REAL ESTATE.
For Sale—House

WANT A HOME?
I will build you a home in any locality you might desire and guarantee the work for a small down payment, balance monthly, the same as rent. I have houses in all stages of construction at the present time that I would be glad to show you, so you can judge for yourself the class of work I do. Come in and see me or phone for an appointment at any time.
NEIL PURFLINGER,
PORTLAND BUSINESS EXCHANGE,
709-10 Rothchild bldg. Mar. 3825.

For Sale—Business Property.

DO YOU RECOGNIZE
A BARGAIN
WHEN YOU SEE IT?
If you do call me up about
My new West Side flats that I
Must sell immediately. Income $1860 yearly.
Only $5000 swings the deal.
Phone Marshall 189. Act quick!

PAYING BUSINESS PROPERTY.
$11,000—half cash, renting now for $180 a month; figure the interest on this, see if you can beat it. Call and let me tell you about future prospects of this as an investment.
JACOB HAAS, 400 Yeon Bldg.

THIS IS A BUSINESS PROPOSITION.
53 acres in the heart of the Peninsula factory district, adjoining the P. I. Co. properties. You can double your money inside of 3 years; $1050 per acre; terms. Apply AH 180, Oregonian.

A BARGAIN.
Store and house on Larrabee st., lot 50x100, near Halsey st. Call at 305 Larrabee st., East 5639.

FLOURING mill for sale or exchange. Perfectly equipped; 40-barrel electric power. Security Development Co., 4th and Pine. (BE-4)

GOOD business corner on Alberta st., 100 feet, with store, cheap. Call corner Prescott and Glenn ave. N.
$17,000.
Corner 50x100, fine for apartments, close in on 11th. F. O. Northrup, Couch bldg.

For Sale—Acreage.

NOTE THESE PRICES.
Interests in Mexico require our quick personal attention and we are sacrificing all our remaining acreage at a price never quoted before.
5 or 10 acres of land, ALL cultivated, fine black loam soil, good water, $135 per acre.
10 or 20 acres of A1 fruit land, good cedarwood timber; $67.50 per acre.
10 acres of level timber land partly cleared, some beaverdam, running water, $92.50 per acre.
These tracts are only 20 miles west from Portland, near school, town and R. R.; no commission paid to anyone at above prices; get particulars, see maps and photographs and arrange to see the land at early date; perfect title guaranteed; terms one-fourth cash; rest within five years.
PAC. N. W. DEV. CO., INC.,
405 Couch Bldg.

5 ACRES—$400.
$80 CASH, BAL. EASY PAYMENTS.
3½ Miles from Hillsboro.
Toward Portland.
Two miles from station on S. P., which is now to be electrified.
This is high-class land.
Ideal for hops, potatoes, orchard or chickens; well watered and no waste; I am the owner and will show you best values in the Tualatin Valley, considering the distance from Portland.
G. A. NICHOLS, Owner,
907 Wilcox Bldg.
Phone Marshall 15; A 3053.

POTATO AND BERRY LAND.
Ten acres best black sandy loam soil; lies nearly level with good drainage; 12 miles from the center of Portland, in Tualatin Valley, near Beaverton. This is hazel brush pasture; some good timber for wood; no stumps; price $150 per acre; 5 years to pay.
ALVORD-CARR-HUNTER CO.,
219-221 Board of Trade.

SYCAMORE ACRES.
Think of it, an acre of good ground, on Johnson Creek, 40 minutes' ride from the city, for $400.
GEO. D. SCHALK,
228 Stark Street,
Main 392, A 2392.

$100 CASH PAYMENT
on 20 acres rich land on the picturesque banks of the Columbia River, 25 miles east of Vancouver, $75 per acre; $15 payments monthly, handsome purchase, is your opportunity in buying one of these 20-acre tracts, beautiful for a home, finest of water, extra good for apple orchard for commercial purposes, berries of all varieties grow in abundance, potatoes are a profitable crop, also clover, timothy and other grasses. George Englehart.
GOWEN-IDE TRUST COMPANY,
2 Lumbermen's Bldg.,
Ground Floor.

SYCAMORE ACRES.
On O. W. P. Ry. line. Before you buy an acre home, call or write for plat and prices.
GEO. D. SCHALK,
228 Stark Street,
Main 392, A 2392.

SYCAMORE ACRES.
You can get an acre facing the electric line, Johnson Creek, on Foster Road, for the price of a city lot. They're good.
GEO. D. SCHALK,
228 Stark Street,
Main 392, A 2392.

FOR SALE OR TRADE.
267 acres fine fruit land 8 miles from Oakland, Oregon; owner unable to give this place proper attention; will sacrifice at $20 per acre, on reasonable terms, or will trade for income city property, apartments preferred; would be willing to assume. This would make an excellent platting proposition. M 186, Oregonian.

FIVE acres on the electric line, in the valley, within sight of Council Crest; all cleared and in cultivation; near good schools; 15c car fare to Portland. Price, $2000; small payment down; balance easy payments.
W. H. LANG CO,
815 Abington Bldg. Main 9503.

