REAL ESTATE. For Sale-Acrenge.

For Sale—Acreage.

SMALL HOMES AROUND GRESHAM.

"We agree at city limits; good soft, all in cuttivation; truit trees, berries; 6room house, barn; \$2100.

Five agree joining town; all fine land, half cleared; comfortable house, barn, chiece house, potato cellar, fruit trees and herries; creek through place and fir grove; a dandy little home for \$2500.

Gas acr. time to clectric station; all good soft, in cuttivation; two-room house, nood house, good well, price \$700.

KHIDER & ELKINGTON.

Gresham, Or.

Greenam, Or.

124 ACRES of rich river bottom land all under plow and seeded to crop, five orchard, berries. Located four blocks from school, stores and depot; 21 miles from Portland fronting on the Pacific highway, where you can sell all that is produced right at door; 6-room plantered, cottage, woodhpuse, barn, wagor shed, henhouse, 3 toos hay, feed, splendid leave now work horse, hog, chickens.

S ACRES, located in Pleasant Home, on the main highway, which will be paved, close to school, church and store; M mile to electric depot, all under cultivation; the finest kind of soil; small crock on the back like of the place; lots of fruit trees and berries; 3-room box house, 2 chicken houses, small barn; this is on a corner with good read on each side; price \$2650, half or more cash; personally inspected, JOHN FERGUSON, Gerlinger bids.

CORDWOOD PROPOSITION
Half mile from Ridgefield, Wash., or
county road; house, barn, chicken house
well; land level, some piling and several
hundred cords of wood; price \$1050; \$550 cash. ESTES & MAGEE. Portland—909 Chamber of Commerce. Salem—428 Oregon bldg.

Salem—428 Oregon 1008.

BY OWNER—20 acres on county road near Reaverton, easily cleared, \$100 an acre; reasonable terms. East 1475.

Homesteads, Relinquishments.

GOOD 640 ACRE HOMESTEAD, part plow land, balance good bunchgrass, available distance of school, small town, creamery. Splendid for dairying and atock. Have farmed there in years. Fee event you file only. Go Wednesday. See me at Hotel Alder. Alvin S. Hawk. FREE gov't lands, 100,000,000 acres, Send for free bookiet telling how to obtain all necessary information about acquiring these lands, Address Dept. No. 3. The Homesecker, Los Angeles, Cai. Fruit and Nut Lands.

POR SALE—Contract for 10 acres bearing apples of Dutur orchards at Dutur, \$30 monthly payments Paid in \$1460, sacri-tice for \$100. AV 567, Oregonian. For Sale-Farms.

Goo. Court city list of property comprises the burgains for the coming week. A good rural store, new running and aking money. Two acres, with store hidding and residence, \$5500; stock at ventory.

Five acres all under cultivation; nice say playered house and good harn; forms.

170 acres, 100 acres under plow, in fine location, swell home with all modern conveniences, This farm at \$20,750, with feasonable terms.

TAYLOR-MORRIS CO., 410 First st., Newberg, Or.

50 ACRES, STOCK AND MACHINERY, YAMHILL COUNTY, OREGON.

50 acres. 45 in cultivation. 15 wheat, 15 in oats and vetch, bal-ance plowed ready to seed; 4 acres in red clover; all No. I land, lies sently rolling, no wet land errock on this farm; family orchard, is acre in loganberries, strawberries, raspberries, currants, rhubarb, all kinds of fruit; 8 acres in timber; running water, on good graveled road, 1 mile to school, 5 miles to town; good 8-room house, plastered, fair harn, hønhouse, grannry, hoghouse; with this place is 3 work horses, two yearing coits. 4 cows, 5 hogs, harness, 2 walking plows, roller, 2 harrows, harness, wagon, new riding plow, new disc, mower and rake; everything to run the farm some chickens, 2 calves, some feed and oats and wheat; price for all, 18200, half cash, balance 6%.

J. C. GILBERT, I. O. O. F. Building McMinnville, Oregon

NEWBERG FARMS FOR SALE BY WHITE & COMPANY.

BY WHITE & COMPACT.

30 acres in high state of cultivation; pliestered house, good frame barn. 8 acres bearing prunes and about 5 acres in mixed orchard; good well; city water by the place; price \$11,000; terms on all over \$4000.

32 acres, with good house and barn; about 27 acres in cultivation; halance in timber and pasture; good roads and close to school; will self with personal property consisting of 3 full-blood Jersey cows; I mate Jersey 17 months old. I hog, some chickens, team and harness, wagon, binder and all farm implements, some wheat, oats and hay; price \$11,000; terms on part.

We have a large list of farms.

We have a large list of farms. WHITE & COMPANY, 7031 First st., Newberg, Or.

100 ACRES, located 41 miles south of Oregon City and near New Era. All can be cultivated; 60 acres under cultivation and being seeded to crops. Beaver creek flows through the place. Small crchard, 7-room house, barn 36870, machicken shed, chicken-house, garage, 3 mile to school. All rural conveniences and telephone. With this place goes 8 cows, 3 horses, 150 chickens, 3 turkeys, very large and complete line of machinery, including potato digger and all small toois; \$5000 cash, and balance on long-time payments all 6 per cent interest. See Happy, with JOHN PERGUSON, Gerlinger bidg.

