REAL ESTATE.
For Sale—Acreage.

SACRIFICE — Ideal fruit and chicken ranch, near Eugene, station 1½ miles; 10 acres, best chocolate loam, every foot producing; 6½ acres commercial orchard, good buildings; immediate sale, $5500. Owner, 141 East 69th N.; evenings, Tabor 7055.

For Sale—Farms.

MR. FARM BUYER:
Do you know farm lands are going right up in price? Why? Because farms in the east are soaring so high it is forcing the farmer there to sell his place and come to Oregon, where he can live in comfort and buy a farm for one-half the price. Better take warning and buy one now. See me. I have some 500 fine farms. I can save you money. Two or three years from now you will think of this ad and wish you had taken my advice. Don't delay; now is the time. Watch the Sunday papers for my farm specials, or write to Bender, the farm specialist.
A. G. BENDER,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

MR. INVESTOR.
Listen to this: Are you looking for something real and something that is the pride of the west, a proposition with a real income? If so, get busy with this at once. Last year on this small place of 29 acres the following crops were raised in 1919:
190 boxes apples.
20 tons pears.
2 tons table grapes.
14 tons potatoes.
10 tons corn.
70 tons alfalfa hay.
Just think, all this of this wonderful place. Figure it up and see what the income was, then you will be astonished. Oh, no, this is not just talk, it is real. The owner will guarantee everything said in this ad. He has other business and must sell it at once. I have some wonderful photos of this place in the office. Come in and see them. There is a fine house, surrounded by beautiful shade trees, all outbuildings. House has hot and cold water, bath, etc. Has large packing house with cellar under same. Soil is A1 in every respect; there are 15 acres all told in excellent fruit, all under plow and irrigated. This is an ideal home in a valley of sunshine and contentment. The price is only $22,500. Where can you beat it? It can't be done. See it and be convinced.
A. G. BENDER,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

WASHINGTON COUNTY FARM.
This farm is a real one and is a money-maker. It consists of 220 acres, all nearly level; 130 acres under plow; all A1 sandy loam soil; 90 acres oak and fir timber, which affords fine pasture; some fruit trees; family orchard, all fenced with woven wire; ½ mile from railroad station, store, etc.; R. F. D., telephone; 1 creek, 2 wells; 8-room house, good condition; good barn 48x100, all outbuildings. The farm has all fall grain sowed and looks fine. The owner of this fine farm is very old and cannot look after it, therefore it must be sold. Price for everything is only $28,000, which is far below the price of adjoining land; $10,000 cash, balance to suit at 6 per cent. This farm is fine for dairying or general farming and Washington county is famous for this. See this at once.
A. G. BENDER,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

BEAUTIFUL COUNTRY HOME.
Near Portland, on A1 auto road, only 13 miles out. Read this thoroughly, it is real and cannot be beat; it is up to date in every respect. The soil is absolutely A1 in every respect, land lies with a gentle slope, not hilly, 43½ acres, 35 acres under plow, some timber; all kinds of berries; 1 acre of fine orchard; all fenced; ¼ mile to school, church, stores, etc.; water piped to all buildings from a never-failing spring; R. F. D., telephone; A1 fine plastered house, practically new, with bath, toilet, sink, wash trays, etc.; good barn 50x70, 2 henhouses, woodshed, etc. Personal property included: ½ interest in mower, rake and tedder, all new; disc, wagon, harrow, buggy, small tools, 24 chickens, A1 cow, 200 bu. oats. Crops: 10 acres oats, 15 acres vetch, 15 tons hay in barn. Price for all $12,500, only $5000 cash, balance long as wanted 6 per cent. This certainly is a wonderful country home. If you see it you will want it.
A. G. BENDER,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

WILLAMETTE VALLEY FARM
NEAR HALSEY, OREGON.
Here is a fine farm and the owners of this place cannot look after it owing to the fact that they have business elsewhere and must sell at a sacrifice. This place is only nearly level, 100 acres under plow, some timber, family orchard, berries, etc.; good water; fenced with woven wire and barb wire; 3 miles from railroad, ½ mile to school; R. F. D. and telephone; well watered with river and spring creek that overflow; A1 graveled road, good well, good 6-room house, barn 34x64, also 32x10, hoghouse, chicken house, gasoline pump, some grain on place and in barn; 12 cows and stock hogs. Price for all is $18,500, $6000 cash, balance easy. This is a bargain. See it at once. Don't overlook our bargains. We have some 500 farms.
A. G. BENDER,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

FINE CLARKE CO., WASH., FARM.
112 acres, 110 under plow, all nearly level; 2 acres timber; fenced with woven and barb wire; family orchard and berries; 14 acres bearing prunes; all A1 loam soil; 1 mile from R. R. D. and telephone; 18 miles from Portland, A1 road and well watered; 8-room plastered house, 2 barns, granary, dairy house, prune dryer, hoghouse, chicken house, milkhouse. Price $18,000. This is an A1 farm and a hard to beat. It must be sold to settle an estate. See it and be convinced.
We have many bargains. Come in and see us before buying. We can save you money.
A. G. BENDER,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

