MAY

9

DAIRYING FOR PROFIT,
IN TILLAMGON COUNTY.
We have for sale a spiendid dairy farm
of 194 scres within 2 miles of Tiliamook
City, on a fine road. Every acre is rich
oction land, producing rich, green grass
the entire year, besides quantities of grain
taid sliage. The improvements consist of
a large, comfortable farm house, a large,
modern dairy barn. I large slion, a pover
tilking machine and all modern farm
squipmonts noressary to conduct a modyen dairy bushess. The mile checks show
a handsome profit each month from the
100 dairy cows that are now cared for
on this plane. We are offering this farm
that a very low price and will take Portand or Williamette Valley property up to
one-half. If you want a live, maaithy
usiness for profit as well as pleasure, inrestigate this.

WALLACE INVESTMENT CO.,
Oregonian Blus.

FARMS — Bargains that are worth while. Will take \$4000 to \$6000 clear city prop-erty and \$1500 to \$4000 cash, balance casy. \$16,800; clear, 112 acres, 100 acres in cultivation, 10 acres bearing cherries, balance pasture and timber, all fillable, aprince, all fenced, fine barn, fi-room house; the cest farm in Clarke County; 2 miles from depot, good read.

\$11,000, clear, 90 acres, about 20 acres collivation, orchard, good house, 2 harns, one good team, 24 head of cows and calves and one bull, plss, chickens, etc.; 300 acres open outrange, 1 miles from depot; good road.

\$18.800, clear, 164 acres, 114 acres in cultivation, halance pasture, 8 acres orchard, boat landing, 2 good barns, 7-room plastered house and outbuildings, all fenced with woven wire, 82 acres clover, oats and vetch, 3 cows, 3 horses, 25 hogs, all farming tools, 15 tons of hay; the best farm in Polk County.

(BN) DORR E. KEASEY & CO., 2d floor Chamber of Commerce.

### SPLENDID BARGAIN.

in a 15% acre tract, about 13 acres under plow and in crop, balance pasture; all fenced; old 6-room farm house, fairly good barn, sufficient fruit for family use; personal property; apan of horses, harness, light farm wagon, single buggy and harness, sufficient tools to work the place; 4 cows, 1 helier, about three dozen chickens, all this can be handled for \$2800; \$900 will handle it, balance on or before 3 years, 6 per cent; the place is in the vicinity of Hillanore; good road; close to school; nothing better for the minoney.

OTTO & HARKSON REALTY CO., 413 Chamber of Commerce.

RICH, DEEP SOIL,

Land within 5 to 12 miles from Aberfeen and Hequiam, two prosperous cities,
can be bought at \$15 to \$40 per acre, on
easy terms, the soil is free from rocks, and
gravel and produces shormous crops, with
malimited market right here on GRAYs
HARBOR, there are many sotters,
schools, stores on the land now; no undertorush; many streams of water running
through land; we are owners, consequentity you deal direct with us; no sandy or
swampy soil here. For further information write at once,
WASHINGTON STATE COLONIZA
\* TION CO.,
AHERDEEN, WASH.

### A GOOD DAIRY FARM, AT LOW PRICE,

50 acres, i mile from town, By, station and schools, good 8-room house with bath, hot and cold water, large dairy barn 5-ix 84, water piped, plenty outbuildings; Si acres in crop, ballance used for pasture; can be easily cleared if desired; family orchard; S horses, 6 cows, 2 heifers, 9 hogs, chickens and turkers, good set farm machinery, including interest in binder and threshing rig; \$5500, terms \$2500 cash, balance 10 years, 6 per cent. D. McChesney, Trile & Trust bidg.

GOOD FARM—GOOD BUILDINGS.

40 acres located 25 miles from Perland,
22 miles from Oregon City, 10 acres in
sultivation, more aimost clear, nearly all
illiable. 7-room new house, fine new burn,
blacksmith shop and tools, chicken-houses;
lise month. Family orchard, strawberries;
see month. Family orchard, strawberries; sood creek and well; some
food timber; only 14 hours by satte from
conditions, good gravel road, R. F. D.
elophous, cream route; 5 miles from elecries station. Worth \$5000, but will sacrilive at \$4750, half cash, no trade. Jon. C.
libson, 306 Gerlinger bidz., 8 to 5,

ACRES, 55 scres under cultivation, all 110 ACRES, 55 acres under cultivation, all tillable: 10-room house, large barn; silo, 17 cows, 5 heffers 1 buil, 5 horses, 12 pigs, binder, mower, rake, manure spreader, potato planter, ensilage cutter, 8-H. P. gas engine, sil stock, crop and tools on farm; 3½ miles from good town, R. R. and steamboat, on county road, R. F. D. and telephons line; price \$12,000, ½ cash, Felix Van Vicet, owner, Camas, Clarke Co., Washington.

Washington.

FINE DAIRY RANCH FOR SALE.
One of the niggst 50-acre dairy ranches in Tiliamook Co. Or. Well improved, good buildings, 2 acres in fruit and berries, old trees, on fine county road, is falle of school, church, store, P. O.; price 14300; would take small grocery stock as part, small anni, cash, bal, on long terms, For further information write me.

JAMES PATTERSON,
Blaine, Tiliamook Co., Oregon.

## FARM BARGAIN.

173 a., 1½ mi. to R. R., 5 cultiv., 60 tiliable, balance pasture and fine timber; house 5 rms. and outbidge; school and creame; 2 mi.; 5 cows, 3 caives, 30 chickens; only \$2550. M. A. Lochr, at HARTWAN & THOMPSON—

(4th and Stark.)

CHEAP STOCK FARM.

\$15 per acre will buy 225 acres, 4½ miles from Wren Staffon, Benton County; about 25 acres cleared, balance brush and timber; small house and harn with fine spring water piped to them; very best deep loam, no gravel; easy terms; no trade. DDARD & WIEDRICK, 243 Stark st.

FERTILE soil, pure, shallow vater, schaonable rains, ideal climate the year round;
diversified farming, stock raising, poutity, truck gardening, fruit and alfalfa;
good schools, churches and community
spirit; range for sheep, cattle and horses,
opportunities for every comer; deeded, improved lands. Write Board of Trade, Willcox, Arizons, for free booklet.

DAIRY AND CHEESE FACTORY.