FIVE DOLLARS PER ACRE.

481 acres, located in Cowlitz county Wanhington. Good pasture land, wel. watered by aprings and crook. Same places are level enough to cultivate. The Gobie creek road goes close to this land. Carrols, Washington, is the nearest town, the piace being located 15 miles east, Good productive soil. Very small payment down, easy terms on the balance. Nelson, with JOHN FERGUSON, Gerlinger bidg.

FIFTY acres, cleared, fenced and in crops; good 5-room house, garage, large barn and other outbuildings; one team of mares and 2-year-old, 2 cows, colt and all implements; 1½ miles from Lebanon; fine schools and churches; milk condensary and fruit cannery. Owner not farmer: price \$7800. Call East 2604, or address Mrs. E. W. Kamerer, Lebanon.

FOR SALE-20 acres pears and prines, 5 years old; excellent lecation, near rail-road. In good fruit district; \$2000 cash and the balance on very easy terms, Address A \$460, Oregonish

Gress A\* 460, Oregonism.

FOR SALE-100-acre furm, 75 acres planted to 5-year-old primes; good buildings; good road; near railroad station. Will see ail or part and on attractive terms. Address AV 461, Oregonian. NEAR VANCOUVER ACREAGE.
35 acres, fair house, fenced, level, rich
soil, he rock, on main dounty road, easily
cleared. Sell. 2708.
\$1500.—Powell Valley; 4 acres, house,
barn, Main 3612 McFariand, 108 Fail-

5 70, 105 and 300 acre farms for sale. For particulars write H. T. Richter. Amity. Or.

Amily, Or.

40 ACRES fine irrigated land for \$6000; \$1000 cash, balance to suit you. M. E. Lee, 413 Corbett bldg. IMPROVED Idaho farm for sale, sultable for small grain or stock. W. O. Beddall, 1636 N. 51st, Scattle, Wash.

VALLEY FARM—70 acres in grain, fair buildings; cheap, and easy terms; owner. Marshall 4876 after 5 P. M.

Marshall of the atter a P. M.
LOGGE-OFF lands, 810 acre up; running
water, good soil, 4 tiliable: employment;
easy terms. J. R. Sharpe, 834 3d st. FREE FARM LISTS, San Joaquin valley farms Paul Hossier, Stockton, Cal.

READ Walnut Park's ad under lots; also houses for sale.

RANCH FOR SALE.

In Sherman county, Oregon, 6400 acres deeded land, free of incumbrance; 2000 acres under cultivation, 1500 more good wheat land; bunch grass pasture; property all fenced and cross fenced; good family orchard of 20 trees; four large barns, two large modern houses with hot and cold water, and many outbuildings and sheds which are essential. My portion of the crop is 525 acres of waest. The price saked includes the crop, 110 head of Shorthorn cattle with 40 head of calves, two pure-bred Shorthorn bulls, one registered cow with calf at side, 20 head fine Belgian draft horses, 25 head pure-bred Peland China hogs, and several sows to farrow, 9 wagons, 3 gang plows, 3 harrows, 3 Superior drills, 3 gas engines, one 45 Holl tractor, 1 Common Sense tractor, 1 two-ton truck, 1 Ford truck, and many other useful articles too numerous to mention; 86 toms of hay in barn, and several tons of feed; house completely furnished, also all kinds of provisions; personal property with growing crop worth \$40,000; all buildings strongly constructed; both houses plastered and inted; outside rustic and thoroughly painted. The improvements could not be duplicated for \$40,000. This property represents my life work of 37 years, and I wish to retire, therefore it is on the market; at a sacrifice price of \$130,000; \$30,000 cash, deferred payments 7 per cent. No trades considered. These terms are for April only, For forther particulars address C. A. Buckigy, Grass Valley, Or.

Farms are our specialty; see us if you want a place that has been personally inspected. We handle nothing that we cannot guarantee. Two good ones, plenty more to choose, from stings.

So acres, Moinila, Oregon, on gravel road; 30 acres in cultivation, 20 acres very east to put under plow; spring in pasture; 0-room house, good barn room for 20 head of stock; stocked and seeded; immediate possession. Will take house up to \$3000 as part payment. You must see this place to appreciate it.

14 miles from Vancouver, Washington, on gravel road; 35 acres in cultivation, 2 acres young family orchard; good farm buildings, running water.

A. W. LAMHENT & SON, 404 East Alder Street, Corner Grand Avenue.
Phone East 640.

Phone East 640.