One of the finest cattle propositions in the west. See it and substantiate my statement: 920 acres, nearly all level; 340 acres alfalfa, irrigated; 250 acres scattering timber, unlimited outrange, government reserve leased for 300 head cattle once; A1 soil; 1 section fenced with 9-bar woven-wire fence, balance 3-wire; R. F. D. and telephone; 4½ miles from railroad and good town of 10,000; 2 gravel road; concreted reservoir and pond; good 5-room house, finished, cattle shed, bunkhouse, 2 good barns, 2 silos, 400 head cattle, consisting of 120 cows between 4 and 6 years old; 40 3-year-old heifers, 60 2-year-old heifers, 40 yearling heifers and steers, 8 mules, 10 horses, 1 registered Percheron stallion. Price for all $87,500, cash terms.
A. G. BENDER,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

WILLAMETTE VALLEY FARM.
This 225-acre farm is in a prosperous community and is recommended by fine farms. It has 165 acres under plow, the whole 225 acres is deep, rich, loamy bottom land, practically level; 10 acres timber, 10 acres stump pasture; family orchard, all fenced with woven wire, boards and rail; 5 miles from railroad, ¾ mile to school; R. F. D. and telephone. Has beautiful lake covering 2 acres. On good graveled road; 2 wells, 7-room house, good condition; 2 barns 56x60 and 40x50, machinery shed, straw barn, hog, chicken and smokehouses. Price $14,000, $7000 cash, balance easy at 6 per cent. This is an all-purpose farm and a good one.
A. G. BENDER,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

WILLAMETTE VALLEY FARM
NEAR HALSEY, OREGON.
This fine farm must be sold, which the price will indicate. There are 75 acres, all A1 soil, all under plow; fine family orchard, all varieties; all fenced with woven wire; 2 miles to railroad station; R. F. D., telephone, good road, well, good 5-room plastered house with hot and cold water, bath, toilet; good barn 38x76, chicken, pig and smokehouses, all in A1 condition. Personal property included: Plows, harrows, drill, corrugated roller, mower, rake, wagon, buggy and all necessary implements, in first-class shape; 4 good horses, 2 cows, 2 heifers, 11 head hogs, 50 chickens. Crops: Ten acres oats, 17 acres oats and vetch, 10 acres timothy; 20 tons hay in barn. Just think, all for $9000, $7500 cash, balance easy. You will have to hurry if you get this.
A. G. BENDER,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

IDEAL SMALL FARM.
This is a dandy place and is surely a bargain. It is located in the Willamette valley; 55 acres nearly level, 40 acres under plow, all A1 black loam soil; berries, family orchard, etc.; all fenced and cross-fenced with woven wire; ¼ mile from railroad station, on A1 auto road, ¾ mile to school and church; 2 wells, good 7-room plastered house with hot and cold water, bath, toilet, etc., everything in first-class condition; chicken house, brooder house with water piped to all. Price for everything $5500, $4000 cash, balance easy. This is a beautiful place and worth the money. See this without fail. Remember, we are headquarters for real farm bargains. See us before you buy, we will save you money.
A. G. BENDER,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

REAL ESTATE.
For Sale—Farms.

SMALL HOG AND DAIRY RANCH.
30 acres, most all tillable, 12 acres in high state of cultivation; fenced and cross fenced; fine spring stream through place; timber for domestic purposes; assorted orchard in full bearing; small fruits and berries of all kinds; good 7-room house, large barn, blacksmith shop, chicken house and park, hog house and lot, together with the following personal property: hay rake, mower, plow, harrow, cultivator, cream separator and all small tools; close to school and only 3 miles from railroad and small town. Price $3500. Will consider automobile or house and lot in Vancouver as first payment.

CHICKEN AND BERRY RANCH.
30 acres, 10 acres in high state of cultivation, balance fine young timber; 6-room house, good barn, silo, wood shed, chicken house and park; excellent water; 30 bearing apple trees; all kinds of berries such as loganberries, raspberries and blackberries; 1½ acres of strawberries; only half mile from Pacific highway, 12 miles from Vancouver. Price $3250. Will accept improved acreage near Vancouver as first payment.

EXCEPTIONAL BUY.
40 acres of the very best loam soil, no rock or gravel; 8 acres in walnuts, 5 acres of new clearing almost ready for the plow; all fenced and cross fenced; 1 acre of beaverdam onion land; young family orchard; small fruits and berries of all kinds; 5-room house, extra good barn, new garage, new chicken house and park, and all necessary outbuildings; including 6 dairy cows, fine brood sow, wagon, plow, cream separator, stump puller and small tools too numerous to mention; about 30 chickens; only ½-mile to school; 1½ miles from electric car station; only 4½ miles from Vancouver; on a good automobile road, paved the larger portion of the way. Price $6000; terms.