450 acres, fully equipped: 100 Holstein cows, 50 young stock, 80 hogs, 8 mares with colts, implements, etc.; \$4000 dwelling, good buildings alfalfa; in Sacramanto Valley, between Sacramento and Stockton, close to three railroads. Terms, Owner direct. O. W. Coote, 492 Union ave., Portland.

# FOR SALE. 160 acres for \$3200, 1% miles from Sodavills and 7 miles from Lebanon, Or., 18 clear, the balance in pasture, brush and timber; running water; \$500 down, the balance on easy terms. For particulars write aware.

the balance on lars write owner.
C. P. NEIBERT,
Stayton, Or. CREEK BOTTOM DAIRY FARM.
160 acres, 4 miles from Wren, Benton
County; 70 acres creek bottom land in
crop, about 10 acres pasture, balance tim-ier; all of land is hearly level, large
apring, good large buildings; price \$500.
No trade, No trade, GODDARD & WIEDRICK, 243 Stark st.

TUCSON. ARIZ. FARMS

1200 acres irrigated land, all in crops:
divided in 40-acre tracts of less and sold
with the crop on easy payment plan. In
per cent cash, balance over eight years,
interest 6 per cept. Froe literature at Te
Chamber of Commerce bidg., Portland. THE NEW WAY. THE MODERN WAY.
THE SQUARE DEAL WAY of buying
land Are you interested? If so, write to
MODERN HOMESTEAD ASSN. 309
PHELAN bldg. San Francisco.
C. M. WOODSTER, Pres.

IF TOU have wanted at Hood River ranch home, here is your chance; owner must sell or exchange part or all of his tenacre improved ranch and will make price and terms that are right. Owner, AV 197, Oregonian.

FOR SALE -03 acres viver bottom land, 45 in cultivation, balance easily cleared; price \$7000, \$2000 cash, long time on halance; on rural and cream route, Address Box 28, Waterloo, Or.

Box 26. Waterloo, Or. \$9000—80 ACRES, 60 in cultivation, house, barn, outbuildings, on main road, near Sandy. This is a good farm. Water sys-tem, best of soil. Will stand investigation, W. J. Davie, 505 Corbett bldg. 226 ACRES in Line County, Oregon; fine soft, well stocked, farm implements, good auto, milk check \$170 per mo; terms, part trade Particulars inquire C. J. Starrett, Forest Grove, Or. Route 2.

TWENTY acres about 8 miles east of Van couver, on good macadam road, some cleared, good, new house and well on place \$500 cash, balance to suit. E. T. Taggart 416 Chamber of Commerce. FOR SALE BY OWNER, Highly improved 6-acre tract one mile west of council Crest. Wm. Warfel, Hills-dale, R. F. D. No. 1, box 84.

REAL ESTATE. For Sale-Farms.

WHERE CAN YOU BEAT IT?

Parm for raise at a real bargain. Who wants ofter this is the best amap we have ever had to fine the best amap we have ever had to fine the best amap we have ever had to fine a farm.

WHO SAYS FARM LAND IS TOO HIGH IN THE WEST?

We challenge anyone to beat this for real vaine.

40 acres, best of soil: 30 acres in crop, balance in pasture; I modern 8-room house, I old 6-room house, a good harn, chicken-house, roothouse, and toolbouse, 3 good work horses and harnesses, buggy and 2 wasons, 5 cows and 5 helfers and a bull oaif. 9 hogs, cream separator, mower, rake, harrow, cultivalor and hay fork, grain drill, an interest in a binder and a threshing machine; only about 50 miles from Portland and only about 50 miles from Portland and only about 50 miles from portland and the price is only \$6500, with only \$2500 cash, balance long time at a low rate of interest, old age of owner only reason for seiling this ideal form at such a sacrifice. WE WILL SELL. THIS FARM TO THE FIRST PERSON WITH \$2500 CASH THAT WE TAKE UP TO LOOK AT THIS FARM, FOR IT ABSOLLTELY BEATS ANTTHING ON THE MARKET IN THE FARM LINE. THIS IS THE FIRST AD. IT WON'T LAST LONG.

Better come prepared to deal. No trades considered.

ONG.
Better come prepared to deal.
No trades considered.
CO-OPERATIVE REALTY CO.,
608 Dekum Bidg.

STOCK RANCH

\$3000

EASY TERMS
ON THE COAST.

A GOGD MEADOW AND THE
BEST OF GRAZING, WITH UNLIMITED OUTSIDE RANGE, THIS
IS A 140-ACRE RANCH, WITH
GOOD IMPROVEMENTS, ON MAIN
ROAD, CLOSE TO SCHOOL;
PHONE SERVICE, ORCHARD AND
SO FORTH, AN IDEAL SMALL
STOCK PROPOSITION, WE HAVE
SEEN THIS AND IT IS AS REPRESENTED, SEE MR. MATHES
THE FRED A JACOBS CO.,
269 WASHINGTON ST., PORTLAND, ORE.

BARGAINS IN YAMHILL.

FRUIT AND DAIRY FARMS.

/ 520 acres, 3 miles from Yamhill, on good rock road: 350 acres in crops, all Tenced, good buildings. A fine hog and cattle ranch, 565 per acre, your own terms. Will take \$10,000 clear Portland property, 160 acres, 4 miles from Yamhill, 1 mile to school. 65 acres in crops. Good family orchard, All fenced, Fair house and barn. All good land, 800 per acre.

95 acres, 4 miles from Yamhill, on good road. 25 acres in crops, 15 acres stump pasture, balance second-growth fir. New 6-room house. New barn, 32x42. Family orchard, berries and small fruit, \$50 per acre.

MAGGOON REALTY CO. MAGOON REALTY CO., Yamhill, Oregon,

A RARE BARGAIN. YAMHILL COUNTY,

I have a fine stock and dairy ranch at \$35 an acre in McMinnville district on a level gravel road with daily milk and mail routes; 400 acres in all, catered by many fine springs and trout stream running entire length of ranch, over 190 acres rich bottom land in cultivation; will furnish all needed hay and grain while much of of the balance lies woll to farm, it is used for pasture now; has valuable oak for cordwood; all fenced; family orchard, old house, large barn, liberal terms. D. McChesney, Title & Trust bidg.

FARM BARGAINS.

Chesney, Title & Trust bidg.

FARM BARGAINS.