434 ACRES WELL IMPROVED, ONLY
15 MILES FROM PORTLAND, TO BE
SOLD TO SETTLE AN ESTATE.
This place has never changed hands
only from father to sons. There in 60
acres under cultivation and all in crop
balance in passure; good fances, mostly
woven wire with barbed top; 2 sets of
buildings, joining the main road, consisting of two troom houses, 2 large
barns and outbuildings, 2 live creeks,
one runs through the barn lot; would
make an ideal dairy ranch; good bortion
of the land is creek bettom; with this
goes 3 houses, 4 cows, 2 brood sows, 6
plgs, 125 chickens, all kinds of farm
toole, machinery and implements; everything for \$150 per acre, half cash, There
is no indebtedness against this place.
Furchaser can have immediate possession.

Furchaser can have immediate possession.

STEWART & BUCK.

315 N. W. Bank Bidg.

646 ACRES, over 500 plowed, 250 fall grain, good big buildings, fine water, hog-tight fences, 4½ miles from Goldendale, good roads; a dandy buy at \$50 per acre; \$9000 will handle.

320 acres, 305 plowed, 35 fine meadow, timothy, clover, hog-tight fences, plenty of water to frigate 80 acres, fine buildings, fruit, 120 acres fall grain, water in house, bath, gas lighting plant; \$7000 will handle.

280 acres, 3 miles to Goldendale, 200 acres plowed, 80 acres fall grain, big irrigating outfit, all kinds of water, some slfalfa, some fruit, good buildings, good fences, will take trade to \$10,000 or \$12,000. Frice \$25,000, terms.

Many other good buys. Fruit, chicken, grain and timber.

SMITH & NELSON.
Goldendale, Wash.

HALT! LOOK!

Goldendale, Wash.

HALT! LOOK!

40 ACRES—Convenient to Portland.
on good road to be hard-surfaced; close
to school, church, store, community hall.
rurni route, telephone, etc. All free
loam soil especially adapted to clover,
grains, potatoes, berries, fruits, etc. 39 to
acres cuitivated. Acre bearing orchard.
Extra good buildings, consisting of 6room frame house; double wall fruit
and vegetable room, wood house, steel
windmill and tower, elevated tank,
chicken house; also extra good large
red barn well arranged with stalls, cow
stanchions, calf pens, grain rooms, large
hay mow, etc.; barn well worth \$2250.
Might take \$3500 bungalow. Terms. An
exceptional bargain as non-resident
owner says sacrifice to \$7500.
OTIS C. BECK, 525 Henry bidg.

CAN YOU BEAT THESE?

THREE MILES FROM OREGON CITY.

JO acres, located on a good road and close to ejectric station, 34 acres of the finest land in the state of Oregon, 24 acres under cultivation and in crop, 11 acres pasture; family orchard; good fences; spring and creek; good fences; spring and creek; good fences; spring and creek; good ferom busse; spring and creek; good ferom busse; spring and creek; good ferom busse; spring acres, 1 cows, 1 yearling, 25 chickens and complete line of machinery; crops and tools. If you want a well located proflective place, all ready to move ento, you will buy this small farm. Personally inspected by Nelson, with
JOHN FERGUSON, Gerlinger bidg.

"BARGAIN HUNTERS READ THIS."

JOHN FERGUSON, Gerlinger bidg.

"BARGAIN HUNTERS, READ THIS."
51 acres, 60 miles down the Columbia
river, on the Washington side: 25 acres
in cultivation, balance in pagure: 9room house, large barn and outbuildings,
close to boat landing, school, store and
only 4 mile from Columbia river; variety orchard of 150 trees; with this goes
i horse, 2 cows, 24 sheep, 15 chickens, 1
double harness, I light wagon, 1 hack,
plow, harrow, cultivator, hay fork in
barn, clder press, seed planter and all
kinds of small tools; everything for
\$\$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ to a very old lady and she is not
able to take care of this place any
longer.

STEWART & BUCK,
\$\$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ to \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ to \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ to \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$\$ to \$\frac{1}{2}\$\$ the \$\frac{1}{2}\$ the \$\frac{1}{2}\$\$ th

STEWART & BUCK, 315 N. W. Bank Bldg. 80-acre improved farm, 2 miles Oregon City; new bungalow, barn, creek, springs, fine soil; 50 in cultivation.

\$100 PER ACRE. 27 acres, II miles Portland; fine soil; ½ cultivated; small house, barn, springs and creek.

\$80 PER ACRE

320 acres, 5 % miles Stayton, Willamette valley: % cultivated; good house, barn; fine bottom land; on main road and Santiam river.

CHAS RINGLER & CO., 225 Henry Bidg

CLOSE-IN PARMS

Sacrificed by Owner on Easy Terms.

Clackamas county, near highway? rich prine land or berry solf; no rocks.

26 acres (fine creek), \$50 acre.

18 acres, bench (partly cleared), \$60, 25 acres, mostly cleared, \$75, 30 acres, rich bottom land, \$100, 240 acres, dirly land (creek), \$60, 240 acres, "Delicious" and Newtown bearing orchard, balance in crops and pasture. Renowned "Delicious" appies are scare, commanding world's highest prices. Sacrifice at \$175 acre.

OWNER, care Morgan Razor Works.