STOCKED AND EQUIPPED.
42 acres of the very best loam soil, 30 acres in high state of cultivation; lies almost level; all fenced and cross fenced; excellent water; 1 acre of family orchard in full bearing; small fruits and berries of all kinds; 4-room house, good barn fully equipped with hay fork, pulleys, etc., new machine shed, new chicken house and park; separator room, cellar, large wood shed; personal property consists of fine span of Percheron mares weighing 1500 pounds, new wagon, harness, spring wagon, new manure spreader, new disc drill, mower, rake, plow, harrow, and all small tools; 4 dairy cows, registered Jersey bull, posts for repairing fence, first-growth red fir timber for family use, including all Vancouver markets; close to place; also chickens and household goods; only 4½ miles from good town with all rural advantages on good road. Price $6000; half cash.

PRUNE AND DAIRY FARM.
Consists of 100 acres of the very choicest felida loam soil; located in the famous Hood River prune district; 1¼ miles from school and railroad station; 11 acres in 8-year-old Italian prunes in the very best condition; also a large family orchard of assorted fruits in full bearing, including walnuts; 30 acres besides the orchard in high state of cultivation; improvements consist of 8-room modern house, hot and cold water and a full set of plumbing, dairy barn, 65-ton silo, root house, machine shed, and all other necessary outbuildings; personal property consists of 8 cows, 2 heifers, 3 horses, 3 sets harrows, 2 harrows, disc, and all manner of farm implements necessary to run a place of this kind; also full set of blacksmith's tools. The place is watered by a living stream in pasture and a good deep well with elevated tank and water system at the house. This is one of the very best prune and diversified farming propositions in the Clarke county prune belt. Price $23,000; $13,000 cash.

ATTENTION, MR. DAIRY MAN—
Registered Holstein cattle and modern home, consisting of 320 acres, all tillable; 80 acres in high state of cultivation, balance in pasture; all fenced and cross fenced; good well with gas engine; assorted orchard and all kinds of shrubbery; 8-room modern house, with furnace and tile bath rooms; modern conveniences in fireplace; full set of plumbing; also tenant house; barn and all necessary outbuildings; 28 head of registered Holstein cattle, 6 head fullblood but not registered, 20 Poland-China pigs, 20 Cotswold sheep, 20 goats, chickens, farm implements, mower, harness, rake, and all necessary farm tools and household furniture; located 12 miles from Vancouver and 4 miles from country town; on good auto road, in thickly settled and prosperous community, with all rural advantages. Price $36,000; $20,000 cash.
THOMPSON, SWAN & LEE,
3d and Main Sts, Vancouver, Wash.

BECK'S
THREE BEST FARM BARGAINS.
$3500 cash (possibly some trade) buys 40 acres, choice free loam soil in excellent location, good road, convenient to school, store, church, etc., about 30 miles from Portland. All but ¼ acre under cultivation; water piped, large buildings, family orchard, water system. Non-resident owner anxious to sell, worth $8500, price $6500.

$3000 cash buys 160 acres fine land near Eugene, close to grade and high schools, station and good town; 35 acres cultivated, 40 acres seeded pasture, 20 acres fine timber, balance pasture. All but 40 acres smooth, tillable land. Complete set buildings, some good fences, orchard, berries and some stock, equipment and feed. Big bargain at $6500.

EXTRA SELECT.
450 acres very finest Willamette river bottom and bench land, convenient to river and rail transportation, in best district close to Portland. Price, terms of large buildings, fine woven wire fences, electric lighting system, complete modern farming equipment and over 200 head of stock. Includes 60 acres best prune orchard, family orchard, etc. None better. Will interest you at only $80,000.

When looking for bargains, always see
BECK,
525 Henry Building. Marshall 5858.

MOVE RIGHT ON.
44 acres, located 7½ miles southeast of Oregon City; on county road, 23 acres under cultivation, balance can be cultivated; good water available; creek at one end, 2 springs available; creek be irrigated; house, barn, chicken house; price $4500, 3 horses, 2 cows, 2 heifers, 1 calf, 1 registered cow, plow, harrow, wagon, disc harrow, spring-tooth harrow, set harness, cream separator, some grain for feed; complete household furniture. Not less than $2500 cash.
John Ferguson, Gerlinger bldg.

13 MILES FROM PORTLAND, ON A PAVED ROAD.
40 acres, all in cultivation, 9 acres bearing prunes, 20 acres beaverdam, fine creek, good 6-room house, barn and outbuildings, 2 milch cows, 1 yearling, 2 calves, 2 brood sows, 8 shoats, 2 horses, some chickens, 10 tons hay, 150 bushels oats, 150 prune boxes, wagons, buggy, all farm implements, 200 yards to electric car, school and store; price $10,500, good terms. Mr. Millership, Alder hotel. Main 5275.