FINE SUBDIVISION PROPOSITIONS.
9¼ acres, the very best soil, 1 mile from Wichita; price $4500; double your money inside a year.
175 acres; the very best land, close to Clatskanie, on river; can nicely be subdivided; price only $7500.
F. FUCHS, 420 Chamber of Commerce.

5 ACRES,
GOOD HOUSE,
NEAR CITY.
All under cultivation and near good electric line; 1½-cent fare; price $3000.
See P. B. LENT,
417 Corbett Bldg.

120-ACRE farm, Linn County near Scio, 60 acres in cultivation, balance pasture and timber; will sell stock, tools and crop cheap; owner is not a farmer; $7800, $3000 cash, balance long time. Security Development Co., 4th and Pine. (F-28)

160 PER ACRE AT BURLINGTON.
160 acres, ½ mile from river, at Burlington, 3,000,000 ft. timber, 10,000 cords wood and fine land; a chance to make $20,000 in short time. $9600 cash. Owner, 414 Couch bldg.

1000 ACRES, 3 miles from R. R., not far from Eugene, about half bottom land; $20 per acre; terms.
WESTERN LAND CO.,
248½ Stark st.

I CAN sell you the cheapest high-class acre or lot near Portland; fine car service, sidewalks, water piped to each piece. Investigate my easy terms. O 202, Oregonian.

5 ACRES.
Finest Clark County prune orchard; 1 hour 20 min. from 2d and Washington; 30 min. from Vancouver; price $1750. Address owner, AD 188, Oregonian.

$58.00 an acre for 40 acres within 15 miles of Portland, and just as good agricultural or fruit land as can be found in Oregon. 413 Abington bldg., 106½ 3d st.

$700 ACREAGE.
Make me offer on improved 9 acres on Base Line, near Rockwood. Address owner, AN 180, Oregonian.

$25 PER month buys 3 acres with some fruit; excellent red shot soil; no gravel; 3 blocks from car; price $1275. H. M., Oregonian.

TEN-ACRE tract, cleared; soil cannot be excelled for fruits and vegetables; close to city, on new carline. Particulars L 186, Oregonian.

WILL SELL OR TRADE
my equity in ¼ acre near Mt. Tabor; here is your chance; what have you? H. R. Farnham, 1208 Yeon bldg.

10 ACRES, best of soil, carline and water running through it; $1000, terms. F. Dubois, 1208 Yeon bldg.

For Sale—Acreage.

DANDY LITTLE HOME
BARGAIN.
10¾ acres all in high state of cultivation, extra fine deep loam soil, 4 acres of as fine apple orchard as you will find in Oregon, just coming in bearing, abundance of berries of all kinds, fine garden, good house and barn and outbuildings; lies nice and level on main county road 40 rods from electric station, 20 miles from Portland in fine open country; place all fenced and cross fenced with woven wire; this is certainly a beautiful country home; price $3750; $750 cash, balance 5 years at 6 per cent.
CO-OPERATIVE REALTY COMPANY,
520 Railway Exchange.

5 ACRES OF LOGGED OFF LAND, $250.
$10 DOWN, $5 PER MONTH.
This land is situated 12 miles from Astoria, 1 mile from railroad station, town of Knappa and the Columbia River. Some of these tracts have running streams on them. Is close to a good school and there is plenty of work in that locality. The soil is free from rock and does not overflow. Come into our office and see sample of the soil and photographs of the land.
CLATSOP COUNTY LAND INVESTMENT COMPANY,
212 Railway Exchange bldg.,
2d floor, between 3d and 4th on Stark.

TEN-ACRE orchard tract in famous Klickitat Valley; planted and cared for properly for five years, $25 per month, no interest and no taxes. That is 85 cents per day; less than you pay for your cigars. We will take you out to view the land free of charge. Compares with the best, surpassed by none. It costs nothing to learn all about this opportunity, and it may be the means of your becoming independent. Five acres, $125; $10 per month, 42½ cents per day. Over 100 satisfied owners; hear what they have to say. Phone Marshall 2908 for appointment or write V 176, Oregonian.

SYCAMORE ACRES.
Sycamore Station, on the O. W. P. Ry., is in the center of Sycamore Acres. No tract over five minutes' walk from the station. When buying, consider this convenience.
GEO. D. SCHALK,
228 Stark Street,
Main 392, A 2392.

BEAUTIFUL PIECE OF ACREAGE,
ADJOINING GOOD LITTLE TOWN.
10¼ acres, fine soil, all in high state of cultivation and in crop; main county road on two sides; 3 blocks from station on Salem Electric and 26 miles from Portland; city water and electric lights to be put in the tract; land lies beautiful in thickly settled district; price $2600; $600 cash, balance 5 years at 6 per cent.
CO-OPERATIVE REALTY COMPANY,
520 Railway Exchange.