30 ACRES, located on the main highway, 2 miles west of Estacada, Oregon: 26 acres can be cultivated, 20 acres under cultivation: good soil; one spring and well: 4-room house; good large barn, 30x 40. Rurai route. This place is on the road that is being paved. Price \$3500, \$500 cash. Or will exchange for house on the west slope of Mt. Tabor, Ranch personally inspected by Mishler, with JOHN FERGUSON, Gerlinger bidg.

Some representation of the same of the sam

N. Y.

160-ACRE farm, bighly improved, five miles from Yambill; 15 acres rich bottom land, 85 acres more cleared, fine buildings, splendid road: price \$17,500 Might take some trade. ERNEST WELLS, 401 Couch bidg. Main 6829 Sunday, Tabor 9466. Sunday, Tabor 9466.

160 ACRES, or will-divide: all under cultivation, on paved concrete highway, good buildings, on milk, cream and cheese factory route; school, telephone, rural delivery, near fruit cannery; terms. H. C. Coffman & Co., Chehalis, Wash.

REAL ESTATE. For Sale-Farms.

One chance of a lifetime where you can buy a first-class alfalfa and potato ranch, all equipped, on the best of terms, that will pay for itself in a short time.

169 acres, 1½ miles from good R. R. town, central dregon, fully paid up water right, abundance of water, lies fine best of soil, fair buildings, all fenced, well equipped; it's a fine layout—in fact, everything you need to move onto the ranch and go to work making money.

One of the neighbors soid his potato crop for \$170 and one for over \$1900 per acre this hant year, just the same kind of land; that will give you an idea of what this ranch is.

A MONEY-MAKER.

PRICE ONLY \$116 PER ACRE.
Terms, only \$300 cash, or will take a home in Portland and \$1500 cash, balance same as crop payment, or the owner will do this: If the purchaser will plant 75 acres of the ranch into potatoes, he will take the crop for two years and give the purchaser a warranty deed to the ranch, the purchaser to retain all crop he may grow on the balance of the ranch. How is that for a real good bargain? And are you going to let it alip by without looking it up? If you will call at our office any time this week you can meet owner.

C. J. CULLISON REAL ESTATE CO.,

900-ACRE STOCK RANCH.

MUST BE SOLD.

2 HOURS RIDE FROM PORTLAND.

GOOD ROADS.

PRICE \$122,000.

GOOD ROADS.

PRICE \$22,000.

This ranch was appraised by farm loan concern at \$35,000 and is one of the best stock propositions in this western country. There is approximately \$900 acres, of which 70 or more are in cultivation, about 300 acres more could be put in cultivation, the balance would be put in cultivation, the balance would be pasture. I wish to impress on you, Mr. Buyer, that this is real pasture, as it has been sown to clover seed and Canadian pea vine, some years ago, and the soil seems to be exceptional for this. There is a river which cuts through the place, leaving approximately 650 acres on one side and the balance on the other. The place is very accessible to the Portland market and is on a very good road, three miles to the railroad. There is a nine-room bungalow type house, which is wired for electricity, wateg is piped to the house and has bath, toilet and modern conveniences. The barn is in a very good condition and pienty of room for storing bar and implements and providing ample room for stock. This place is really bargain and must be seen to be appreciated, and I am aure you will agree with me that it is a most exceptional bargain at the price asked. See me today.

JOHN WEIST COMPANY, 808 Lewis Bidg. 100 PER CENT VALUES. 25 TO 50 BUSHEL LANDS IN WHITMAN COUNTY, WASHINGTON.

FOR SALE.

640 acres. 8 miles from LaCrosse; 75 of fail wheat, 179 acres of spring wheat, 250 acres in summerfallow, 148 acres of pasture watered by springs and creek; outfit consists of 16 head of horses, 8 sets of harness, 2 cows, 2 yearling calves, 2½ dozen chickens, blacksmith outfit, 1 5-H. P. engine, 1 feed mill, 1 roller mill, 2 16-inch gang plows, 1 waiting plow, 2 4-section harrows, 2 10-foot drills, 1 mower, 1 rake, 1 fanning mill, 2 3½ wagons, 1 wagon rack, 3 header boxes, 1 new grain tank, 1 hack, 1 buggy, 1 McCormick, pull binder, 1 disc, 1 Acme harrow, 1 weeder, 1 cream separator, 1 telephone.

The improvements on this property

The improvements on this property are first class, including all the necessary outbuildings, 8½ miles haul to railroad; the best buy in Whitman county today at \$95 per acre; \$10,000 cash, \$15,000 this fall and the balance to be agreed upon at 7 per cent; immediate possession.

SCHOONMAKER & BENNER, LaCrosse, Wash.

ACRES—CANBY DISTRICT—VERY FINE LAND—STOCKED AND EQUIPPED, FOR \$14,000.