LOOK! SNAP!
$140 PER ACRE—HALF CASH.
70 a., 4 miles west of Albany, half cultivated, balance timber and pasture; good road, telephone, water, school, church; 6-r. good house, barn, granary, outbldg.; 200 fruit trees, suitable for loganberries or raspberries; all farming implements. Possession short notice. Main 4803.
J. C. GOLDENBERG,
Abington bldg. "25 yrs. in Portland."

FOR SALE.
40 acres, 1 mile from Battle Ground, Wash., 5 acres of timber, about 2500 cords of fir wood, 500 feet of sidetrack on place; price $2000. The land is worth the price after wood is removed and the wood will pay for the land.
W. B. McCARTY CO.,
Battle Ground, Wash.

FOR SALE BY OWNER—320-acre wheat and stock ranch in Wasco county; 65 acres cultivated, much more can be; cove, having juniper and living spring; finest potatoes grown here; small house, good wire fences, county road through place, between railroads, nearest 10 miles, ¾ mile to school; no reasonable offer refused. AV 116, Oregonian.

200 ACRES, 60 acres cleared, balance pasture, timber; fenced, cross-fenced, running water, good stock barn, fair house, orchard, fine soil, nearly level, 30 acres under plow, 26 miles from Portland; two big registered stock farms joining it; $14,000, $5000 down, easy payments on balance. Geo. Beers, Sandy, Or.

CALIFORNIA chicken ranch, ten acres, improved; mile from depot; seven-room house, family orchard, 50 trees; soil silt and decomposed granite; good water; eucalyptus grove, mutual water stock, good barn, brooder house, gasoline engine; price $5000. Mrs. D. T. Marlor, Escondido, Cal., route 2.

ALL GOOD, TILLABLE LAND.
80 acres, 15 acres in cult., good buildings, good road, near school and R. R. station, $2500, terms.
ATKINSON & PORTER,
112 West 6th St.,
Vancouver, Wash.

FOR SALE—A good 100-acre farm, all modern improvements, new barn, modern house; excellent dairy, and good location for the market. Terms and price, Mabel A. Rowley Johnson, 109 East 10th st., Vancouver, Washington.

REAL ESTATE.
For Sale—Farms.

SELECTED FARMS THAT CAN BE DEPENDED ON FOR PRODUCTION AND PROFIT.

$5000—15 acres, one mile to electric car; 5-room house, good barn, well; has produced 75 bushels per acre; all sowed in fall oats; work and seed to be paid for by buyer. Terms $1000 or more in cash.

$6000—39 acres, suitable improvements, orchard, ¾-mile from Unified Electric car; personal includes cow, 2 dozen chickens, about 10 tons hay, 80 bushels grain, implements and vehicles.

$9000—42 acres, practically all cultivated; soil that is unexcelled for general farming; within 12-mile radius of Portland; 6-room house, good barn, several outbuildings, including a substantial roof house; family orchard; well; running stream; 8 acres fall wheat and oats sowed.

EXCEPTIONAL.
Three brood mares, 2 Jersey cows, 36 chickens, about 20 tons of hay, 100 bushels grain; straw stack, disc, plow, mower, rake, some hand tools, harness, about $700 worth potatoes in root house for market, fine condition. Near automobile road in Tigard district; this land is really worth $275 per acre.

$9000—54 acres, about 85 per cent very rich bottom land, mostly in cultivation, some pasture; buildings front on Capital highway in Sherwood district.
GEO. E. ENGLEHART CO.,
Main 7266. 624 Henry Bldg.

ESTACADA FRUIT AND STOCK FARM.
160 acres 3½ miles from Estacada, in the famous Garfield fruit district, altitude about 1250 ft., which makes an ideal climate; about 80 acres in cultivation and the balance partly cleared; enough timber for domestic purposes; fenced and cross fenced; 7-room house, 2 large barns, silo, granary, garage, smokehouse, cellar, milkhouse, sheep sheds, hoghouse, chicken house. 1400 bearing prune trees, small walnut orchard which yielded 36 sacks last year; large family orchard with fruit and berries of every description; well, creek and spring water; full equipment goes with the place, consisting fine span of large young mules, 1 horse, 60 sheep, 15 goats, 1 cow, 2 brood sows, 4 shoats, chickens, and all farm machinery; R. F. D. mail, church, school, telephone, less than a mile to electric car, on a crushed rock road. Price is $24,000, on very liberal terms. This is an opportunity of a lifetime for the man who wishes to have an ideal country home. Call or write S. E. Wooster & Son, resident agents, Estacada, Or.

47 ACRES—FULLY EQUIPPED, IN THE EMPORIA VALLEY.
On Pacific highway and joining a prosperous town on the S. P. R. R.

47 acres of bottom and beaverdam land divided into 4 fields, hog-tight fence; all has been cultivated except 5 acres now in fallow; 3 acres alfalfa, oats and clover; family orchard; plenty of berries; an excellent location for dairy, poultry, fruit and berries.