\$5000 for 119-acre alfalfa and fruit farm, Washington; good terms.

\$5500 well stocked il-acre dairy ranch is miles from Portland; good terms.

\$5000 for well-stocked bl-acre dairy ranch with large outrainge on coast; good money-maker; % cash, balance 5 per cent.

\$100 per acre for the most ideal \$45-acre highly improved farm, 36 miles south of Portland, with stock; \$15,000 cash, balance 18 years 5 per cent.

We have all kinds of farms at bargain prices. If you want a square deal me
F. FUCHS, 430 Chamber of Commerce.

F. FUCHS, 420 Chamber of Commerce.

20 ACRES, nearly all in cultivation, new house, small burn, orchard, good spring, 400 feet from station, school, church and store; this is extra good location; \$250t, will take \$2000 cash.

22 acres, light brush and logsed-off, lies nearly level, running water, all good, illiable land, on county road, near church and school; \$1000, \$500 cash, balance 5 years at 6 per cent.

We have trades of all kinds, if you have city property you would like to trade for good farm, write as, Atkinson & Nichols, 611 Main &t., Vancouver, Washington.

WILLAMETTE RIVER FRONTAGE. 168 a. located on the Williamette River, 180 a. under cuitiv.; barn 48:94, good house, home orchard, farm fenced into 7 fleids, rubning water, steamboat transportation, Fortland 50c per ton; 2½ mit to Newberg and clectric road; filest level river bottom land; price \$115 per a., terms, D. M. Rohrbough, 269 Stark, at HARTMAN & THOMPSON—

HARTMAN & THOMPSON—

A dandy 40-acre farm, 3 miles from North Plains, 20 acres in high state of cultivation, 10 acres pasture and balance-light brush. Buildings, water piped to each and in garden, stock and new implements go with place. Price \$6500. Will take clear Portland house on this and mortgage back for difference. Co-operative Resity Co. 603 Dekum blogs, is the only firm handling this property and is being offered for the first time.

BARGAIN IN SMALL PARM.

and in crop but 3 acres, 25 miles west of Portland in Washington County, 2 miles from lowe and electric line; fair house, good hig barn and all outbuildings, all kinds of small fruit and berries; price for everything \$3600; \$1100 cash, 5 years on balance.

HOSTETLER & ANDERSON, 725 Chamber of Commerce.

BEG BARGAIN IN SMALL FARM.

43 A., 5-rm house, large barn, 4 chicken houses and other outbidgs; family orchard, 23 A. cultivated, 5 A. cleared, ball pasture, 1½ miles from boatlanding and from R. R. station, 25 miles from Portland, price \$7000; 1500 cash, ball your own terms. See Mr. Laufman, at —HARTMAN & THOMPSON—
(4th and Stark)

(4th and Stark)

DAIRY AND HOG FARM,

40, 80 or 180 acres, all in cultivation; grain and alfalfa, 4 acres orchard, fine well, plenty of irrigating water, fair buildings, good hog fences, electric power half mile away: 1% miles from town and. R. R. telephone, R. D. route, best of soil; 72 bushels barley, 45 bushels when; last year; owner will sell for \$100 per acre, half cash; time home and a sinsp.

Box 185, Joseph, Oregon.

SMALL FARM, MOLALLA.

12 acres, all in high state cultivation, but 2 acres of pasture; good learn sell; no rocks or grave), fenced and cross-fenced; 26 different varieties fruit, good S-room house, barn, other buildings; telephone, B. F. D. and cream route; county road on two sides; only 3 miles Molalia. Priced for quick sale at \$1800, \$1000 cash. No trade.

JOS. C. GIBSON, 506 Gerlinger Bidg.

MONEY-MAKING FARM.

40 acres, 15 in cultivation; 5 acres tim-ber, balance slashed pasture; all can be farmed when cleared; 45 miles to good Ry, town, 35 miles Portland; 6-room house, barn and outbuildings; 7 cows, 2 heif-ers, team, chickens, farm, machinery, sep-arator and feed; 34000, lerms, D. Mc-Chesney, Title & Trust plex;

Chesney, Title & Trust blog.

COAST FARM TO SELL.

A bargain for cash; would trade for A-1 stock and grain ranch (fry chimate); 175 s. farmed and pasture, bai. (185 a.) timber (piling); close in; cattle, machinery and all A-1 buy and ranch. By owner. Tell us what you have and want and we will tell you what we have and take. F. O. Box 99. Glenada, Or.

40-ACRE tarm, is mile from Pacific Highway store and school; 25 acres improved, house and barn; pilce \$5500. Is cash, bai. time.

20-acre bargain, 20 acres uning the control of time.

20-acre bargain, 20 acres unimproved land, 8 miles from town, 1 mile from hard-surface road, some good cordwood timber; price \$2000, easy terms, Resburg & McMullen, 112 W. 6th, Vancouver, Wash.

FARM SALE. 40 s. 2 ml. of Butler. Wash.; 7 cultiv., family orchard and small (rult; box house of 4 rooms, outbidgs. M. A. Loohr, at —HARTMAN & THOMPSON—
(4th and Stark) HEST BARGAIN NEAR PORTLAND.

30 Meres, 40 in cultivation, lays ideal.

living stream, fair improvements, rock road, creamery route, electric station at door, 20 miles to Portland; price \$10,500.

W. H. CALDWELL, Oregon City Dr.

R. R. S.

DAIRY LAND.

No acres, 14 miles from R. R. station; only \$70 per, including good house, dandy barn, etc. John Hartog, 240 Stark, at —HARTMAN & THOMPSON— O ACRES, 8 mt. of town in Lincoln Co., 5 cult; house 2 rms, and outblügs; half illable fand; only \$1000, \$500 cash, \$500 time. M. A. Loehr, at —HARTMAN & THOMPSON—

(4th and Stark)

(Star and Stark)

LET THE LAND PAY FOR ITSELF.

Several improved farms in Central Alberts, half crop payments. EC 855, Oregonian. FANTED for ellent, the best valley farm \$18,000 cash will buy. Do not submit inflated stuff, F, Fuchs, 420 Chamber of Commerce.

UNTIL JUNE 10 ONLY.

48-acre, stocked, equipped and finely improved; only 3 miles from railway and Calumbia River town near Portland.
23 acres under crop, family orchard, garden, finest kind of a running stream, good roads.
3-room house and good-sized barn, outbesses, tools, implements, machinery, growing crops—and the biggest bargain we have ever listed at \$2975.

