

# BEAUMONT



SEVEN MONTHS AGO—A WILDERNESS

# BEAUMONT



TODAY—A HIGHLY DEVELOPED RESIDENCE PARK

Every street is hard-surfaced—all sewer, gas and water connections are made through the curb. The carline is completed to the heart of the tract and Beaumont cars are now furnishing regular service via Sandy Road to and from the city.

Cluster lights and water hydrants will soon be installed. Rose bushes and shade trees will be planted at once—all lots will be leveled and seeded—"EVERY LOT A LAWN." Over sixty substantial homes already

stand where stood but a few months ago only charred fir stumps and rank hazel brush.

That Beaumont has hit the bullseye of public favor is manifest by the record of sales from month to month.

Some of the finest lots can still be obtained at original prices. Many large sites with an absolutely unobstructed and unequalled view can be purchased at prices that will surprise you. Easiest terms possible. Liberal discount offered to builders.

To Reach Beaumont Take Car Marked "BEAUMONT" at Third, Alder and Second Streets

**Beaumont Land Company, Owners**

—WITH—  
**Columbia Trust Company, Ground Floor Board of Trade Building**

Phones: Main 8900, A 1163

Tract Office at End of Beaumont Carline, East 41st and the Alameda

## LAND SALES BRISK

Oregon Farms Continue to Draw Outside Capital.

## TRACTS TO BE IMPROVED

Deal for 750 Acres Is Closed for \$50,000—Dufur Farm Brings \$31,915—C. T. Prall Buys Acreage for \$17,500.

Demand for farm lands and acreage tracts in Oregon was brisk last week. The investment of Eastern capital in lands is one of the notable features of the realty situation. Several substantial farm deals were closed, the considerations ranging from \$10,000 to \$50,000.

T. F. Burgess, J. H. Moore and associates have purchased a farm of 750 acres, eight miles southwest of The Dalles, for \$50,000. The buyers are Eastern men and expect to plant the entire tract to fruit trees as soon as they can prepare the ground. The tract is considered one of the choicest in Wasco County and the sale is believed to mean much for the development of that section.

C. T. Prall, president of the Oregon Association for Highway Improvement, and interested in the farming development of the state, has taken title to a tract of 114 acres five miles west of Grants Pass. The land was purchased from H. B. Moore for \$17,500. This farm has 40 acres in hops. Two residences make up part of the improvements.

Realty transfers in Yamhill County for November were much larger than for the corresponding month of last year. Sales for this month also were big. Among the important transfers filed for record during the past few days are those noting the sale of the Broadmead farm, southwest of this city, containing 2300 acres, sold to Minnesota and Portland parties for \$250,000; the additional purchase by the Yamhill Development Company at St. Joe at an outlay of \$100,000; Bergman

to Yerex Brothers, of 516 acres near Lafayette for \$22,000, and 32 oil leases given on lands in this section to A. D. Lord, and assigned to the Western Gas & Power Company, a Delaware corporation.

Official announcement has been made that the irrigation project for the Silver Lake country, as outlined and promoted by Henry Hewitt, Jr., will cost \$2,000,000. The water will be taken from Seven Creeks. Work on the project will be started at once. It is announced. It is estimated that 100,000 acres will be reclaimed under this project.

The estate of the late R. D. Hume, recently purchased by Portland capitalists, has passed into the hands of the new owners. It is the intention to establish a settlement and sell a large part of the 15,000-acre estate in small tracts to homesteaders. The land lies along the lower part of the Rogues River Valley.

The Charles Easton ranch of 250 acres in the Goose Lake Valley, in Lake County, has been purchased for \$10,000. The farm was bought a few years ago by Mr. Easton for \$2000.

The G. A. Ehlen farm near Aurora, which was sold recently to C. C. Rushing for \$12,000, has again changed hands. The new owner is L. W. Kent, who paid \$17,000 for the place. The farm contains 80 acres of fine land, of which 40 acres are cleared. Twelve acres are in growing hops.

Fleming & Hidden, of Portland, have completed the sale of 310 acres of orchard land near Dufur, the consideration being \$31,915. The purchasers are capitalists of Elkhart, Ind., and Rock Island, Ill., who plan to plant the tract to apple trees next Spring. The purpose of the new owners is to develop the land in five and 10-acre tracts and sell the property to Eastern people. The farm is one of the choice places in Mount Hood Valley and is a part of the Johnson & Vanderpool farm purchased by Fleming & Hidden a few months ago. This firm has sold about 4000 acres in the Dufur district this year.

## New Orleans Man Buys Home.

W. O. Irwin, a wealthy resident of New Orleans, who recently came to Portland, bought last week a beautiful home through Guy & Miller, located at 453 East Twenty-third street, North, in the Irvington district, from C. H. Page. The purchase price was \$1200. Mr. Irwin left for New Orleans at once to close up his business to return to Portland to make his home. Mr. Irwin was so impressed with Portland while on a visit that he concluded to become a permanent resident.

## BIG SUM DISBURSED

Annual Payroll in Columbia County Is \$2,000,000.

## TIMBER INDUSTRY IS LARGE

Distribution of Wages Is Factor in Development of District—Settlement of Holbrook Holdings Is Feature.