Improvements extra good; fine 7-room house, new barn, 10 stalls; chicken, incubator, hog houses, etc.; plenty of good water.

All stock, tools and equipment with place; team and wagon, 2 cows, 5 hogs, 24 chickens, cream separator. Only $6500, half cash.

MACINNES & PRATT,
413 Board of Trade bldg., Portland, Or.

FINE HOME NEAR CAPITAL HIGHWAY.
Consisting of 33 acres best of black loam soil, 1 mile from Lafayette, 20 acres in cultivation, some in fall crop, balance in large fir timber and pasture; new 6-room bungalow, with woodshed, good well, good barn, chicken house, hog house, 3 Jersey cows, 2 Jersey cows soon fresh, good team, about 1400 lbs. each, 2 shoats, 25 chickens, some machinery; this place is on the banks of the Yamhill river, and a good bargain at $9000, half cash, balance 3 years at 6 per cent.
See Mr. Hesgard,
COE A. GLISAN & CO.,
82 Fourth St.
Main 4522.

160-ACRE MIDWEST FARM.
Stock, tools, crops, $6000, on county road, near R. R. town; tillage shows fine crop records; wire-fenced pasture for 25 cows, new concrete dairy, sanitary stanchions, wood, fruit, good 8-room house, big barn, granary, corn, poultry, hog, machinery houses; 40 acres in aged orchard; last year doing but little was $2160; to retire he will include, to quick buyer, Holstein bull, 14 cows, 4 yearlings, 6 calves, pair horses, 50 poultry, 30 shoats, grain binder, complete machinery, tools, crops; everything goes for $6000, only $2000 down; necessary to see this to appreciate. Catalog Farm Bargains 23 States; copy free. E. A. STROUT FARM AGENCY, 308-BX, Plymouth Bldg., Minneapolis, Minn.

—PRUNE ORCHARD—
18 acres in full bearing prunes, fine condition; 6-tunnell prune dryer worth $5000, and storehouse; drilled well, gas engine, 150 feet of water; 3 acres ready to set out 10 acres more as soon as weather permits; 10 acres of splendid fir timber; balance in 41 acres in fine family orchard and garden; near good town; on hard road; fine prune district; 20 miles from Portland. A BIG MONEY-MAKER. Price $15,000. SEE SAM HEWEY at J. L. HARTMAN CO., No. 7 Chamber of Commerce Bldg.

20-ACRE HOME.
40 miles from Portland, overlooking the Columbia river, 7 miles from the thriving town of Kalama, county seat of Cowlitz county; on good line to Seattle; also on county road and mail route; half mile to good school; well fenced; 5-room house, good first-class barn, water piped to house and barn; 6½ acres fruit trees bearing; also berries; 2 acres valuable timber, running water, well equipped for chickens; 12 acres seeded to wheat, also plenty of good potato ground; rest pasture. Write P. O. box 435, Kalama, Wash.

NEAR HILLSBORO,
ALL STOCKED AND EQUIPPED.
52 acres, 38 acres in cultivation, 12 acres brush pasture, creek through place, good 8-room house, barn, granary, tool shed, 3 good horses and harness, 2 wagons, 2 plows, cultivator, blower, mower, rake, seeder and all small tools, 3 cows, 25 chickens, 250 bushels oats, 15 tons hay, and some feed. On good gravel road, 17 miles from Portland. This is a REAL BUY. Price $12,000.
REliABLE INVESTMENT CO.,
305 Oak St. Broadway 4133.

RAISE CORN, hogs, sheep, alfalfa, potatoes and fruit; 10, 20 and 40-acre tracts, improved, irrigated, in center of Yakima valley. Government ditch, water right paid to date. Smooth land, deep soil, easy terms. Also 640 acres farm and pasture land, river bottom, mostly black soil, smooth land, part can be irrigated, 1½ miles to good R. R. town; 800 sheep, mostly breeding ewes, sheds and feed lots; to-date ranch; price $42,500, 1-3 cash, balance terms, 6 per cent. Write or call on W. L. Johnson, 347 East 41st street, Portland, Or.

WELL-IMPROVED 40-ACRE FARM.
On main traveled road, southeast; good soil, all lies fine; 38 acres under cultivation, 2 acres timber, creek and well, 2 acres apples, 1½ acres prunes, walnuts and shade trees; 7-room house, large barn, machine shed, chicken house, granary, 9 acres in grain and vetch, 6 acres clover; a fine home place, well located; price $9500.
KRIDER & ELKINGTON, Gresham, Or.

WE HAVE 10 acres of the finest onion land in the state, near Salem, Or.; 4-room house, price complete, $2000; concreted onion house. Due to a death this place is offered at the very low price of $2000. Investigate this as one crop of onions will pay for the place; good terms.
HARRIS & MAXWELL,
304 Railway Exchange Bldg.