Southeast of Canby, in choice farming section: can't beat this for the money: 98 acres, 50 acres of as fine lying clay loam, all in one body, as you could find anywhere; all in cultivation had crop; also 10 acres fine andy loam bottom in cultivation, balance pasture; 6-room house, 2 barns numerous outbuildings, orchard, living water, Personal; 3 horses, 3 cows over 100 White Lechorns, brood sow, pigs and large bunch hogs fattening, binder, disc, drill, plow, harrow, corrugated roller, wagon, hay, grain, etc. Only \$14,000.

HARIGROVE REALTY CO.

122 N. 6th St. Broadway 4381.

WELL EQUIPPED PLACE.

46 acres, located on the main rocked road, which will be paved this season: 2 miles from good town Clackamas county. Or. 32 acres under cultivation, all can be cultivated; 7 acres standing timber and pasture; large orchard and 100 bearing prune trees; good fences; 6-room house; spring and well; barn, chicken house; close to school. Frice \$5500, with \$1500 cach. Fersonally inspected. Mishler, with JOHN FERGUSON, Gerlinger bldg.

CHOICE VALLET FARM.

ONE OF MARION COUNTY'S BEST.

242 acres extra choice level land in
the famous French Prairie district. Marion county. Gregon. 28 miles Portland.

5 mile electric railway station and
town; 180 acres morop. 13 acres good
timber, 20 acres casy to clear. 27 acres
pasture, springs, wells. 8-room house,
electric lights, barns, sile, outbuildings,
family orchard; on main road; price
45,000; this is one of the best farms in
all Gregon. This land is suitable for,
hops, loganiteries, potatoes, fruit, srain
and other crops; immediate possession.

R. M. GATEWOOD & CO., 165% 4th 8t.

80 ACRES, NEAR ASTORIA.

2 miles from boat landing, on the lower Columbia, Washington side: 20 acres of beaverdam, 40 acres upland; Is acres under cultivation: 26 assorted fruit trees: 3-room frams house; barn 17x70, hog house, chicken house, water piped to buildings; creek and spring. Price \$4000, with 20 tone hay, 30 sacks pelsions, apples, Jersey cow, chickens, turkeys and small tools; \$2400 cash. JOHN FERGUSON, Gerlinger bldg.

CLACKAMAS COUNTY FARM, \$12,500.

120 acres, 75 in cultivation, on county road 3 miles from R. R., good 8-room Colonial house, pantry and milkroom; large barn, nearly new granary, and cement potate and fruit house, chicken house, fine well with pump and gasoline engine, also spring in pasture with plenty of water for the stock the year around; a real farm at a very low price; owner unable to farm and would rather sacrifice than rent it out.

A. VESTER, 223 Henry bldg., Main 1631. A. VESTER, 223 Henry bldg., Main 1631

BEST BUY IN WASHINGTON CO.

251 acres, 80 in high state of cultivation, 60 time seeded pasture balance good oid growth timber, will make 4000 cords of wood; good 10-room plastered house, water piped to building from a good spring; barn, other outbuildings, orchard; crops all in; 21 miles from Portland; 3 miles to small town and electric line. Price \$20,000; mortgage \$5000, 5 per cent interest. Albert Haraia with Hargrove Realty Co., 122 N. 6th st.

SOUTHWEST OF BEAVERTON.

30 acres, located on good road; all good land and under cultivation; good 6-room house; barn and outbuildings; all in fine shape. Price \$6520 with the stock and equipment; fine young team, harness, sulkey plow, disc harrow, spiketooth harrow, wagon, cows, 60 chickens. Half cash. This is a fine farm in a good locality. Personally inspected. JOHN FERGUSON, Gerlinger bidg.

160 ACRES AT REDMOND.

80 acres in cuit. 20 more cleared; paidup water right; 2 sets bldgs, all kinds
machinery, etc., cow, chicks, turkeys,
greese included in price; will take \$3500
cash or trade for Portland residence as part payment. HENRY W. GODDARD, 243 Stark St.

SILVERTON FARM BARGAIN.

314 acres, 200 in cultivation, balance oak and pasture; modern 8-room house, bath, fireplace, large barn, near station; 1-3 crop with place; only \$121 per acre. See Geo, Johnson, 526 Chamber of Commerce.

REAL ESTATE.

READ THESE ADS.

Nothing to get excited about; just another one of those farms columns of Bender's. I have the bargains; if you buy before seeing me you are the loser. I have many farms like them. I sold \$50,000 farm for cash at McMinnville. Why? Because I have the bargains.

MR. FARM BUYER.

MR. FARM BUYER.

