J. Kunix, Jefferson, Or.

65 ACRES, 40 in cultivation; a perfect gar-65 ACRES, 40 in cultivation; a perfect garden, sandy loam soil, bordering river, new cottage, large barn, fine water, good fences, cream route, R. F. D., 3½ to town, 20 miles Portland, 20 -ons hay, car line soon to run past place, 7 miles now controleted and in operation. This soil is a wonder, and land lies beautifully. I will put this land against anything in this country. Price \$4250; \$3000 cash, balance 4 years. CHAPMAN, 517 Chamber of Commerce.

BIG SNAP.
\$40 PER ACRE.
Improved Williamette Vailey farm, near
lively R. R. town of 4000 people and on
main county rand; good sell; 120 acres
and all the crop at \$40. This is going
quick. Come in tomorrow and get de-A. K. Hills, 419 Henry Bldg.

A CHOICE stock and dairy farm consisting of 44e acres, well watered, fenced and equipped with superb buildings, is offered for sale the first time; price \$42 per acre; this old homestead is a fine proposition for man with family; is attnated in Linn Co., mear Lebanon; investigate it and buy of owner. For particulars call for D. G. Crow at the St. Charles Hotel, from 9 to 12 A. M. 200 ACRES all cultivated but 25 acres time. at the St. Charles Hotel, from 8 to 12 A. M.
200 ACRES, all cultivated but 25 seres timber, 2 sets buildings, 30 miles from Portland, right adjoining fine town on R. R.
with warchouse, fine stores, schools, etc.;
175 acres wheat, oats, vetch and clover,
80 seres heavy bottom land can be irrigated; \$130 per sere; easy terms; 1-3 of
crop goes A beautiful place,
CHAPMAN, 517 Chamber of Commerce.

CHAPMAN, 517 Chamber of Commerce.

A REAL snap if taken at once, 15-acre fruit farm near Roseburg; am a widow and alone and can't take care of it. All crop and garden in and producing; everything in good condition; well worth \$5000, but if sold now will take \$7500, which includes all crops and farming implements; terms. For particulars address L. B. 411 S. Kane st., Roseburg, Or. S. Kane st. Roseburg. Or.

420 ACRES. close to Forest Grove, mostly all bottom land, 250 acres in cultivation, close to station on railroad, fine for subdividing; for next 20 days crops go with the place, except 20 acres hops; price \$110 per acre; terms, will take city property for part pay. Mossman-Mosair Investment Co. 408 Commercial Club bidg.

10 ACRES. only 45 minutes' ride from Portland and 5 minutes' walk from station, all seeded, and buyer takes one-third of the crops, partly fenced; \$200 per acre; easy terms.

J. G. SANDERS, 427 Lumbermens Bldg. THE COMET LEFT THIS

4½ acres with about 300 12-year-old trees; apples pears, cherries and prunes, strawberries, loganberries and raspherries; fine 7-room house, good barn, fruit dryer, all for \$5500; ½ cash. Al 989, Oregonian.

BEST 320-acre farm in Willamette Valley; R. Station in center of tract, all in cultivation; will sell cheap or trade for Portland property J. H. Johnson, owner, 415

Board of Trade bldg.

GREAT BARGAIN.

Washington wheat land, 3200 acres, \$8.50 per acre; your last opportunity to buy at this low figure. Address G. F. Peek, 506 Lumber Exchange. Peek, 506 Lumber Exchange.

18 ACRES, all in crop. 5 acres of hops, 4 acres clover, 9 acres imothy, well fenced, only 12 mile from town; \$100 per acre, including the crop.

J. G. SANDERS, 427 Lumbermens Bidg. A BARGAIN.

120-acre farm, house and barn, on Base
Line road, 10 acres cleared, Inquire owners, Baron's Shoe Store, 230 Morrison at.

REAL ESTATE. For Sale-Farms.

A LIST OF FARM BUYS WORTH INVESTIGATING.

75 acres, well improved, 20 miles north of Portland, on the Columbia River; includes stock and machinery; \$7000; good terms.

40 acres, fine farm land summer home, on the Sandy River; considerable commercial orchard; worth your while investigating; 22 miles east of Portland. Price, \$6000. Terms.