The best buy we ever saw for the money.
ST. CHARLES LAND CO.
St. Charles Hotel, 204 Morrison Street.

PEA VINE RANCH.

One hundred thousand acres free out-range. A wonderful stock ranch bargain for quick cash saic. Must be sold in ten days.

for quick cash sale. Must be sold in ten days.

100 ACRES FOR \$1700.

It lies just east of Albany, Oregon, within two miles of railway depot; has 3 perpetual spring streams, graveled roads; all kinds of irout and game.

The first man up in the morning gets it. ST. CHARLES LAND CO..

St. Charles Hotel, 204 Morrison Street.

HOW IS THIS FOR A MODEL DAIRY PARM?

30 acres in Pacific Co., Wash, % mile from town, on crished rock road, 38 acres in cultivation, balance slashed and in fine pasture, all illiable, 2 fine barns, 50x30, good 6-room house and outbuildings, with place go 20 cows, team horses, two wisgons, buggy and all farm implements. Owner is now solling all the milk produced and has call for more. Price \$13,000, will trade for a farm in the Williamette Valley up to \$550c and mortgage back. Must be near Catholic church.

HOWARD & MAULILOUX, 309 Chamber of Commerce.

155 acres, \$9000: no incumbrance on farm will accept \$4000 Portland home and little cash, balance time; 50 acres in cultivation, balance seeded pasture with illule timber; \$ miles from Ry, town, \$-room house, large barn, bearing orchard, stream and springs; \$ cows, 5 neifers, 2 calves, 3 horses, all needed farm machinery; blacksmith shop; fine dairy location near creamery town. D. McChesney, Title & Trust bidg.

NEAR SHIPHERD'S HOT SPRINGS. Up Columbia River, at Carson, Wash.

20 ACRES,
Finest kind of soil, all level, city water,
one of the most desirable country homesites on the river. If cannot be beaten,
\$5000 takes it. Terms if desired,
ST. CHARLES LAND CO.,
St. Charles Hotel, 204 Morrison Sirest.

St. CHARLES LAND CO.,

St. Charles Hotel, 204 Morrison Street.

FINE FARM IN DESCHUTES COUNTRY.

120 acres, I miles Deschutes, on main county road, Sō acres in alfalfa, 10 more ready to plow, 25 acres in alfalfa, 10 more ready to plow, 25 acres in lumiper; good house and fine bars, stone cellar, milk-house icchouse, blacksmith shop and other buildings; water piped to all buildings; land all fillable and considered one of the finest farms in the district; price \$12,000; will consider a farm of equal value, close to Portland.

HOWARD & MAULLOUX,

309 Chamber of Commerce.

120 ACRES on Columbia above Pasco, fenced with rabbit-tight fence, flumed and cross-flumed with best cedar flume, water direct from Columbia, electric pump, two-story house, plastered, electric light, outbuildings, four head work horses, tools, implements, 33 acres alfalfa, 6 acres corn and potatoes, 36 wheat and rye, 2 acres stock carrots, 50 head of hogs; close to outside range, \$15,500; will take \$3000 cash and house and lot to value of \$3000, bal, at the end of five years. Owner, AV 228, Oregonian.

Oregonian.

40-ACRE DAIRY, STOCKED AND EQUIPPED.

14 miles from good town, all lies good and fenced; about half under cultivation; good house, large barn, 2 wells, 2 springs, family orchard, fine team, 6 milk cows, 4 heifers, 1 brood sow, chickens, wagon, hack, and everything needed to run place. Price \$4750; \$500 can stand 10 years at 5 per cent; terms on balance. LUEDDEMANN COMPANY, DIS Chamber of Commerce.

OIS Chamber of Commerce.

OR SALE-160-acre dairy farm, 7 miles out from county sent, 40 acres in cultivation, 80 in pasture, balance timber: 8½ miles wire fence, 7-room house, fair barn and good outbuildings. House and barn carry \$1200 insurance. Fine spring water piped to house and barn, good family orchard; near school, R. D. and telephone. \$5000. Will consider Portland dwelling up to \$4000. Farm is free from incumbrance and dwelling must be. Owner. McMinn-ville, Or., Box 128.

WHO WANTS THIS?

Near the Town of Yambill.

It cost me \$1000, but I want to sell, and you can have it for \$800.

St. Charles Hotel, 204 Morrison Street. St. Charles Hotel, 204 Merrison Street.

FOR SALE or trade, good farm, 16715 acres, good five-room house; outside kitchen, warehouse, three barns, woven wire fencing, two wells, two springs; on Padinc Highway, two valicous stations; one-third crop goes with the place; would accept good house and lot free from incumbrance as part and some cash, balance on easy payments. Address, Wallond-Maidstone Farm, Oakland, Oregon.

A MILLIONAIRE'S BEAUTIFUL HOME SACRIFICED; RARE OFFER, 60 sores, very richest soil, the modern buildings, very richest soil, the modern buildings obsciously for the company of the first payment, averything classy furniture, everything goes; beautiful location, by popular resort. Get full particulars. Price \$12,000, \$3000 cnsh, \$3000 clear Portland home, balance 8 years 6 per cent. Becker, 222 Lumber Exchange.

Exchange.

6-ROOM HOUSE,

10-ACRE FARM FOR SALE,

10 acres, all in high state of cultivation,
also two nice lots, 6-room house, barn,
good well, right on railroad, church and
store. In Yamhill Co.; house in two blocks
of acreage; price \$5500. Will take some
trade and some cash, balance long time
mortgage. Smith-Wagoner Co., Stock Ex.

' QUICK DISPOSITION.

215 a. fine land, clay subsoil, 100 in cultiv., 50 in pasture, some timber; living stream, on county road, 1 mi, to school; only \$36 per a.; Williamette Valley, M. A. Lochr, at —HARTMAN & THOMPSON—
(4th and Stark)

FOR SALE—50-acre poultry and irrigated truck farm, near Hood River, Oregon; an exceptionally fine property, close to town and in first-class condition; rail and water transportation, liberal terms to the right party.

E. M. REITZ. 560 Hawthorne Place. Chicago, Illinois. Chicago. Illinois.

So ACRES, LINN COUNTY.