35 ACRES.
On the new railroad from Hillsboro to the coast; choicest red shot soil in Washington County; one-half easily cleared, balance heavily timbered with yellow and red fir; good roads; good schools; new railroad town within two miles.
$100 cash, balance your own terms. We are the owners.
FIRLANDS TRUST COMPANY,
716-720 Spalding Bldg.

TWENTY-TWO acres, two miles southwest of Beaverton, best of soil, easy cleared, and a bargain at $200 per acre; will take good, clear city property for this. AB 50, Oregonian.

5-ACRE chicken ranch. One acre cleared; five-room bungalow, barn, outhouses; four chicken houses and runs; 350 chickens, horse, cow, buggy, wagon, farming implements, tools, garden; $2500, easy terms. Inquire Mr. Cullins, 2½ miles north of Vancouver ferry, on Pacific Highway, or 329 E. 7th, Portland.

ACRE HOME TRACT.
I have an acre of good rich soil, 6 miles from Courthouse, 35 minutes by car, good service; terms easy; all improvements included in price. Here is your chance to reduce the cost of living and have a gilt-edge investment as well. Act quickly! Price $1000. F 200, Oregonian.

½ ACRE RYAN PLACE $600.
Finest of garden land, all cleared.
ONE ACRE PINE VIEW $1300.
Surrounded by nice home with nice people; 5c commutation fare on Oregon Electric and only 19 minutes out. C. A. Hines, Agt., on ground afternoons.
B. S. COOK & CO., 605 Corbett bldg.

FINE fruit farm of 10 acres, 1½ miles from Oregon City; all kinds of fruit, mostly in full bearing; five-room house, some good furniture, good horse and buggy, Jersey cow, chickens; everything in fine condition. Address AV 485, Oregonian.

1½ ACRES one block from Concord station east on Concord road, on Oregon City electric line. Improved and set to fruit and berries. Inquire on premises. C. F. Powers, Milwaukie, Or., Route 1, Box 123.

1 ACRE, all in cultivation, 3-room house, on macadam road, 40 minutes out, 12 blocks of electric line, price $850, $150 cash; rich black soil.
HIGLEY & BISHOP, 201 Hamilton bldg.

FOR SALE—2½ acres best land in Tualatin Valley; 4-room bungalow just completed; good water and plenty of it; right at station; 15½ cent carfare; $2500, half cash, balance just like rent. A 202, Oregonian.

FOR SALE or Exchange—½ acre; good buildings, bearing fruit; want ranch not incumbered; owners only. F 201, Oregonian.

10 ACRES, unimproved, 18 miles from Portland, 2½ to electric line, red shot soil, for quick sale from owner; $90 per acre. AF 209, Oregonian.

5 ACRES, cleared, level, ¼ mile to car, house, barn, well, fruit, chicken house; $400 cash, balance like rent. H 183, Oregonian.

2 1-6 ACRES, $3800, easy terms, fine view of river, 3 blocks from station; will take auto as part payment. L. E. Armstrong, Oak Grove, Or.

FOR SALE or exchange—Fine, clear, level, sightly acre at West Ascot, about 300 feet from depot. $175 will handle, balance easy terms. AV 431, Oregonian.

HAVE beautiful suburban home site, 1¼ acres, near river and carline, with view of river, city and mountains. 507 Railway Exchange.

ONE acre at Vineyard station on Oregon City carline, cheap. Add. Box 117, R. No. 5, Oregon City.

ACRE and two acres; electric line; good buy; terms. J 183, Oregonian.

For Sale—Acreage.

SYCAMORE ACRES.
Is 40 minutes from the city by the O. W. P. electric line, and in the best part of Multnomah County, and the prices are right.
GEO. D. SCHALK,
228 Stark Street,
Main 392, A 2392.

SWELL SUBURBAN HOME.
Eight-room, new, modern house, piped for hot water heat, concrete basement, paneled ceilings, wired for electric lights; one full acre of fine garden soil, set to berries, grapes and some fruit trees, at Bisley station, 3-cent fare, Oregon City line, will be double-tracked now; this is your time to buy.
AT COURTNEY STATION
Also have two and a quarter acres, with four-room house, barn and chicken houses, all in fruit, berries and grapes; two blocks from station. Price $4500; easy terms.
JACOB HAAS, 400 Yeon Bldg.

SYCAMORE ACRES.
Easy to see, easy to buy. On the O. W. P. Ry. Cars leave at First and Alder sts.
GEO. D. SCHALK,
228 Stark Street,
Main 392, A 2392.

10 ACRES NEAR
HILLSBORO FOR $3250.
6 acres cleared, balance partly grubbed; 15 young fruit trees, 2 acres in grain, fine soil, on county road; a good buy at the price.
ATCHISON & ALLEN,
210 Gerlinger Bldg., 3d and Alder Sts.

SYCAMORE ACRES.
Think of this, over 14 lots, 25x100 feet, for $400, at Sycamore station, on the O. W. P. Ry.
GEO. D. SCHALK,
228 Stark Street,
Main 392, A 2392.