80 acres, 20 miles south of Portland, on the Willamette River; 12 acres GENUINE BEAVER DAM; half cleared; fair build-ings; no better valley land; three-quarters of a mile to electric railway. Price, \$10.000, including stock and machinery. Good lerms 110 acres, 55 miles south of Portland, half mile to S. P. Railway; 58 acres in fruit, 20 acres bearing, 29 acres in Vetch, 12 acres oats, 29 acres pasture; no waste land; a great farm and dirt chesp at \$16.500. Good terms.

500 acres on the Clackamas, 22 miles southeast of Portland; 150 acres cleared, land lays on two benches and practically level. Price, \$75 per acre.

261 acres, 17 miles west of Portland, all in cultivation except 25 acres in fairly good timber; good 7-room bouse, 2 barns, numerous springs. You had better look this over. Price, \$150 per acre.

208 acres: 117 acres in cultivation, 10 acres in orchard; 3 wells, numerous springs; 2 houses, 1 hop house, 1 barn; one mile from depot; R. R. through place; half mile from Willamette River; 100 miles south of Portland; 60 acres in vetch. 5 acres wheat, 15 acres barley, all kinds of fruit, good commercial orchard. 8 acres hops. The orchard on this farm will soon be worth \$500 per acre. All crops go with place except hops. Price. \$10 per acre. Will accept good income Fortland property to the value of \$20,000.

Preserve this list and call at our office for full information. We make a specialty of good wheat farms in Eastern Oregon.

CHAPIN & HERLOW,

SEZ Chamber of Commerce.

FINE DAIRY FARM.

\$100 PER ACRE; TERMS.

279 acres 4 miles from Oregon City and

175 acres in high state of cultivation; crop
all in, including clover, wheat, onts, 20
acres potatoes, etc. The soil is all rich
black sandy loam; not a rock or bit of
gravel on it; lies fine, just rolling
enough to be well drained, and every foot
is potato land. Five acres more can be
cleared at little expense. All place is
renced with good fence, partly woven
wire. New red barn, \$82x150, with full
concrete floor. 25 head thoroughbred
Jersey cows; Jersey bull; five head fine,
big, young horses; 250 chickens; 29 head
of hogs; all farming machinery new, including wagons, buggles, plows, movers,
rakes, etc.; \$6000 worth of stock and impiements on place. Living water; spring
placed to house; good 7-room house; grain
and hay enough to last for year; milkhouse, cream separator, phone, R. F. D.
etc.

This is a complete dairy farm—one of

etc.

This is a complete dairy farm—one of the best in Oregon. Has income of \$5000 to \$5000 per year, and could be increased Call and let us talk with you about it BURR-MAIDER CO., 306-308 Board of Trade.

BURR-MAIDER CO., 306-308 Board of Trade.

CLARK COUNTY FRUIT AND DAIRY FARMS.

40 acres—30 under the plow; 3 wells, good family orchard, 8-room house, barn 60x80, schoolhouse on place; 1½ miles of Brush Prairie, 9 miles out from Vancouver; electric car line surveyed past place, built within 2 miles of place now; 10 head of Jersey cows, all farm tools, all crops go with place. Price only \$7500; half cash, balance to suit at 7 per cent. This place is very cheap at the price offered and will sell for \$1000 more in less than 3 months.

15 acres—All cleared, and fine fence; 4 acres in pood orchard; fine 8-room house, fine barn, a good apple house, ruot cellar, fruit cellar, well and pump. This place is well improved, only 4 mile from electric car line, half a mile of graded school, 645 miles from Vancouver. A snap at \$4500. The owners must have money and offer this fine place at \$3500; \$2500 cash, balance for a few days.

We have a fine farm list. See us before buying.

D. S. CAMERON REALTY CO.

buying.
D. S. CAMERON REALTY CO., 510 Washington St., Vancouver, W. D. S. CAMERON REALTY CO.

310 Washington St., Vancouver, Wash.

A PARADISE FOR STOCKMEN.