Listen to this. It is worth your while if you are looking for a farm that is up to the minute in production, location, buildings. This farm has 170 acres of irrigated land; 80 acres now irrigated for crops, with 40 acres in fine alfalfa; 170 acres level; 120 acres under plow; all fenced with woven wire; railroad on place; on fine auto road; soil is first-clazs, 5 feet deep; % mile to school, R. F. D. and telephone; 2 fine springs, 1 creek, on the banks of beautiful river. There is a wonderful house of 3 rooms that cannot be surpassed for beauty, comfort and luxury in Portland. This house has hot water heat, hardwood floors, all built-in conveniences, 3 bathrooms, beautifully tiled; there is also a small bungalow for help: 2 fine barns; one for horses, hay etc., the other dairy barn with stanchions for 30 cows; reom for 30 more stanchions; 2 fine large silos, dairy engine house, complete set of farming implements and two good tractore; herd of registered Jersey cows. 1 registered boar, 3 registered sows, 50 tons of hay in barn, 70 tons ensilage. This farm is the cream of creams and contentment are everywhere. You are always assured of a crop here; no failures. To see it means you will want it. I have some wonderful photos of this place. Come in and see them. Price for all, \$60,000; \$40,000 to \$50,000 cash, balance casy.

A. G. BENDER, RITTER, LOWE & CO., 201-3-5-7 Board of Trade Bidg.

UNION COUNTY, OREGON. Stock ranch, or can raise fine alfalfa, 1514 acres, 500 acres bottom land, 350 acres now plowed; more now in meadow can be plowed if wanted; 850 acres irrigated; 1170 acres level; soil is A-1; all fenced and cross-fenced; % mile from railroad station; 3 creeks, 1 artesian well; % mile to school; sood 8-room house with running water, bath, etc.; 2 barns, calf shed, sheep shed, granary, blacksmith shop, cream cellars. This is a proposition seldom to be bad, as it is priced right. Price \$75,000; \$25,000 cash, balance to suit.

A. G. BENDER. RITTER, LOWE & CO., 201-3-5-7 Board of Trade Bidg.

BENTON COUNTY FARM. BENTON COUNT! FARM.

315 acres, 70 acres level, balance rolling: 175 acres under plow; 40 acres bottom land; 135 acres fine pasture; all kinds berries, family orchard, 2½ miles from raliroad and A-1 town; all fenced with woven wire, etc.; A-1 soil, R. F. D., telephone, 12 springs, 1 creek, good A-1 road, good 7-room house, running water, bath, tollet, etc., 4 barns, 2 40:80, 32x 84, 60x64, new silo 19x32; hog houses, grannary, concrete dipping vat for sheep, etc.; 20 acres oats, 30 acres oats and vetch, 20 acres wheat, 70 acres clover. Price for all, \$40,000; \$13,000 or \$20,000 cash, balance terms. These farms are only a fair sample of the many farms I have. I can save you money. See me.

BENTON COUNTY.

This is only one of Bender's real farm bargains. Remember, I have some 500 farms. See me before buying. This fine farm consists of 245 acres, all lies with gestle roll, 155 acres under plow, 165 acres bottom land, 8 acres beaverdam, 90 acres good pasture, 80 acres sisahed. Bis loganberry cannery close by, 10 acres peaches, family orchard. All soil a black loam: all well fenced; 1½ miles from R. R., 1 mile school, R. F. D., telephone, fine lake of 2 acres, creek, all graveled road, to be paved, 3 wells, 41 8-room house, modern with bath, toil for the second house, pump, engine, boiler, and machine houses, 2 chicken houses, cottage for help, garage, 3 walking plows, disc harrow, grain drilk, clover seeder, low wagen, hay rake, hack, buggy, spring-tooth harrow, planter, sower, corrugated roller, mower, blacksmith outfit, combination team and tractor disc, dump rake, orchard disc, side rake, fanning mill, walking cultivator, manure spreader, platform scales, tractor, 7 plows, wagon and wood rack, 2 gas engines, some grain, 5 horses, 18 registered sheep, 15 goats, 35 horses, 18 registered sheep, 15 goats, 35 horses, 41 for \$73,006, \$15,000 cash, balance to suit.

A. G. BENDER, RITTER, LOWE & CO., 201-3-5-7 Board of Trade Bldg.

A WONDERFUL COLUMBIA RIVER FARM.

A WONDERFUL COLUMBIA

If you want to see? "Why, Bender, efcourse." He has the money-makers.
Read his ads and then come in and
have him show you them. Then and
there only will you be convinced. This
farm has at present \$2000 per month
income from cows alone. It consists of
'287 acres with 175 acres as fine bottom
land as ever laid out of doors. I acres
beaverdam, 100 acres under plow how
sond 100 more if you want to plow it up,
some timber, '200 acres fine pasture, 3
acres fine orchard, all fenced, mostly
woven wire, right at R. R. station, only
35 miles from Portland, facing payed
highway, '2 wells, numerous springs,
creeks, etc., water piped to all the buildings, which includes 2 fine houses that
are modern in every respect. 2 fine
haris, one is the finest dairy barn in
the Pacific northwest with stalls and
stanchions to accommodate 125 head.
The floor is fully gemented with automatic watering system. Each barn will
hold 169 to 150 tons of hay. There is a
fine dairy house equipped with an upto-date bottling and pasteuring outfit
with steam equipment; also 2 fine 100ton silds. Personal property: 4 wasons.
3 gas engines, woodsaw, food grinder,
manure spreader, 3 plows, 3 harrows,
1 disc, 1 riding cultivator, 2 walking
cultivators, garden tools, mowing machine, rake, 2 hay forks and ropes, 2
ensilage culters, 1 grain drill, centrifugal pump, 6 H. P. boiler, milk cooler,
otc., 20 head registered cows, 85 head
extra fancy grade milk cows and heifers, 6 hogs, 8 fine horses, 50 chickens,
large blacksmith outfit. One house in
furnished, the other partly furnished.
In one corner of the ranch there is a
fine up-to-date chicken ranch which is
rented. It is equipped with some 10 or
12 new chicken houses, with incubators,
brooders, etc.; also dwelling house. 15
acres
barley, 50 acres only, enalings and hay,
Price for all, \$85,000; \$30,000 cash, balance to suit.