One of the counties in Oregon that has been making marked progress is Columbia County. It is one of the principal lumber manufacturing counties in the state. In addition to the lumber mills there are several large logging plants which supply mills at Portland. It is estimated that with the ten going concerns, nearly \$2,000,000 is paid annually to wage earners in this county. Among the concerns which are operating extensively in Columbia County are the St. Helens Mill Company, the Peninsula Lumber Company, the Clark-Wilson Company, the Benson Company, the Chapman Timber Company, the G. K. Logging Company, the Portland Lumber Company, the Rainier Lumber & Shingle Company, the Patterson Lumber Company, the Columbia River Lumber Company, the Prescott mill and other smaller concerns. Over one-fourth of the total wage dividend is paid by the mills in the county.

With this immense sum distributed throughout the county every year by the lumber industry alone, it is pointed out, that there are few sections in the state which have greater possibilities for growth and land development. Every year large areas of land are being logged off but until a comparative recent date no concerted efforts were made to reclaim the logged-off lands. The pioneer land development company in the stump land district is F. B. Holbrook & Co., of Portland, which during the past year has improved a large tract for settlement. The property is known as Columbia Acres. Within the past few weeks about 20 families have taken up homes on the property and

are now getting their tracts ready for cultivation.

The char-pitting process of land clearing introduced by Mr. Holbrook has proved to be an important factor in the development of the district. By this process it is possible for a settler to clear his tract unassisted and at the lowest minimum cost.

"By offering the tracts at low prices and attractive terms, we have been exceedingly successful in getting a good and industrious class of people to settle on our lands," said Mr. Holbrook. "The property is well located as to transportation facilities. The soil is especially fertile and is well adapted to fruit-growing and diversified farming. With the quality of the land and the prevailing low prices, Columbia County offers an attractive opportunity to settlers and homebuilders as any section in the state."

## DEALS INVOLVE OVER \$75,000

Demand for Acreage and City Property Continues Brisk.

Deals involving a total of more than \$75,000 were closed last week by Ward & Younger. The 116-acre country place of W. F. G. Thacher, six miles northeast of Vancouver, was purchased by W. F. Schuller of Canby, for \$25,000. Mr. Thacher taking as part payment Mr. Schuller's general merchandise store at Canby.

The Feer Hotel Company sold its leasehold and fixtures in the four-story hotel at East Third and East Burnside streets to W. F. G. Thacher. The company took as payment four five-acre tracts in Sunset Acres, near Vancouver, the total consideration being \$23,000. W. H. Gilles purchased a five-acre tract in Sunset Acres, at \$75 an acre. J. Cori exchanged a garage building at Forest Grove for two acres in Northrup Acres, near Capitol Hill, the consideration for the two properties being \$5000.

street, in Irvington, for \$5500, to W. F. G. Thacher.

## DEVELOPMENT IS ADVANCING

Project of Improving Westover Terraces Well Under Way.

Since work was started by the Lewis, Wylie Construction Company at Westover Terraces in April, 1910, the portion of the hills that has been removed is represented by 1,750,000 cubic yards of earth. This is included in the first section of 76 building sites, upon which 100 men have been employed the past five weeks in adding the landscape features, trimming the slopes and setting out shrubbery. Gravel driveways have been formed and temporary sidewalks laid in advance of the requirements of purchasers who are planning

to begin construction of residences early in the Spring.

Petitions have been filed with City Council for the hard-surfacing of the streets, laying of concrete sidewalks, sewers, water and gas mains. Much of the improvement work will be completed, it is expected, this Winter.

## Milwaukee Hotel to Rise.

Teller & Ostbye were awarded the contract for a two-story frame hotel building to be erected in Milwaukee at the corner of Front and Milwaukee streets for James Gratton. The hotel will be 60x75 feet in size, with a cement basement. The cost will be \$15,000. The first floor will contain a large lobby, a billiard-room, dining-room, barber shop, cafe and liquor store. In the basement will be located the kitchen and heating plant. Robert Gillen was awarded the contract

for the heating plant and J. W. Hart the contract for the plumbing. It will be the first modern hotel erected in Milwaukee. John G. Wilson, architect, drew the plans for the building.

## Warehouse Site Brings \$10,000.

George A. Brown yesterday purchased from W. M. and H. L. Marzell the northeast corner lot at Seventh and Raleigh streets for \$10,000 cash. The lot is 88 by 100 feet in size, and is occupied by three cottages. The buildings will be removed after January 1 and construction will be started on a four-story fireproof warehouse. The sale of the property was negotiated by D. Parker Bryon.

Rent a used piano, Steinway, Chickering, Mason & Hamlin, \$3 per month. Kohler & Chase, 375 Washington st.

# PLUMBING SUPPLIES



**HIGH TOILET**  
**\$10.50**



Castiron, white enamel, 3-inch roll-rim Bath tub, priced here only.....**\$12.50**



Castiron white enamel Sink.....**\$1.85**



**BOILER**  
**\$5.25**

We are positively the only independent Plumbing Supply House in Portland. We sell to all at wholesale prices and all our goods are guaranteed absolutely new. We can save you money and our prices positively defy competition. Contracts taken for all kinds of plumbing work. All work and material guaranteed to pass city inspection.

## Fighting the Trust

# J. SIMON & BRO.

FRONT AND GRANT STREETS TAKE "S" CAR GOING SOUTH