One and a half filles from station.
Brownsville branch of S. P.; 35 acres cultivated crop, fine trout stream and springs, good set buildings, orchard, balance land has some small timber, pasture easily cleared, lies nearly level. fine soil.

Might take some trade.

JACOB HAAS, Gerlinger Bidg.

MONTANA RANCHES.

America's best farm lands, low prices.
Unimproved \$2.50 to \$15 per acre.
Improved lrigated, \$20 to \$30 per acre.
Stock-grain-affalfa ranches, any size.
Call for literature,
CHAS. RINGLER & CO.,
316 Ranway Exchange, Bids.

316 Railway Exchange. Bldg.

1080-ACRE wheat ranch near Antelwas.

Rastern Oregon, all in crop, fully equipped with stock and implements; running water, good hulldings, everything goes with place, furniture, etc. Orop and stock will almost pay for the place this Fall. Price, \$25,750. C. W. Borders, \$01-7 Reard of Trade bldg.

100-ACRE farm, \$40 acres under cultivation, balance easily cleared, house and barn, near Pacific Highway on Lewis kiver; price \$4500, cash \$2500, balance term of years, easily worth \$7500.

1415 Northwestern Bank Bidg.

110 ACRES in Willamette Valley, all in cultivation; \$60 acres in grain, good buildings, gasoline engins, large tank, all kinds of machinery and tools, stock of all kinds: must sell and will make low price. John P. Woston Co., \$20 Northwestern Bank bldg.

FINE STOCK AND GRAIN FARM 738 acres, highly improved, in Lane Co. Oregon; exchange for good income property. O. M. Scott, S21 N. W. Bank bing.
BEST DAIRY ON SAUVIES ISLAND 120 acres, all good land, good house, good new barn. Price \$10,000.
LUEDDEMANN COMPANY, 913 Chamber of Commerce.

40-ACRE SNAP.
Improved stock, crop and implements included; close to railroad town 5c miles from Portland; price \$25500; terms.
A. K. HILL, \$19 Henry Bidg. WANTED—A good farm, value \$23,000, for a 165-bbf, waterpower flouring mill in cen-ter of best wheat belt in Northwest. F. Fuchs. 420 Chamber of Commerce. FOR SALE — Cowlitz County atump lands. \$10 acre up; good soil, well watered. J. R. Sharp. 430 Pittock block, Portland. FOR SALE or trade, 63-acre farm, hall mile from Gervats. For particulars call of write Mrs. Noom, 327 N. 17th st. 80-ACRE farm, nicely improved, near Newberg; worth \$6000; snap for cush, or trade, L \$55, Oregonian,

REAL ESTATE. For Sale-Farms.

For Sale—Farms,

SO ACRES, CLACKAMAS COUNTY,

40 under cultivation, 25 pasture, 15 timber, lots outrange, spring and permanent
atream, good f-room house, new large
barn, usual outbuildings, good family orchard, 2 miles to electric station, good rock
road. Frice \$61,59 an acre. Surrounding land held at \$150 an acre, about half
cash.

JACOB HAAS Gerlinger filds. JACOB HAAS, Gerlinger Bldg.

VANTED—The best house in Rose City Park, Besument or Pledment that \$2000 cash will buy. Must be modern and a big sacrifice. Call Tabor 5024 teday or see

big sacrifice. Call Tabor 5024 teday or see LUEDDEMANN COMPANY, 913 Chamber of Commerce.

WANTED—6-room bungalow with garage, in Irvington, Laurelhurst or other high-class residence section, \$2500 to \$5000; will give vacant property in exchange; give full particulars in first letter. All Sol. Oregonian,

HAVE good lot in Rossmere, no incumbrance. Want someone to build \$2000 6-room bungalow for my home, repaying \$25 and interest monthly. Have A-1 bank references. Expect same from you. Make me a proposition.—AJ \$50, Oregonian.

I WANT a house worth \$2500, clear or nearly so, in good district, for 10 acres, all in orchard, fine condition, a mile from Appine and worth \$3000, il your house saits will give even trade, 506 Spaiding bidg, Main 3897.

LN the market for first-class investments: IN the market for first-class investments; price must be right; submit processitions by mail, giving lowest price, exact location and terms. Oregon investment & Mortgage Co., inc., Stock Exch. bidg., 3d and Yambill sis.

NEW, modern bungalows for sale or trade, 2141 and 2151 E. Alder, near 88th, 2 blocks north Mount Tabor car. See them today. Your lot or auto will be taken as part pay-ment, 603 Dekum bldg. WANT a nice home in or near Portland; will exchange stock in high-class going manufacturing institution controlling valuable patents and having big future. AB 554, Oregonian.

WEST SIDE income property from \$70,000 to \$80,000. Have three parcels, value \$80,000. Will pay cash difference. Particulars, call Sellwood 476. CONTRACTOR will take real estate as part payment on general contract for brick blks or residences, C. J. Craig, Vancouver, wash.

Wrash.

WANTED-House in South Portland, north of Hamilton, for good city lots, clear of incumbrance, J. Singer, 428 Lumber Exch. building. WANTED—Good lot or automobile as fire payment on modern 5-room bungalow Hawthorne district, balance easy terms \$2000. Phone any morning, Main 4103.

ROOM modern bungalow with full lot, nicely improved, close in, for 5 sect. timber land assessed \$1250, balance I pay cash or assume. M 851, Oregonian. OR 9-room modern home, West Side, south of Morrison st.; not over \$15,000, Will give good 7-room home, value \$10,-000, balance cash. Call Marshall 1585, WE NEED a smaller house, our 7-room beautiful modern home in Alameda Fark, will be sold at a sacrifice, Phone Wood-lawn 1142.

WANTED Lot in Rose City Park part payment on 5-room bungalow in Rose City Park now being completed. Phone Tabor 2576. WANT 3-room bungalow, below hill, Rose City Park, not over \$3000; give \$1300 livington lot, clear, part payment. P \$48, Oregonian. WANT Portland residence in even trade for good first mortgage on local property of \$4000; submit particulars. AK \$50, Oregonian. WANT a Rose City or Laurelhurst lot. Have property near McMinnville to exchange. Write box 21, McMinnville, giving locu-tion and price.

CAN use small home in Portland as part payment on improved place 3 miles from McMinnville, Box 3, McMinnville, McMinnville. Box 3, McMinnville.