HOUSES FOR SALE.
I have an actual and legitimate equity of $1000 in a nifty, modern, well arranged 5-room bungalow, situated on East 38th st., just south of Hawthorne ave.; all improvements are in, including hard-surface street. If you want a delightful little home, come out and see it. The price is $3000, which is $500 under what others are selling for and there is no agents' commission to pay. I am living in same now and will give terms. Tabor 8632.

SYCAMORE ACRES.
Is selling from $100 to $150 less per acre than any other acreage equally as well located.
GEO. D. SCHALK,
228 Stark Street,
Main 392, A 2392.

HOW'S this? All good, too, regardless of the low price; 40 acres, 8 cleared, fenced, 29 mi. from Portland, 4 miles from station, $1300; terms.
40 acres, 4 miles from station, 30 miles from Portland, half mile to store and P. O.; 50 fruit trees; $2000; terms.
100x100 and 2-room house on Michigan ave., $3150; easy terms, 6 per cent.
C. J. M'LAIN, 514 Abington block.

25 ACRES
$2650.
Southeast Oregon City, 2 acres in berries, 6 in farm crops, balance standing fir timber suitable for pilings; running stream through place, live spring. Improved. Owner.
SEE THIS QUICK,
AV 427, OREGONIAN.

"CENTRAL" ALBERTA, CANADA,
FOR WHEAT, OATS, BARLEY, FLAX.
This 160 acres cannot be beat; 10 miles from G. T. P. R. R. (Three Hills), 2½ miles west of Big Red Deer River on township line and good auto road; no sloughs, stumps, sagebrush, rocks or hailouts; all upland, deep black soil; unincumbered. Cash price, $35 an acre. Owner; no agents. X 182, Oregonian.

TWO acres at Metzger, 9 miles out on Oregon Electric, about 1 acre of strawberries, one-fourth acre potatoes, large chicken-house and park. Six-room house not finished, good well. Five minutes' walk from station; 12 cords of wood. Price $2500; terms. Main 6507 or L. E. Thompson, 324 Worcester bldg.

CHICKEN AND FRUIT RANCH, near Portland; a NEW SUBDIVISION. Lowest prices, best soil, fine view, good road, water and roads; 6 acres, $400 per tract; 10-A., $500; 20 A., $800; 40 A., $1200; 80 A., $2000; 160 A., $3000; liberal terms.
FRANK M'FARLAND REALTY CO.,
309 Yeon Bldg., Portland, Or.

2½ ACRES,
Oregon Electric line, between Barstow and Garden Home; can sell 2½ to 7½ acres under second growth trees for $650 per acre; half cash. It rises higher than the railway track; beautiful and fine soil.
OREGON REALTY CO.,
43 Fourth st. Marshall 3790, A 3824.

181 ACRES, 19 miles out, 70 acres in cultivation and in crop; 5-room house and barn, all kinds of fruit, well watered; cows, horses, hogs, chickens and machinery; all goes for $87.50 per acre; will take some trade.
HIGLEY & BISHOP, 201 Hamilton bldg.

WILL sell at a sacrifice my 80 acres of choice garden, fruit and berry land. Located one mile south of Beaverton, on three car lines, 8 miles from Portland P. O., three acres in cultivation, balance slashed and burned; $100 per acre down, balance to suit. AF 205, Oregonian.

YOU WANT a picturesque Summer home with running water; a small farm, an acre or two for chickens, $200 and up, easy terms, choice acreage, close to Portland, on electric carline, phone, school, store, etc. J. W. Hefferlin, 307 Railway Exchange. Main 2248.

AN INVESTMENT—2 acres in city, 2 blocks to carline; city water, improved streets, in garden; good neighborhood, near school; $6500, terms.
WATSON & THERKELSEN CO.,
505-6 Spalding Bldg. Main 7592.

YOU CAN BUY for cash or on terms my Buick truck. Will guarantee first-class condition. Have bought larger truck. Will sell very cheap. Address Mr. Gilbert, 706 Everett st., Portland.

FOR SALE—In 10-acre tracts or 20-acre T. or 40 acres, 2 miles north of railroad and power plant. Call or write for information. Mrs. S. G. Elsner, Bull Run, Or.

THE best acre tract on the market, just 15 minutes from city by car, on West Side; $50 cash will buy these, balance easy. M. C. Reed Co., 517 Board of Trade. Main 4675.

10 ACRES at Tigard in high state of cultivation, family orchard, living water, near depot; fair buildings; only $4000; easy terms. Pacific Coast Brokerage, 270 Stark.

FOR 30 days I offer for sale the E. ½ of N. E. ¼ of section 8, 1 N 10 E., Hood River Valley. Choice apple land. Don't overlook this at $45 per acre; terms. Address D. E. Rand, Hood River.

SALE OR EXCHANGE
20 acres well-improved river bottom land, one mile of Roseburg. Douglas Co. Address room 223, Perkins Hotel, Portland.

17 ACRES near Beaverton, 15 cleared, 2 blocks from car station and running water; only $300 per acre; terms. Owner, James Wilson, Boring, Or., route 1.