2881 acres, all fenced and cross-fenced;
well watered with running water and
springs on each section; 275 acres in crop;
good house, barns, corrais, ster; convenient
to postoffice, schoolhouse and store; an
ideal ranch; can easily cut 1000 tons of
wild hay pay annum; only \$12.50 an acre;
360 head of high-grade catile at \$25 per
boad and a few good horses cheap. This
price includes all farm machinery, saddice and other ranch equipment; this is an
ideal place for a stock ranch and is a
great snap for snyone wishing a stock
ranch; over 50 per cent of the land is
first-class wheat land.

IDE-M'CARTHY LAND COMPANY,
425-426-437-425 Lumbermens Bidg.

SELL OR EXCHANGE.

375 acres, 22 miles north of Portland;
a grand dairy farm; 325 acres cleared;
5-room house, new barn for 80 head cattle, good outouildings, 30 acres orchard,
a horses, 60 cows, 29 calves and helfers,
1 bull, R. R. through farm, 2 miles to
good town, cheese factory; on main county road and milk route; 2 wagons, harness, plows, harness, plows, harness, plows, harness, plows, harness, plows, terms can be had on balaccept good city or farm property; remarkably easy terms can be had on balance.

CHAPIN & HERLOW,
332 Chamber of Commerce.

WHEAT RANCHES IN GILLIAM COUNTY.

640 acres, 460 acres in wheat, abundance of good water. Price \$12.50 per acre, half cash. The crop should pay for this place.
800 acres, half wheat, half Summer failow, fair house, water system, gas engine. Price \$25 per acre.
120 acres, 120 acres barley, 190 acres wheat, 6-room house, good prospects for 2500 sucks of grain. Price \$16.50 per acre.
We have all kinds of wheat ranches.
CHAPIN & HERLOW. M
332 Chamber of Commerce.

THIS LAND IS TRUE VALUE.

160 acres, 16 miles Portland, 2 MILES FROM ELECTRIC LINE and good town; 8 acres cleared, 100 acres VERY EASILY CLEARED. NO UNDERBRUSH; fine springs; splendid deep black soil. Price, \$4000; only \$1500 cash, balance to suil. Will exchange for Portland property.

AS A SPECULATION OF FOR DAIRYING THERE IS NO BETTER LAND BARGAIN OFFERED.

INVESTMENT CORPORATION, LTD., 2864, Washington St. Room 612.

\$40 PER ACRE.

\$00 acres, near radiroad; 435 in crop.
250 Summer fallow, 5 orchard, 110 pasture; unlimited spring water; large house and barn; crop goes to purchaser. Will take \$12,000 in Portland improved property or some good business; balance on terms to suft purchaser.

HATCH & SLOCUM.

402 Commercial Block, 2d and Wash.

ACRES, about 13 miles from Hood River, 81 acres set to trees and a good many in bearing; some young trees; 13 acres good pasture with running water; 1 acre strawberries between tress, also a few cherries, pears and other small fruit; plenty of water with place, also farm tools, such as cultivators, plow, etc.; this is a good buy; terms. this is a good buy; terms, J. G. SANDERS, 427 Lumbermens Bldg.

right at station on OREGON ELECTRIC LINE, well improved and all under cultivation. If you want something good at a reasonable price see us about this tomorrow. Easy terms.

A. K. HILL,

410 Henry Bidg.

TEXAS school lands: the state of Texas has millions of acres for sale; \$1 to \$5 per acre; only one-forfleth cash, \$0 years on balance; \$ per cent interest; good farming land, some don't require residence. Send \$c postage for further information. Journal Publishing Co., box \$125\$, Houston, Texas.

MOLALIA VALLET FARM.

20 miles from Portland; 120 acres sandy loam soil. 45 acres in crop, 3 acres in orchard, balance pasture; best of improvements; near Camby. Only 36300. Hedrick & Co., 40d Board of Trade bidg. 24-ACRE chicken ranch at station of Barton, Cazadero carline, 600 chickena cow and team, horses, terms if desired. Address or call on Geo. Warfield, Bar-

DAIRY BANCH.
On Columbia River and R. R., fully stocked and on terms to suit.
A. L. DUNDAS,
224 Lumber Exchange. Main 5643. 224 Lumber Exchange. Main 5443.

CLOSE to Portland: 70 acres of finest land, 30 acres clear, balance in fine timber; land is all level; I nice clear springs, only \$599 per acre. See C. F. Pfluger & Co., room 5 Mulkey bids, 2d and Morrison sts.