A. G. BENDER,

A. G. BENDER. RITTER, LOWE & CO., 201-3-5-7 Board of Trade Bidg.

NEWBERG (COUNTRY) FARM.

Here is a wonderful farm and one that can be relied on. It is owned by a man who has other business and cannot look after it. It must be sold. 397 acres, all nearly level. 235 acres under plew. 150 acres fine timber, family orchard, all fenced, a miles from R. R. R. F. D., telephone, squeral springs. 2 crseks, good road, 3 wells, good 3-room house, 2 barns and all outbuildings small house for help; 40 acres cheat, 6 acres oats, 45 acres wheat, 15 acres clover, hay in barn. Price for everything, 339,700; \$13,000 cash, balance to suit at 6 per cent This is a real farm, and the soil is first-class. Come into my office and I will show you this farm.

A. G. BENDER, RITTER, LOWE & CO., 201-3-5-7 Board of Trade Bidg. BEND (ORBGON) FARM.

BEND (ORBGON) FARM.

688 acres, 586 acres level, 100 acres rolling, 80 acres irrigated, 200 acres under plow, 60 acres in fine alfaifa, A-1 soil, good and deep; all fenced with woven and barb wire; R. F. D., telephone school, sic.; Joins government outrangs. New 6-room house, good barn, all outbuildings. Personal property and crops go: Threshins machine, radior, 2 mowers, rake, walking plow, riding plow, grain drill, cultivator, shearing machine, 2 wagons, 2 harrows, cream separator, disc, disc plow, all small tools; 30 head cattle, 6 horses, 6 hogs, 50 chickens, 100 acres rye, 60 acres sifsifa, Price \$34,000 \$12,000 cash, balance easy.

A. G. BENDER. RITTER, LOWE & CO., 201-3-5-7 Board of Trade Bldg.

REAL ESTATE. For Sale-Farms.

Here is a real farm, and, believe me, it is priced right. If you see it you will say I am right. It must and will be sold. If you are looking for a real bargain see this at chee; a great farm that will bring a great income. 480 acrea, 50 miles from Portland; there are 300 acres of the very choicest of sandy loam creek bottom soil and 50 acres upland; all soil is exceedingly productive; 2 fine creeks, an exceedingly fine spring which furnishes water in abundance to the buildings from 3 reservoirs and a wonderful well with pump and tanks. Bar nove, this farm has the finest buildings in the state of Oregon. There are three barns; one is about 80x250; others about 70x100. The main barn has steel stanchions for 60 head of cattle, cement floor full length and width of barn, and painted inside and out; sanitary fastening pens for 100 hogs; 2 130-ton silos, power buildings, include carpenter shop, engine-room, separator-room, boiler-room and washroom and over all there is a large granary; a fine 8-room bousewith sleeping porch, Duten kitchen, fireplace, electric lights, etc.; sino fine 6-room bungalow, electric lights, etc., finished in oak, beamed ceiling, plastered throughout, bath, tollet, Dutch kitchen, fireplace, furnace, all finished in white enamel. These buildings are all practically new Personal property; 1 10-H. P. gas engine, separator, pump, steam moller, milking machine, wood and saw mandrel, 2-H. P. engine, pump and pressure tank, hay rakes, unitivators, harrows, plows, disc, 100-light dynamo, 1 grinding mill, 1 fanning mill, 1 Russell tractor, 1 new sawmill, ensiting cutter, etc.; all fenced and cross-fenced with woven wire. Everything for \$75,000. Can you beat it. This place cost the owner \$130,000. Get besy; \$20,000 or so cash, balance to suit at 6 per cent.

A. G. BENDER, RITTER, LOWE & CO., 201-3-5-7 Board of Trade Bldg.

WILLIAMETTE VALLEY FARM.

Here is a farm in a fine locality: it can: the beat for the money; 383 scres. 120 acres lowers WILDAMETTE VALLEY FARM.