5 ACRES, 21 miles out Salem Electric, 8-room house, barn and chicken house, all in cultivation, fine soil, level; $2550.
HIGLEY & BISHOP, 201 Hamilton bldg.

CLOSE TO CARLINE.
Cultivated acreage, 80x200. Price $410; for sale $10 down and $5 per month. Beach or Stearns, 202 Wilcox bldg.

40 ACRES, CHEAP.
Good location, not far from Portland; good improvements, about ¼ in cultivation. Inquire 1113 Vernon ave., Portland.

$10 CASH, $5 monthly, 160x200 in cultivation; 30 minutes out. Price $850, including sidewalk. Ask for Marsten or Stearns, 202 Wilcox bldg.

LOOK—To make a swell home, 2 acres cleared, best of soil, running water, on carline, near city. West Side; only $1600, few days; terms. 1203 Yeon bldg.

FOR SALE—10 acres, 2 miles from Beaverton, $250 an acre; $1000 down. Address R. P. Clark, 700 Umatilla ave., Portland, Or.

REEDVILLE, valuable tract, near 2 stations, 26 acres garden soil, no waste, all in oats, $250 per acre; no agents. A. Pierson, Reedville, Or.

8 ACRES on Villa ave., at $650 per acre, which is $200 to $300 per acre less than any for sale in this vicinity. Pacific Coast Brokerage, 270 Stark.

CLOSE-IN acreage, 5 to 30, for small payment; will take clear city. 831 Mohawk bldg.

1 OR 2 acres at Garden Home, choicest tracts, on easy terms. See owner at 229 First st.

$20 ACRES in Yamhill County; cabin, 10 miles from Portland; price $10 per acre. HIGLEY & BISHOP, 201 Hamilton bldg.

LOT 46, Ascot Acres, is the best acre in the tract; best cash offer. H 186, Oregonian.

Homesteads.

ADVANTAGES of Oregon, 100-page book, gives the amount of Government land open to homesteads in each county in Oregon, Washington and California, and description of same; gives homestead, desert, timber, stone, coal and mineral laws; map of Oregon in colors, showing railroads in operation, under construction and proposed, including Eastern and Central Oregon; book 25c, map 25c; California map in colors, 22x37, 25c; map of Washington in colors, 20c. Nimmo, Runey & Co., 434 Hamilton bldg.

LAND SCRIP FOR SALE—Can be used to locate any Government land subject to homestead entry. Secures patent promptly without settlement or improvements. Fully guaranteed. For price address L. W. Hubbell & Son, Springfield, Missouri.

HOMESTEADS in Tillamook and Benton counties, 30 to 50 acres plow land, balance good grazing land. See Farrin, 708 Selling bldg.

BE QUICK. Last chance. 80-acre relinquishment, worth $2000, $150 takes it. E 184, Oregonian.

TWO choice relinquishments for sale; cabins and improvements made; $750 for one, $500 for the other. C 168, Oregonian.

FREE LAND to be had in Eastern Oregon; if interested call at noon, 317 Railway Exchange bldg. M. H. Calef.

HOMESTEAD relinquishment must sell immediately cash or good trade; no speculators need answer. AH 163, Oregonian.

BEAUTIFUL ANGORA SPITZ—2 years old, thoroughly housebroken, fine pet. 203 11th st., near Taylor.

HOMESTEAD relinquishment for sale, 146 acres, house, buildings, etc. AV 387, Oregonian.

Irrigated Lands.

FOR SALE OR TRADE.
160 acres of the best alfalfa land in Eastern Oregon; near railroad, fenced, water on every forty; 20 acres in cultivation. This can be had for much less than regular price. Call at 271 Pine st., or phone Main 2158 or A 4888.
LEE TEUTSCH & COMPANY,
271 Pine Street.

Fruit Lands.

A FINE 25-acre fruit farm in the Willamette Valley; all the best of land, 10 acres in full bearing fruit trees, 8 acres in cultivation, balance in brush, fenced and cross-fenced, small old house and stable, 4 miles to town of 6000 people, only 1 mile to R. R. station and also electric road. The 10-acre orchard is worth the price we are asking for the entire tract. The owner needs the cash, hence a bargain offered. Price $5000. S. N. Steele & Co., 422 Chamber of Commerce. Phone Main 253.

ROSEBURG ORCHARD.
10 acres, all in 3-year-old apple trees, located 5½ miles from Roseburg; orchard cared for until October, 1912. This belongs to a young lady who is leaving for B. C. and wants to sell at once. Price $3500; $2000 cash, balance terms.
GRUSSI & BOLDS,
318 Board of Trade Bldg., 4th and Oak.

TO raise first-class fruit, it is essential that it be grown where the soil and climatic conditions are most favorable; this we claim for the Little White Salmon Valley, nearly opposite Hood River. See A. Haswell, Cooks, Wash., or H. A. Pittenger, 1095 Maryland ave., Portland, Or. Phone Woodlawn 60.