FOR SALE—40 acres, 8 miles east, 2 miles north from Vancouver, Wash.; 37 acres tillable; 3 acres wood and pasture; good 6-room house, large barn, outbuildings, fine well of water in house; good family orchard. For $6700, $3000 down, balance on time. W. Jarrett, Rt. 1, box 22, Brush Prairie, Wash.

80 ACRES, with 8 acres under cultivation; 10 acres slashed and burned, balance light timber, will cut 250 cords of wood; 5 miles northeast of Goldendale, Wash. on good road; watered by good well and a 3-roomed house and new barn; soil good. Price $20 per acre. E. H. Lee & Co., Goldendale, Wash.

640-ACRE grain ranch, 200 acres ready for plow, balance excellent pasture. No better land for wheat, stock or sheep raising. Wheat yields 50 bushels per acre. At $30 per acre, $8000 cash, balance to suit. No improvements, except fenced. Write for detail description. D. Cormier, Lebanon, Or.

40 ACRES, 16 cleared on gravel road, 2 miles from town, 3 acres in bearing orchard, mostly level land, running water, house, barn and other buildings, farm equipment, water piped into house, bath, $3500, terms. Box 114, Skamokawa, Wash.

APPLE AND PEAR ORCHARD.
MR. RANCHER.
I have some fine ranches in the Willamette valley, highly improved, with or without stock, at very reasonable prices and terms.
J. B. HOLBROOK, 214-215 Panama bldg.

80 ACRES, house and water, 3 miles railroad, 20 acres cleared; price $1000. 47 East 30th st., North.

FOR SALE or trade, Montana wheat land. Call Main 3783.

REAL ESTATE.
For Sale—Farms.

50 ACRES.
READ CAREFULLY.
All level, every foot tillable; 22 acres in cult., the bal. is in light timber; all the time of land when cleared. There is about 5 acres that would not be hard to put in; it is most all open; place has a 6-room house, large barn, good hog house, woodhouse, 2 good wells of water, some fruit; place all fenced; on good main rock road to Oregon City, only 2½ miles out; sidewalk to town; 3 blocks to good school. Just like living in town. The road past the place will be paved in the spring. Think of it, a hard-surface road! Do you know what that means to the place? It means a much higher price for the place. You cannot touch an acre around it now for less than $300 an acre and up to $450 an acre. We sold 10 acres just 400 ft. from this place the other day, with old house, for $3500. Think of it, $350 an acre! Here we are only asking you $160 an acre for this place. A beautiful level farm; it is worth more than $200 an acre today. It is a bargain for you if you are a judge of values. Clackamas Co. is going to build 144 miles of paved road. This place will be on it. Price $8000, $4000 down, bal. at 6 per cent. You will pay as much for a place like this 3 to 8 miles out. Here it is almost like being in town; only a few minutes' drive to town. This place can be platted and bring at least $4000 more money than we ask for it.
E. P. ELLIOTT & SON,
7th and Main sts., Oregon City, Or.

GOING dairy ranch, 3½ miles good town, 12 daily passenger trains, 2 hours to Portland and 3 to Tacoma; 75 acres, 35 in cultivation, all level soil; running water, close to neighbors, school and R. F. D., telephone in house; fine, free outrange for stock on county road; good orchard and small fruits; comfortable 6-room house, all kinds outbuildings, barn, etc., new silo; all kinds farm machinery, $125 cream separator, small tools, 3 good horses, some young stock, 10 extra good milk cows, hay, crop, etc.; all you need is your B. B. money to step right into an income of about $125 a month, besides no bills for house rent, wood, water, milk, butter, fruit or meat to pay, equal to more than $125 a month more. $7500 takes everything, $1500 cash, balance long time. Box 97, Castle Rock, Wash.

50 ACRES of splendid rich loam soil, 45 in cultivation, part seeded to grain and clover; beautiful fully orchard; everything in fruit you wish; stately 8-room plastered house, with closets, pantry, storeroom and large porches; woodshed and year's wood, fruit cellar, henhouse and chickens, barn, full silo, plenty of corn, hay, potatoes, grain and kale; 3 fine horses, 8 Jersey cows, 2 heifers coming fresh, Jersey bull, 7 fat hogs; complete set farm implements, separator, 18 feet; a complete farm in every way; it cannot be duplicated. It is on main highway, near school and church, and on fishing stream. Price $11,000; terms. I have inspected the place and considered it one of the show places. O. E. Freytag, Gladstone, Or.

160 A., 50 a. in cult., bal. pasture and fine timber; spring; outbldgs.; complete set of bldg's, best of red shot soil, 25 miles SE. of Portland. A bargain at $60 per a.

80 a., 50 a. in crop, good bldg's, big family orchard; this is a heavy lark loam; 5 miles from electric line, 8 E. of Oregon City; very terms. Price $6000.

20 a., all in cult., bldg's, on main road, 16 m. S.E. of Portland, $2000.