On Salem Electric, close in, partially improved, and running water; only \$200 per acre. Vanduyn & Walton, 515 Chamber of Commerce.

1000-ACRE Wheeler Co. ranch, complete; \$10 per acre. J. W. Curran, Failing bidg.

REAL ESTATE.

FARMS. WE ARE PORTLAND'S headquarters for FARMS, of which WE MAKE A SPE-cialty. Before huging that FARM come in and see our LISP. Below are a few of our specialties which we submit for your approval.

For Sale-Farms.

approval:

5 ACRES.

5 neres under cultivation, I acre of orchard, all fenced, lies level, fine appring, black soil, new pottage, near trent stream, 45 mile from school, close to store, R. F. D. and telephone service, all, for \$1200. Terms to suit.

This elegant farm home with a new modern 5-room cottage, bern 30x48, good chicken-house and park fine masored of chard of apples and other fruit and herriss, land lies fine. 7 acres of first-class beaverdam land, part of which is in crop; 2 good wells; 8 serves in outs, ilmoring and clover; some cordwood. This tract outsitate of 16 acres. 12 acres under best state of the acres. 12 acres under best state of cultivation, balance of land nearly cleared. Personal property: Good horse, ow, wagon, bugzy plose, hareow, cultivator and small tools, including \$50 telephone stock, relephone in house. This is a No. 1 place, only 42 miles from Vancouver, on good road, and only 40 rods from station on S. P. & S. H. R. Price, \$1809; \$2000 cash, balance to suit.

104 ACRES.

This fine farm, consisting of 104 acres, with 65 acres under cultivation and in crop, 15 acres seeded, 25 acres green timber, 14 acres of orchard, 5 acres green timber, 14 acres of orchard, 5 acres of which are apples of the best varieties and in full bearing; good 5-room cottage, with porches; new barn, 60x80; new fruit dryer, all feneed; good well at the house, 10-barrel clatern at the barn; church adjoins places, 4 mile from school; R. F. D. and telephone service. This soil is black loam, and the best. Including personal property, 5 fresh miles cown, weight 2500 pounds, and worth \$600), 2 sets harness (1 new), 2 wagons (1 new), apray task, plow, spike and spring-tooth harness, hay rake, mower, cultivator, single and double shovel plow, cream separator, elder press, set of grocery scales and all household furniture. Including new range, carpetaleid, and other articles too numerous to mention. This place is altinated 4 miles from railroad town, on Columbia River, 20 miles from Fortland, 13 miles from Vancouver, on a fine graveled road Price \$125 per serie; \$5000 cash, balance 6 per cent. The orchard alone on this place will pay 10 per cent on the price asked for this farm.

This fine home, consisting of 142 acres of Brat-class soil, with \$9 acres under cultivation, 39 acres can be cleared for \$20 per acre, balance in good green fit limber; all newly fenced, 6-room house, barn 48x50, with sheds, good outbuildings; 2 acres of assarted orchard in full scaring; 15 of a mile from school; living stream and good well; R. F. D. and telephone service; 2 miles from ratiroad town and 6 miles from Forest Grove; 65 acres of this is fine bottom land and cleared, 29 acres of beaverdam; an ideal ranch, Prico \$75 per acre. Will take Portland property as nart payment to the amount of \$3500, terms on balance to soit.

160 ACRES

25 acres under cultivation and seeded to oars and clover, balance of land is good pasture. 14 acres of orchird, consisting of apples, pears and cherries; all kinds of small fruit; enough wood on place to pay for land; good house, barn 22x46, with sheds; fine spring and stream, water piped to house. This place is located 3½ miles from Portland on a R. F. D. route; telephone in the house; telephone in the house; telephone sizek goes phone in the house; telephone stack goes with the place. Price \$5700; terms.

THOMPSON & SWAN, 110 Second St., Portland, National Bank Blue, Vancouver, Wash,

NEAR DRAIN—240 ACRES.

90 under cultivation, balence in good saw timber; elegant soil; fair buildings; \$18 per acge. I want to see how many "wise ones" there are who know a genuine snap. Woodlawn 1979.

FOR SALE-TIMBER LANDS.