WILL sell all or part of my 25-acre orchard in Klickitat County, Washington, $300 per acre; $300 down, $35 per month; no interest; can arrange to care for same for term of years; trees out in 1911 and are in excellent condition; will take interested party to see land free of charge. V 177, Oregonian.

ESTACADA.
Send for illustrated booklet of the Estacada fruit section, where the Oregon Agricultural College maintains its experimental orchards, 20 miles from the City of Portland.
ESTACADA COMMERCIAL CLUB,
Estacada, Oregon.

FINE PRUNE ORCHARD.
120 acres, 40 acres bearing orchard, 18 acres young orchard, 2 sets of buildings, 17 shares in packing plant, ¼ interest in warehouse, price, including crop, with terms, $26,000. Zimmerman, 310 Board of Trade bldg.

FOR SALE—115 acres of choice orchard land near Lyle. Will sell 40 acres or more and will consider an exchange of the whole for Portland property. Address owner, C. M. McLeod, Lyle, Wash.

FOR SALE—Best 30-acre two-year-old apple and pear orchard in Rogue River Valley. Take Willamette or Portland property in part payment. Will subdivide. AV 421, Oregonian.

ORCHARD FOR SALE.
Prize orchard, 25 acres, 7 years old, fruit-house, great sacrifice. AD 189, Oregonian.

For Sale—Farms.

100-ACRE RANCH.
All cleared and under plow. Fenced and cross-fenced, good soil, no rock or gravel; with good roads and in good farming section of the Willamette Valley. Only 27 miles from Portland and less than one mile from the electric station. For a quick sale we will let this go at $100 per acre. And we will take a 6- or 8-room house here in the city on the deal. For further information call
Main 937 or A 2693. Ask for Trumble.
WESTERN OREGON TRUST CO.,
272 Stark st., Portland, Or.

WHY do you pay high prices for a house and lot with all the extras thrown in, such as high taxes and all street assessments? And where you have to buy everything you put in your mouth, when you can get a fine 2-acre tract with nice plastered house, full cement basement floor and all, 2 good chicken-houses and yards. The whole place is fenced with tight wire fence with good soil. On rock or gravel. Only 2 blocks from station on the Canadero carline. The whole place is planted to potatoes and all kinds of garden truck and it is looking fine and the crop all goes with the place, besides a new 200-egg incubator and several brooders, new bone grinder, etc.
WESTERN OREGON TRUST CO.,
M 937 or A 2693. See Mr. Trumble.
272 Stark st., Portland, Or.

FARM BARGAINS.
$600 cash puts you in possession of a fine well improved 10-acre place, 1 mile from Oregon City carline, 10 miles out; price $3800; cannot be beat around Portland for the money. Balance 4 years, 6 per cent.
$85 per acre for the best 220-acre farm in Yamhill County. Good soil, buildings, water system and location, very good terms given.
We have small farms and large ones for colonization purposes. If you want good value for your money and a square deal, see
F. FUCHS, 420 Chamber of Commerce.

THE FARM OF ALL FARMS.
147 acres of the best producing soil in the Tualatin Valley; ideal for hops, potatoes, truck garden, hay or dairy; 115 acres cultivated, 90 to 100 acres river bottom; fair buildings and plenty of water; 17 miles from city by auto road; 2 miles from Newton on S. P., which is now to be electrified; 3½ miles southeast of Hillsboro. I am the owner and defy competition when location, quality of soil and price is considered. Best of terms.
G. A. NICHOLS, Owner,
907 Wilcox Bldg.,
Phone Marshall 15; A 3053.

FOR SALE BY OWNER.
Dandy little farm, 120 acres inside 20-mile circle, 4 miles from new electric road, 85 acres grain, 10 acres prunes, 3 acres apples full bearing, 10 acres slashed, balance easily cleared. Above late Spring frost line, especially adapted to walnuts, prunes, pears and berries; $75 per acre. Terms. If you want a good home, living and double in value in few years let me show you. No agents. Address Room 1, 147 13th st.

$62.50 PER ACRE.
CLOSE TO PORTLAND.
205 acres; 100 acres clear, 75 acres under cultivation, balance easily cleared. Railroad station and boat landing on the property; good 7-room house, large barn and other outbuildings. I am forced to sacrifice this farm to take care of some other holdings, so will make you an attractive proposition. T 186, Oregonian.

40-ACRE farm, 25 acres in cultivation, good buildings, stock and equipment, orchards, spring water and wood, on county road, 1 mile from station, 19 miles out, shot loam soil, $150 per acre, on 5 years' time.
OWNER,
822 Lumbermens bldg., 5th and Stark.

MUST sell 160-acre ranch, near Cody, Wyoming, at once; bargain; 1½ miles from Cody; 80 acres under cultivation; water rights for 160 acres; 4-room brick house and barns, all fenced. Owner, AD 187, Oregonian.

40 ACRES, best shot soil, all in cultivation, one mile from station, 15 miles out, nice creek, gentle southeast slope, magnificent view; $500 will buy this, balance on long time. P 190, Oregonian.