F. B. MADISON,
216 7th st., near S. P. Depot,
Oregon City.

PRUNE ORCHARDS.
6 acres prunes, 16 years old, good condition, near Columbia river and railway station, Vancouver (Wash.) district; $2100, half cash.
3 acres prunes, 16 years old, good condition, near Columbia river and railway station, Vancouver (Wash.) district; $1750, half cash.
41½ acres, 18 acres prunes 16 years old, 10 acres timber, balance high state cultivation, fruit dryer, storehouse, all equipment, near Columbia river and railway station; $15,000, half cash; this is fine.
R. M. GATEWOOD & CO.,
165½ Fourth St.

1078-ACRE Pacific coast stock ranch, in Lane county, south of Heceta lighthouse, 11 miles from S. P. depot at Cushman, Or.; on the proposed Roosevelt highway; government road running through place; soil rich black loam; no snow, no extreme heat; beautiful lake with trout; plenty game; never dry; stream heavy enough for machinery; R. F. D.; mail; adjoining gov. reservation; 2-room house, barn, other outbuildings; 300 sheep, 50 head of stock cattle, pair of fine young horses, farming machinery; price, including all stock, $18,000 cash. Address "Owners," box 35, Acme, Or., Cushman P. O.

STOCK RANCH.
NEAR COOS BAY, LOVE, LANE COUNTY, $6000.
160 acres on one of the best roads in Oregon, three miles to R. R. town; close to school, good set buildings, nearly new; good spring water in house, 2 creeks runs through place, good fences, all good tillable land, 3 good family orchard, lots berries, 50 acres level, balance rolling, hilly, 3 million feet fir timber, thousands of acres free range for stock.
Be sure to see this.
RELIABLE INVESTMENT CO.,
305 Oak Street.

37-ACRE STOCKED AND EQUIPPED FARM 21 MILES SOUTH OF PORTLAND, $4750.
Good 5-room house, water piped in; barn, other outbuildings; gas engine; 3 miles from town and high school, ½ mile to public school; 20 acres cultivation, balance pasture and timber; on cream route; R. F. D.; phone in house; family orchard, loganberries; 8 or 9 tons of hay; 4 good cows, heifer, 2 hogs, chickens, team of horses, wagon and harness, other farm implements.
SEE SAM HEWEY at J. L. HARTMAN Co., No. 7 Chamber of Commerce Bldg.

RAISE HOGS, CORN, ALFALFA AND FRUIT.
For sale, good improved, irrigated 10, 20 and 40-acre tracts in center of Yakima valley; government ditch water; ready to pay; close to good R. R. town; one-third cash, balance easy terms. Also 440 acres river bottom soil and 700 sheep. Price $42,500, one-third cash, balance terms, 6 per cent; located in the Yakima valley close to good R. R. town. Call or write W. L. Johnson, 347 East 41st st., Portland, Or.

27-ACRE FARM, ALL IN CULTIVATION—$3500.
Good dark loam soil; fenced with woven wire; splendid water; family orchard; on gravel road; one mile to school and R. R. station, south of Portland; 6-room house, barn, other outbuildings. See SAM HEWEY at J. L. HARTMAN CO., No. 7 Chamber of Commerce Bldg.

A REAL SNAP.
160 acres good producing wheat land; 85 acres cleared, 110 can be cleared; 50 acres pasture, 1 mile from Friend, 17 m. on Great Southern R. R.; fenced and cross fenced; livable buildings, good water, ¾ mile to school. Price $2500, some terms. Owner, P. O. box 4091. Phone Marshal 420 evenings.

CLOSE-IN FARM.
28 acres choice level land, 24 acres in cultivation, four acres timber, six-room house and barn, outbuildings in good condition; fruit, berries, grapes; an elegant home; price $9000, half cash, balance long time at 6 per cent.
R. M. GATEWOOD & CO., 165½ 4th st.

Looking for Alfalfa Farm.
160 acres, 5 miles from town, 26 acres in alfalfa; average 75 tons; 60 acres rabbit wire tight, house, small barn, R. F. D., 2 miles to R. R. This place is a snap at $4000. See Mr. Epton.
J. ROBBINS,
301 Railway Exchange, Main 7931.

I HAVE for sale 307 acres of good land 6 miles from Salem in Polk county, at a bargain; 220 acres in cultivation; balance timber and good pasture. It can be divided into 3 good farms, splendid prune and berry land. T. A. Rinehart, room 403 Bank of Commerce bldg., Salem, Or.

FARMS—ALL SIZES—FARMS.
It would require nearly the whole of this page to enumerate all the good farms we have. See us at our office and let us sell you of some. Full data regarding each.
HARRIS & MAXWELL,
304 Railway Exchange Bldg.

6 ACRES, 5 in cultivation; rich soil; all kinds fruit; drilled well; Umpqua river; fine road; 2½ miles Roseburg, Douglas county; house, barn, workshop; $2400, 1400 cash. Write Elmen, 182 Skidmore st., Portland, Or.