WANTED—Few acres, cheap, on good road, small payments, not over 30 miles from Portland. East 1141.

EQUITY in small house, diamond and cash to \$800; must be cheap. AN \$54. Oregonian.

WANT lot in Portland or St. Johns for lots in Rochester, Wash, and Tiliamock beach lois; no incumbrance. AJ \$80, Oregonian.

WANTED—Bargain in lot or lots, apot cash Rose City preferred, AH \$50, Oregonian. WANTED LOT-Will pay cash; Rose City preferred; sinte prices and location first letter. O 844, Oregonian. WANT suburban home, 5 to 6 rooms, small monthly payments; state terms, location, phone number. M 552, Oregonian. WANT Rose City lot for lot in Oakland, Cal. All improvements. 8 860, Oregonian.

WANTED-2 lots, close to car; give phone S \$40, Oregonian. WANTED 50 or more acres, improved, un improved; give phone. S 848. Oregonian WANTED-Two good beach lots; give phone S S47, Oregonian. WANTED - Close-in acreage near carline l. Oregon WANTED-5 or 8-room house from owner give phone. S 550, Oregonian.

FOR RENT-FARMS.

150-ACRE dairy farm in Tillamock County for rent; 80 acres in cultivation; some stock for sale, including 2 hogs, 2 horses, 100 chickens, 14 fine scalves, crops all inmilking 10 cows; \$500 will handle Call at 25 E, 44th, 1 block north Hawthorne ave. FOR RENT-50 a, close to carling, 15 in cultivation, in crop; 2 a, orchard; five-room house, large barn, \$5 per me. Renter must have \$400 to buy stock, etc. AV 229, Oregonian.

TO EXCHANGE-REAL ESTATE. DO TGU DESIRE TO EXCHANGE YOUR FARM PROPERTY FOR CITY PROPERTY:
See Us at Once-Open Monday.

Beautiful 7-room all modern home on large lot in Alameda Park, close to car, fine view; price \$5000, mortgage \$4000, 3 years; want cheap unimproved land and will assume.

2 large quarter blocks, improved with 5 modern bungalows, rented at \$85 x month, on captine, East Side; heaviful view and priced right at \$22,000, mortgage of \$2000; want improved farm, stocked, for the same amount.

T-room all modern home on the West Side, close in, with fractional lot; price \$7500, morigage of \$3000; want farm for the same amount and will assume. 4-flat beliding on Holladay ave, walking distance; income \$50 a month; price \$12,000; mortgage of \$50500, long time.

2-flat building on corner, close by; income \$35 a month; price \$8000, with a mortgage of \$2900, long time; want improved farm for both and will assume a like amount.

\$-room all modern home, 50x100 lot, fine district and a beautiful home: price \$7500, with mortgage of \$3000, due in 2 years, at 5 per cont.

Will put this property in as first payment on a stocked farm up to \$10,000. 7-room all modern home, close to Mt. Tabor car; lot 100x100, price \$3700; want 10 or 20 acres, improved, for same amount. 7 rooms, partly modern; good home, close in on the East Side; corner lot, 75x 190; would make ideal apartment site; price \$5500; mortgage of \$5500; want improved farm for full amount and will assume.

S-room all modern brick home in very best district of Laurelhurst, every convenience; all street improvements paid; price \$5500, mig. \$2500.

SSXISI, on Belmout st., between 55d and 54th sts., on the west slope of Mt. Tabor, with unobstructed view of the city; street improvements paid; price \$5500, with a mortgage of \$2000; wants to trade for an improved 20 or 40 acres close to Portland and will assume.

100x100 with 5 liouses, all rented under lease; income 350 a month; price \$13,500 mortgage of \$500 runs indefinite at 7 per cent; located close to business district of the West Side.

Large let on Chapman st, clear of in-cumbrance, at \$2500; wants improved farm for about \$12,000 and will assume some.

THE OREGON HOME BUILDERS, 1359 Northwestern Bank Bldg. Oliver K. Jeffery, Bres. Mar, 3718. OPEN ALL DAY MONDAY, Mar. 3718.

OPEN ALL DAY MONDAY.

\$100,000 INCOME property in Portland, income and to owner in 1914 over 8 per cent. Consider clear property to \$50,000. Fine hotel, all furnished, on one of Fortland's best corners, 4-story brick and connerte, price \$100,000; hotel paying well. Consider about \$30,000 in trade And a little cash, bat can run at 6 per cent.

3280-acre wheat farm, 1230 in wheat, is goes to owner free of all expense; elegant buildings, large farming outfit, \$30 per acre. Consider Valley farm to \$50,000, might leave out 640 acres to make smaller trade.

1000-acre wheat ranch, well improved, some in grain, consider other good property to \$30,000; price \$25 per acre. L. K. Moore, 317 Board of Trade.

WANT PORTLAND HOME FOR THIS 50 ACRES.

More than 40 in collivation; no better soil and very desirable place; 2 miles electric station, 50 miles from Portland. Here is the chance it turn your Portland home on something very good and priced way down; one-third crop goes with this. Want home to \$4600; mortgage back on land \$1500. Land worth at least \$1000 more than asked.

PISHER & HARRINGTON,
Marshall 4000. 412-413 Stock Exchange.

CALIFORNIA.

CALIFORNIA.

Our new subdivision has free ditch water for irrigation. This land is in Yuba County, California, near two railroads and river transportation; rood towns, schools, etc. Price \$125 to \$150 per acre. This land is subdivided so that we can sell it in 20-acre tracts. Will take in some clear property with small amount of cash as first payment, balance 7 years, 6 per cept. California Land Department.

Dotr E. Keasey & Co.

272 Stark St.

WANTED to trade for clear lots or furniture store, 50-acre farm, all fenced hogists, one mils from good town Familii Co., Or.: 6-room plastered house, good barn, squipped with farm implements, team, 7 cows, hogs, poultry. Price, equipped, 86500; mortgage \$3300. State your particulars in first letter. P \$61, Oregonian.

change. 18th st. to exchange, 100x100, equity \$19,000, to trade, \$25,000 mrg.
40 acres, Cowlitz County; want bunmge, close in, for bungalow, \$3500. S. RINGLER & CO., 316 Ry. Ex. CHAS

CHAS. RINGLER & CO., 516 Ry. Ex.