400 ACRES, 65 miles from Portland, on railroad and river, 3,000,000 feet of first growth timber. Price $22.50 per acre. This is an excellent buy. Terms if desired. T 187, Oregonian.

FINE LAND CHEAP.
Look! 40 acres in Washington County, most of it tillable, living water, $800; $205, bal. to suit. 1203 Yeon bldg.

50 ACRES, near Newberg, 30 acres cleared and 10 acres in fruit; good house and barn; $70 per acre. 622 Chamber of Commerce.

TURLOCK, CALIFORNIA, IRRIGATED FARMS
C. L. BAMBERBER, 705 Spalding Bldg.

RANCH—60 acres, with buildings, 18 miles from Portland, near electric line; bargain for all cash. By owner. 182 Morrison st.

10 TO 300 acres bottomland, Salem Electric, bargain. R 189, Oregonian.

For Sale—Farms.

ABSOLUTELY MODEL FARM.
MUST BE SOLD.
102½ ACRES.
This choice farm is located in the heart of the Willamette Valley, 28 miles from Portland, 2 miles from station on Salem Electric, 1 mile from good town on main line of Southern Pacific, with good schools, stores and churches. This farm is surrounded with beautiful homes and nothing is lacking to make it one of the most desirable farm homes in the Valley; lies 170 rods on main county road; this is known as the Boons Ferry road, and is the main highway between Portland and Salem; we assure you that the soil is as good as can be found in the valley, no rock or gravel, no white land, in fact it is high-class garden land every inch of it. There are 70 acres in high state of cultivation and in crop, consisting of wheat, oats, clover and 14 acres of potatoes, also 6 acres of fine hops; good family orchard in good bearing, 30 acres of timber pasture; the farm is exceptionally well watered, having a beautiful spring branch flowing along one boundary line and two good springs; the land lies perfectly level and there is not to exceed one acre of rough land; divided into four fields and so arranged that every field has running water the year around; has a good 8-room plastered house, nice lawn and fine shade trees in the yard; good barn 50x50, shedded on two sides; large haymow equipped with hay fork and carrier; woodhouse, chicken-house, machinery shed and other outbuildings; 2 good horses, young and sound; 6 dandy Jersey cows and young bull, 9 hogs and several dozen chickens, 3 farm wagons, hack, top buggy, sulky plow, 2 plows, spring tooth harrow, spike tooth harrow, 2 cultivators, mower, rake, new seeder, new disc binder, potato digger, manure spreader, 2 sets harness, fanning mill, cream separator and all kinds of small tools; hay and grain to feed until harvest, 60 baskets, 150 hop sacks; all household goods consisting of good range, organ, sewing machine, 7 dressers, beds, carpets, rugs and numerous other things; this is an up-to-date and the best equipped farm in the country and everything goes. The personal property not mentioned in this list will amount to a great many dollars, yet we repeat, everything goes. We have sold over $260,000 worth of farm property in this section, and we honestly believe this to be the best value we have ever offered for the money. The farm is free from incumbrances; the owner is getting old and wants to retire. Price for everything, $15,337.50; $5337.50 cash, balance 5 years at 6 per cent.
CO-OPERATIVE REALTY COMPANY,
520 Railway Exchange.

FOR SALE
GLENWOOD ACRES.
This beautiful farm is modern in all its appointments, it contains about 50 acres and overlooks Salem, is being only 3½ miles distant and connected by a splendid rock road. The O. E. R. R. passes the farm, the station being on the adjoining farm.
The 50 acres comprises: About 15 acres and 10 acres cleared land; the balance being a thickly wooded park, through the center of which runs a splendid stream of water, protected by water rights.
THE CALIFORNIA BUNGALOW has six rooms, bathroom and toilet, and basement, and is modern throughout, having an Acetylene lighting plant, a furnace, a private telephone and hot and cold water. The water is piped from a living spring about 3200 feet from the house, having about 60 feet fall, giving splendid pressure. This water is also piped to the lawns. A carriage and tool house, 2 large barns, and the foreman's 6-room dwelling. These buildings are in splendid repair and were freshly painted one year ago.
The beauty of the place can only be appreciated by seeing it. The price is right. The owner will be pleased to meet any buyers at Salem and take them to the farm in an automobile. For further information, address William J. Ball, Salem, Or. Phone Farmers 251.

20-ACRE SNAP AT
LOS MOLINOS.
Exceptional bargain in famous Los Molinos district; conceded to be best irrigation project in California.
Owner must realize quick; 20 acres fine improved land cheaper than raw land adjoining.
8½ miles town, ¼ mile school, 7-room house, good barn, outbuildings, well, 12 acres alfalfa, 1 acre fine oak timber, all land in cultivation.
This land is worth 50 per cent more than the price that will take it today.
Its great oak trees, running water and beautiful view make it ideal home.
If you want this call today on H. G. Terry, 904 Yeon bldg., or write
LOS MOLINOS LAND COMPANY
LOS MOLINOS, CALIFORNIA.