THREE MILLION FEET
A-1 cordwood proposition, Inc. straight
timber; 80 acres choice land, 19 in cuitivation; can sell separate; \$40 per acre. Good
terms. This is in the Eagle Creek apple
orchard district. Set this to orchard, and
20 nores will sell for enough to pay for the
80. MT. HOOD LAND CO., 712 Rethebild
hide

bidg

167 ACRES, 5,000,000 feet spruce, cedar and hemlock on Shoalwater Bay. Pacific County, Wash.

Five million feet stumpage, piling and tie timber on driving stream; \$2500.

80 acres piling and the timber on Molalla River; \$1500.

T. E. DWIER, 2083; First St. Room 2.

OVER 1,000,000,000 feet 80 per cent yellow fir, all in a solid body, at \$1.50 per M. Two lines of railway now building through this tract. Investigation by buyer will make a sale. Located in Tiliamook County, Oregon, within 60 miles of Porland; buyers only. W 882, Oregonian.

ARE YOU LOOKING FOR TIMBER?

12,000,000 feet fine yellow fir, prices \$3000.7,000,000 feet good yellow fir, \$2300; some terms. Have large and small tracts at attractive brices.

FOR SALE.

So acres, with 1,500,000 feet yellow fir, running water on place, half-mile off United Railway survey; 10 miles north-west of Forest Grove for \$1500; terms to suit Address Elmer Lyda, Gales Creek, Or. Or,
TIMBER FOR SALE-BY THE OWNER,
1440 acres in Douglas County, Oregon,
estimated at 38,700,000 feet, red nod yellow fir and some cedar. Price \$32,000
R 979 Oregonian.

26.000.000 FEET No. 1 fir all on adjoining tract for only 75c per M. Lane County, Oregon, Twp. 16 S., R. 7 W. This can be had on terms; no agents. Buyers only. W 384, Oregonian.

4,000,000 FIR and yellow pine in Wasco County, east of mountains, a bargain; mile close by: \$1500. Address F. E. Cyr, FOR SALE. FOR SALE-160 acres of of choice timber, 1½ miles from fine Summer resert; hand is splendid for fruit; price \$4000, Address G. R. Funk. 5 East 15th st. \$2000 RELINQUISHMENT, 6 to 8 million cedar and fir; provisions for 6 months. H. 983, Oregonian.

TIMBER LANDS.
BOUGHT AND SOLD.
C. J. M'CRACKEN. 204 McKay Bidg. FOR SALE-7,000,000 feet of timber for sale. Call on or address H. C. Teel, Vancouver,

FOR SALE—Half section fine timber in Southern Oregon; part time. AQ 977, Ore-7,000,000 PATENTED claim in Lincoln Co., for \$3000 if taken soon. Main 5314. gonian. 7.000,000 YELLOW FIR for 45 cents, Phone Main 8314.

FARMS WANTED.

FARMS WANTED.

IF you have an unimproved place of 50 to 59 acres convenient to radiocal or electric line, write me the particulars. I want something cheap; will pay \$25. or \$30 per acre, not particular as to the distance if land is good; not too rough. Write me a description of what you have. AF \$75, Oregonian.

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We have added to office force one of the best farm saleamen in the country, list your farms with us, giving full particulars.

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WE have buyers wanting desirable proper-ties; you have no commission to pay; write us. American investment Associa-tion, 811 Palace bidg. Minneapolis, Minn-WANTED-TIMBER LANDS.

HAVE hayers for good timber; want a large tract in Sists, Santiam, Lane and Douglas Counties.

ZIMMERMAN.

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TIMBER lands wanted. C. J. McCracken, 204 McKay bidg.

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WANTED- REAL ESTATE. WOULD like to buy a lot in Rose City Park. Must be well located and cheap. State price and terms. AD 985, Oregonism. WANT bungalow or cottage of 5 or 6 rooms with full lot; can pay \$150 down. H 085. With full lot, can pay
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Will pay cash for fractional lot on improved
street, Willametic Heights of irvingion;
ouners only. N 988, Oregonian. WILL pay each for apartment or rooming-house; hwhere only R 1829, Oregonian, WANTED—Cheap lot. East Sine; name price and location; cash. AL 308, Oregonian.