CHICKEN, FRUIT, GARDEN RANCHES, near Portland, $75 to $200 per acre, easy terms; best soil. Farms for sale, all sizes. McFarland, 602 Yeon bldg.

10 ACRES good orchard, house, all outbuildings, Bull Run water; located just south of Lents. 6131 92d st. S. E. Thomas Allen.

LOGGED-OFF lands, $10 acre up; running water, good soil, ½ tillable; employment, easy terms. J. R. Sharpe, 83½ 3d st.

WHEAT is now worth $3.40 a bushel. If you want to buy or trade for wheat farms, write M. Fitzmaurice, Condon, Or.

REAL ESTATE.
For Sale—Farms.

FOR SALE AT LEBANON, OREGON.
111 acres, 2 miles north of Lebanon; 75 acres in cultivation, balance pasture; 25 acres bottom land and the rest is good black loam; good fences, timber for farm use, good wells, small peach orchard, 13 walnut trees and other fruit for family use; good 6-room house, good barn 38x48, a good cow barn and granary. This is a good buy at $13,875, $8000 cash, balance long time at 6 per cent.

171 acres, 2½ miles northeast of Lebanon; 135 acres in cultivation, 3 acres river bottom in cultivation, 9 acres in timber; railroad runs through the place; no improvements, but a splendid building spot; ¾ mile to good school, on star route and good graveled roads. This place can be bought for a snap. ONLY $60 per acre, $2000 down, balance 5 years at 5% per cent. If you are interested in this place you better come at once for the first real buyer who sees this will buy it.

100 acres, all in cultivation, fenced with woven wire; good black soil and lies well; small berries, orchard, two good wells, house 26x44, 8 rooms, 3 good barns 32x62, 20x36; machine shop 24x42, 4 straw barns; ¾ mile to school, R. F. D. and telephone, cream and milk route; 7 miles northeast of Lebanon; good graveled road. Price $15,000, $10,000 cash, balance 5 years at 6 per cent.

17 acres, all in cultivation, just out of the city limits; good improvements, orchard, berries and fruit for family use; 1 mile to Lebanon postoffice and school. This is fine fruit and berry land and an ideal place for chickens. Price $3500.

WALNUTS. WALNUTS. WALNUTS.
12½ acres, 9 acres walnuts with peaches and pears for fillers, all in bearing; two kinds of apples, King David and Delicious, grapes and berries. These are all in bearing and also in first-class condition. Good 6-room house and fireplace, packing house 30x60 with living rooms; a fine grove; just out of city limits; sandy loam, the very best of bottom land, graveled road, beautiful location. If you are at all interested in a walnut orchard, don't miss seeing this one. We have three trains a day into Lebanon, so you can come and return the same day. These are only a few of our listings. Come and see them all.
M. L. SOUTHARD & SON,
Lebanon, Oregon.

FARM INCOME—$8 PER MONTH.
On account of other business interests the owner of this highly improved farm and dairy has authorized us to sell at a sacrifice this place; consists of 151 acres of fine river bottom soil, 65 acres under cultivation and about 60 acres slashed and seeded to pasture, the balance timber; 7-room house with water system, large barn with silo, and also other buildings.
There are 2 cows, 2 horses, 2 hogs, 2 dozen chickens, 2 wagons, 2 horses, harrow, disc, 3 plows, mower and rake, about 30 tons of hay, stray; 500 bushels of oats, potatoes and root; 75 tons of silage, milk contract 45c per gallon, 20 acres seeded to oats and vetch; is located 4½ miles from Corvallis, near good school; price $20,000; $7500 cash, balance 5½ per cent, long time.
H. A. DRYER,
"The Acreage Man,"
508-9 Lewis Bldg.

20 Rods From City Limits.
Farm for Platting Proposition.
145 acres, splendid fertile red shot soil, 4 miles from Portland; about 100 acres under plow, 4000 cords standing timber, running water, fair buildings; 15 miles from Portland and on the outskirts of town; this is still town on Willamette falls; a consistent and steady increase in the capacity of the mills is forcing the city outside the present bounds; new homes must be built and new tracts developed; this is a chance to buy at less than $150 per acre; land adjoining acreage is being sold at $300 to $500 per acre; there are just as good chances to make money now as there ever were; this acreage is offered by one is going to make it, why not you? Owner is aged and cannot handle the place, and is willing to sell for $23,000; terms. Are you going to pass this up?
O. E. Freytag, Gladstone, Oregon.

HOOD RIVER VALLEY FARM.
40 acres, 8 acres cleared, 8 acres nearly cleared and balance very easy to clear; good 5-room house, barn, water piped to house; free water for irrigation; good fruit and berry land, and well adapted for alfalfa and clover; has southeast slope and located 6 miles from Pine Grove, on good road, which the government and Hood River county are improving for sc