RICH LAND $15 TO $30 PER ACRE.
The best opportunity for a splendid investment offers today the Grays Harbor district, where rich land, including river bottom, can be bought from $15 to $30 per acre on easy terms. The soil is rich, free from rocks and with abundance of water. The distance to the land from Aberdeen and Hoquiam is only five to twelve miles. The demand for farm products is unlimited. Over 100 families are now located on part of our land. We are owners and not agents. Now is the time to come and see the crops grow. If interested, write for further information at once to Washington State Colonization Co., Aberdeen, Wash.

FINE FARM HOME.
50 acres first-class sandy loam, river bottom, potato, garden or peach land; no overflow, ¼ clear, about 10 acres easy clearing, balance in pasture and timber; living stream on place; good 8-room house, barn, prune drier and other outbuildings; 3 acres bearing prunes, large family orchard, 2 miles to small town on R. R., 8 miles to one of best towns in Willamette Valley. Price, including stock and implements, $10,500; would consider trade up to one-third value, some cash and balance on long time at 6 per cent. Address owner, AV 424, Oregonian.

FARMS.
Before buying land see what we have to offer in improved and unimproved tracts and farms; level, cleared fruit, garden and poultry tracts; dairy, hay and grain ranches, with creeks, lakes and waterfront. Prices right and terms to suit.
GREAT WESTERN LAND CO.,
102 Second Street.

FOR SALE—20¾ acres, near Hillsboro, 16 miles west of Portland, between two electric railways, on R. F. D. and milk condensery route; 8 acres under cultivation, about 10 acres in oak; best of soil, all level, 8-room house and small barn; also farm implements to be sold below cost; $165 per acre, cash, $175 on terms. Address C. Holzwarth, R. 1, box 103, Hillsboro, Oregon.

480 ACRES of unimproved land, in one body, almost level, 6 or 8 acres has been grubbed, living water, about 75 miles from Portland; within ½ mile of three main railroads, 2 miles from a town of about 2000 people; about 20 passenger trains daily; adjoining cleared land selling from $100 to $150 per acre; price $22 per acre, part cash and terms on balance. AV 454, Oregonian.

40 ACRES.
For your future home. This is on good open county road, 25 miles east of Portland; not cleared; but would clear easily; red-shot soil, great for prunes; has fine living stream and slope enough to land with out being steep; will sell on very easy terms. Price $60 per acre.
OREGON REALTY CO.,
43 Fourth st. Marshall 3790, A 3824.

A SPLENDID farm of about 300 acres, well improved, modern in every respect; 100 acres planted to commercial apples.
25 miles from Portland and within three-fourths of a mile of a good live town; this is a bargain and can be obtained on easy terms.
SLAUSON-CRAIG COMPANY,
304 Oak St., Near 5th.

MUST sell beautiful country home, near station, 12 miles out, corner, 15 acres best soil, commercial orchard, strawberries, potatoes, fine large buildings, city improvements, costly furniture, personal property, $6500; $5000 cash, mortgage 5 per cent, 4½ years, no agents. K. Heinrich, Reedville, Or.

50-ACRE farm, near Hillsboro, half cleared, 20 acres in timber, new 7-room bungalow with fireplace, crops in and all stocked, fine team, blooded cows and pigs, R. F. D. and milk route, near S. P. and O. E. Rys., 18 miles from Portland; price $6500, terms. Owner, Marshall 1073.

FOR SALE—A model farm, 78 acres, 70 clear, rest timber, fine crops, good buildings, good roads, near Damascus; old age compels me to sell; $100 cash to any man who brings a buyer. For further information write to Joseph Krotsch, Boring, Or.

FARM SNAP.
A fine tract of 155 acres, near Reedville, about 80 cleared; about 50 slashed, balance fine timber; fine stream of water through place; some improvements; owner going East; will sell below market. R. F. Bryan, 503 Chamber of Commerce.

ARIZONA
ALFALFA FARMS; big profits, extensive markets; mountain climate; flowing artesian wells; irrigation canals from river; on Southern Pacific; booklet free. Bank of Benson, Benson, Ariz.

MUST sacrifice, account of sickness, my 5 acres of beaverdam (onion land); 1½ miles from good town, 30 miles from Portland. See this for bargain. AG 188, Oregonian.

FOR YOU—10-acre farm ready to move on, crop and berries; well located. $3000; $500 cash, balance 6 per cent interest. See owner at 620 Henry bldg.

FOR SALE by owner, 12½-acre farm, all in cultivation, 6½ miles from Vancouver. Bargain if taken at once. AN 189, Oregonian.

For Sale—Farms.

A FINISHED FARM.
23¾ acres, all under cultivation except 2 acres used for pasture; land is rich, deep clay soil, lies nearly level and located on Canyon County road 8 miles west of City Hall. Improvements consist of good 6-room house, good large barn, old barn, shads, granary, roothouse, hot-house, chickenhouse, 2 acres in young orchard, about 50 bearing fruit trees, all kinds of small fruits, 2 good wells, creek, etc.; land is