220 ACRES, Douglas County, 17 miles fine
autemobile road to filendale; six million
feet of sploudid timber alone worth more
than the price; line soil and good each
when timber is removed. Will trade all
or half on farm not over thirty miles
from Fortland. All clear at twenty dollars per acre. E 858, Oregonian.

WILL trade my \$2700 equity in 8-room
madem, best location, Rose City, price
\$4200, for smaller house, or vacant lots;
no lunk wanted. Deal with owner.
F-864, Oregonian.

SACRIFICE BARGAIN.

Owing to financial difficulties, will trade equity in swell modern bungalow in Laurelhurst for smaller place. Whitmer-Kelly Co., 711 Pittock bls.

TO EXCHANGE-REAL ESTATE. WHAT HAVE YOU TO EXHCHANGE FOR PARMS? WE HAVE LARGEST EXCHANGE DEPT. IN CITY. SEE US

close to Salem; 130 acres in crops, 20 acres busing peaches, 30 acres moreous, 20 acres busing peaches, 30 acres good times; fair set of buildings; 15 miles frontage on road and is good future substitution; at present time a paying fain at \$130 an acre; incumbrance \$12,000. Wants apartment-house or other incomproperty or will take good building sit for apartment and other property for the balance and will assume to \$15,000.

balance and will serome to \$15,000,

137 acres 25 miles to Tiliamook; vers
highly improved and fully stocked; price
\$15,000, with mortgage of \$8500, due in
9 years, has 28 haad of cattle, teath, hogs,
chickens, all implements and tools for a
going place
Can put in other property to make a
deal to \$30,000.

THE OREGON HOME BUILDERS,
1330 Northwestern Bank Bidg.

Oliver K. Jeffery, Pres.

Mar. 3718.

Open for Business All Day Monday.

FOR EXCHANGE.

408 a., 28 cleared, 415 miles Vancouver, 2 mile from electric line; 16 acres quesard 2 barne, fair house, on fine gravel road, living water. Will consider exchange up to \$4000 in cleaf property; must have some cash, bai in morgage.

218 acres, 25 cleared, 11 miles from Vancouver, 219 miles from electric line, 3 mile from country town, church, alores and school. Will consider good city property up to \$10,000, Price \$100 per acre.

THOMPSON & SWAN.

512 Main 81.,
Vancouver, Wash.

Vancouver, Wash,

WE OWN two ranches, one of 250 acres, 250
acres can be irrigated, 120 acres cultivated, crops in, stock and equipment;
price \$28,000, mortgage \$4500, 6 per cent,
running nine years,
Another 500-acre wheat ranch, 800
acres in cultivation; stocked and equipmed,
crops in; price \$55,000, \$5000 mortgage, d
per cent; will trade elther or both for suitable stock of merchandise and will, if
satisfactory arrangements can be made,
take care of a few thousand deliars current accounts. Deal with owners only,
Address, owner, Rullfson & McKenney,
Carrolls, Wash.

28 BIG LOTS, "GLENWOOD PARK." (OVER FIVE ACRES) BETWEEN WABASH AND WASHBURN, 8 BLOCKS TO CAR, NEAR CITY PARK AND BOLLEVARD, ACRES EXCHANGE GOOD RANCH WITH SOME STOCK OR CLEAN STOCK WERCHANDISE, GROCERIES OR AN APARTMENT DESCRIBE FULLY ADDRESS OWNER, 562 ELM ST., PORTLAND.

LAND.

THE BEST HOG RANCH IN WASHINGTON 240 acres, five miles from a good town, fine alfalfa, 700 hogs and pigo; he ships by the carload; running water in every pen and lot, has own water system, pumps throw 24,000 gallons of water per hour, which is used for irrication and for hogs; price \$24,000 and will take clear income property up to \$24,000. What have you to offer?

E. F. GILBERT, 101 Washington st., Vancouv

101 Washington St., Vancouver, Wash.

WE HAVE CASH.,
CLEAR PROPERTY
AND WILL ASSCIME.

on income or close-in property. Our property consists of four Frince Rupert, B. C.,
close-in lota, an Se-acro alfarfa ranch, a
28-acre Brigated tract and a whole block
in Medford, Oregon's best residence district; these properties are glit-edge and
valued at \$35,000. What have you's

752 Youn Bidg.

HIGHLY improved S acres, close to station,
between Metager and Garden Home: very
pretty bungslew, good, large barn, chicken
house, archard, beautiful natural grove
around house, shrubbery, flowers, city
phone: \$1000 city property. No inflated
values. Particulars Brat letter. O 856,
Oregonian.

O. P.'S SNAP EXCHANGES.

O. P.'S SNAP ENCHANGES.

I have wheat ranches in Eastern Ore, and Wash, any size and terms, stock ranches, any size, good terms. Want Valley farms. O. P. Hule, with —HARTMAN & THOMPSON—(4th and Stark.)

540 ACRES in Eastern Oregon, all stocked: 200 acres now in crop, sifalfa, good buildings; no incumbrances; will exchange for good house and lot in Portland or good town, balance mortgage long time, 6 percent, John P. Weston Co., 620 Northwestern Bank bidg.

WANT \$15,000 CLEAR WHEAT RANCH. Western Bank blog.

WANT \$15,000 CLEAR WHEAT RANCH.

Have 360 acres close in unimproved, I
mile to R. R. clear of incumbrance; also
city residence property in M. Tabor, mts.

\$1400; will trade both properties for clear
wheat ranch.

Wheat ranch. J. B. RULEY CO., 928 Cham. of Com. J. B. RULEY CO., 928 Cham. of Com.
HIGH-CLASS 190-acro calry ranch, near
Astoria; rich diked soil, 50 milkers, by
yearlings 2 silos team fine maren, barn
for 80 cows modern house and outbuildlings, tools and implements complete:
price \$30,000; exchange for cash or good
city income. AD \$32, Oregonian.

NEWPORT FOR FORTLAND.
4 lots, 8-room house, chicken houses
and parks, well located, to trade for
house and 3 or more lots in Portland, mear
car. St. Johns preferred. V \$46, Oregonian.

ACTION OF THE PROPERTY OF THE PROPERTY AND ACTION OF THE PROPERTY OF THE PROPE

TO EXCHANGE—REAL ESTATE. 160 ACRES in Tygir Valley, Warce Co., adjoining the village, for a small place in the Willametre Valley. A802.

Two brick dwelling bouses with garage, rental value \$70 a month, is East Denver, Colo., for a small squipped ranch close to this city or town in the walley. 17 acres adjoining the town of Sheridan all cleared, equity of \$1760 for house or lots in this city; will assume. A801.

320 acres, half in oultivation, 2 dwellings, 2 barns, lots of other buildings, 50 cattle, 50 hogs, 3 horses, some fave, want up to \$15,000, good income properly clear, and will give long time on balance. A606.

106 acres, best of soil, Cowitts Co., running water, 15 acres clear, balance timber, \$49 per acre, for unincumbered city property. ASG.
ASSOCIATED INVESTMENT CO., 618-618 Yeon Bidg. Main 481.

A fine subdivision proposition, 580 scars of the citye, arange, femon. grape-fruit and airaifa land in the Sacramento Valley, near two railroads, good towns, schools, etc.

cete.

WITH A FREE WATER RIGHT.

Price \$50 per aure. Adjoining land seliing in small tracts at \$125 to \$150 per aure
without water. Will accept \$20,000 in
clear property and \$6000 cash as first
payment, balance 1, 2, 3, 4, 5, 6 and 7
years, 6 per cent, with a release clause.
This land will retail for \$150 per acre in
small tracts and can be sold in a short
time. We will take a contract to result
same at a reasonable compensation at
these prices. See (V.)

CALIFORNIA LAND DEPARTMENT.

DORR E KEASEY & CO.,

272 Stark St.

### \$4000

will buy 5-room modern house, with 16 lots, all improved, small fruit and about 10 bearing fruit trees; one were in potatoes and other root vegetables. This blace is located in Washington adjoining good town: would consider exchange for Purtland property to the amount up to \$1200; would assume some indebted-

OTTO & HARKSON REALTY CO.,

STAPLE JEWELRY STOCK (No fixtures.) DIAMONDS, WATCHES, HIGH-CLASS" NEW STOCK; ACTUAL VALUE \$3500; WILL DISCOUNT FOR CASH, OR CONSIDER TRADE DESIRABLE REAL ESTATE IN OR NEAR PORTLAND, OR MORTGAGES, CONTRACTS OR HIGH CLASS GROCERY STOCK-OR WHAT HAVE YOU "WORTH WHILE" TO DE-FERT ADDRESS OWNER, 5 858, ORE-GONIAN.

GONIAN.

I SLAVE a contract payable monthly, ballance due me 1250; will trade for a lat, ance on Mount Tabor carline, flow for garden and chickens.

However the Woodstock, near car, school, church and stores; will trade for small house.

New 3-room bungalow, morrgage 81500; will trade for machine or lot or sell on very seasy payments.

160 acres Lineoin County, I mile to R. R.; will trade for house in city.

J. V. GUTHELE, Owner, 508 Spuiding bidg.

33 acres of fine land unitable for rise alfairs, oranges, olives, etc., for exchange for a Portland home, clear of incumbrance of same value. Price \$1000. (V.)

DORR E ERASEY & CO., 272 Stark St. California Land Dept.

Was HAVE IS acres near Oregon City, Is acres in cultivation, 100 fruit freez, bearing garden all in: A No. 1 5-room house, good harn, waise piped to house; this is first-class and free from the, price \$4000; wants city home; might be mine anall amount, WEST COAST INC., 216 Abligton Bidg.

RANCH NEAR SCAPPOORT FOR ANCH NEAR SCAPPOOSE FOR CITY PROPERTY 40 s. 1 mile of fown, 15 s. bottom isue, bal rolling land, 5 s. cleared, part in orchard; 6-room nouse, barr, good spring; price \$4200, some mortanse; will transquity for equity in house in town.

J. E. RULEY CO., 925 Chain, of Com.

WHEAT AND STOCK RANCHES.
With or without equipment and stock.
Exclusive list of first-class properties any
size, many of them personally inspected
by ns. Call or write.
U. S. MORTGAGE & INV. CO.,
607 Yeon bldg.

Wheat ranch.

J. B. RULEY CO., 928 Cham. of Com.

IGH-CLASS 100-acro Cairy ranch, neat Astocia; rich diked soil, 50 milkers, 10 yearlings 2 silos, team tine mares, barn for 80 cows, modern house and outbuildings, tools and implements complete; price \$20,000; exchange for cush or good spring, on R. F. D. and belephone city income. AD \$33, Oregonian.

NEWPORT FOR FORFLAND.

4 lots, 8-room house, chicken houses and parks, well located, to trade for house and 3 or more lots in Portland, that car. St. Johns preferred. V \$49, Oregonian.

5 ACRES at Woodburn. 50 cultivation, house, barn. 5 head horse, 10 catile, 20 hoad hogs, farm machiners, etc.; price \$10,000. Will consider theome property, if your price is right, to \$12,000. Epton, 432 Chamber of Communice.

WANT TO TRADE.

WANT TO TRADE.

908 SALE or trade, 68 acres, 50 in Italian princes; 10 in apples and pears, balance in princes; 2 in apples and pears, balance in p

WANT TO THADE.

9-room, fine, white brick house, \$9000, in Boulder, Colo.; one block from State University, to trade on improved farm, East-tin Oregon or Wash, Address hower, 1204 University ave. Boulder, Colo.

LOOK Fine improved fig-arre farm under ditch, Central Oregon, 40 acres plowed, buildings, main road, and color stock will you trade? Will take only stock what will you trade? Will take only stock what the entry or acresses, such or dismounts, little math. Phone owner, Main 1961.

UNINCUMBERED \$1500 Pertland home to exchange for improved, glose in ranch of about 15 scrss; assemme small amount.

1202 Northwestern Bank Bidg.

16 ACRES, improved, good buildings, 17 miles Portland, reser station; \$3000 for grocery or fots and coust; also \$-room house, equity \$1000, mit. \$1500 what have you? Address how \$250 to be cohange for your balls.

TO TRADE—Improved, irrigated 20, near good town 8. W. Idaho; want small stock dry goods, groceties, rooming-house fix. Scalings & Int. Co., 607 Yean bidgs.

EXCHANGE what you have your address how \$250 to \$2000 to \$25000, stock, alfalfa, wheat, general, exchange for Portland or vicinity. U. 8. Mortgage & Int. Co., 607 Yean bidgs.