A. G. BENDER, RITTER, LOWE & CO., 201-3-5-7 Board of Trade Bldg.

READ THIS CAREFULLY. This farm is real and I can safely say without contradiction that it is the finest farm of its size west of the Cascade mountains. I have personally inspected this farm and know it to be worth every dellar asked. Listen here. The owner and myself have agreed there will be at least \$7000 or \$5000 worth of clover seed and \$4000 or \$5000 other crops, to say nothing about the income from cows, hogs, etc. This is the finest 205-acre farm I have ever viewed. 195 acres under plow, the soil is the best that can be had and lays with a gentle slope to the river, all fenced and cross-fenced with woven wire and can be all viewed from the house, which is a modern plastered house in every way, bath, toilet, etc., Al dairy barn, fine slie, fine cutbuildings, everything to complete a real farm, is about 35 miles from Portland and near two good fowns. Will sell this farm for \$50,000 and give possession October 1; \$15,0000 cash, balance \$2000 per year until paid, 6%. You will never regret viewing this farm, fore sit. A. G. BENDER.
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bidg.

WELL-IMPROVED, FULLY EQUIPPED

130 A.

130 acres in Marion county, south of Salem; every foot in high state cuitivation, perfect lying land, dark rich soil, no white land, all femced woven wire, good 8-room plastered house, bot and cold water, large hay and horse barn, cow barn, numerous cutbulldings, 2 silos, every building in first-class condition. In fact, the farm is in Al shape every way. Has been well and practically farmed by a good farmer, who is getting too old to run the place. Personal-4 horses, harness, 9 cows, bull, 3 brood sows, boar, 5 shoats, 200 hens, everything in machinery needed on a first-class farm from hand cuttivator to ensilage cutter. Price \$11.500.

HARGROVE REALTY CO.,

122 N. Sixth St. Broadway 4381.

FINE DAIRY AND STOCK FARM.

160 acres of rich black bottom loam with creek running through; between 4,000,000 and 3,000,000 feet of fine saw timber, with R. R. surveyed alongside; between 70 and 80 acres in crop; good orchard; 7-room house, brick cellar, large barn, nearly new; new garage, and other outbuildings; spring running all year in barn lot and chicken yard, all fenced and on crushed rock road daily mail. This farm will be soid at \$80 per acre to settle an estate. When you look at this place you will be convinced that it is werth twice the price asked for it. One mile to school, church and store. For further information call or write

THREE MILES FROM NEWBERG. Here is a well-equipped place on good auto road, an hour's drive from Portland; \$2 acres, Bearly all in cultivation; extra fine soil; \$2 acres, orchard, good buildings. Price of \$10,300 includes 4 registered Jerseys, \$3 horses, \$1 brood sow, about \$60 chickens; all farming implements; \$4 cash required. Personally inspected. Photo at office. JOHN PERGUSON, Gehilinger bidg.

40 ACRES 22 MILES FROM PORTLAND.
12 ACRES CLEARED, 8 ACRES BRUSH,
BALANCE TIMBER: 1500 COMDS OF
WOOD: VERY FINE SOIL, GOOD ELEVATION AND AIR DRAINAGE,
SPRING WATER, FENCED, GOOD
ROADS, GOOD NEIGHBORS, GRADED
SCHOOL, CHEAP BUILDINGS, PRICE
18250, TERMS. OWNER, AC 453, OREGONIAN.

41 ACRES, located south of Gresham and 1½ miles from electric station; 30 acres can be cultivated; 24 bearing fruit trees; small rough lumber house; good county road. Price \$2290 with \$690 cash. This is exceptionally fine soil and close-in property. Brooks, with JOHN FERGU-SON, Gerlinger bidg.

REAL ESTATE.

EITHER ONE OF THESE THERE are homes you would be proud to own and the prices are right; 44 acres, only 2½ miles from Castle Rock, 14 acres cropped and seeded down to clover, halance pasture; 5-room house, good barn, garage, silo, wagon shed, implement shed, 2 chicken houses; one mile to school, family orchard, 2 horses, one cow, wagon, disc, mower, rake, plow, harrow, cultivator, etc. Land, stock, implements, everything for 14800 and only requires \$2500 cash.

150 acres, 5 miles from Castle Bock, 70 in cultivation, more very easy to clear, good 6-room house, 2 barns, other outbuildings, good well, 3 good springs, high school wagon carries pupils to and from school: 12 cows, 1 buil, 3 hogs, 5 horses, auto, wagon, buggy, plows, harrows, feed mill, cream separator, mower, rake, interest in thresher, oats and potatoes for seed plenty outrange, daily mail, telephone, etc. Price for everything \$12,600 or will sell without stock and equipment.

155 acres 1 mile from Castle Rock; 65 in cultivation, living water for stock, family orchard, good 9-room plastered house, 2 large barns, 5585 and 62x65; other outbuildings; 1 mile to high school, splendid equipment, all for \$23,000 and \$7000 will handle.

I also have a long list of Washington farms ranging from 10 to 640-acre tracts. Come and tell me your wants. It makes no difference where or what. I can assist you.

O. B. RIPPEY, 328 Henry bldg.

Main 2534.

WHEAT WHEAT. WHEAT.

1400 ACRES IN WINTER WHEAT.

2240 ACRES ALL HIGH-CLASS

WHEAT SOIL.

There has not been a failure in 20 years on this property; average in that time has been 25 bushels to the acre; some years produced 50 bushels to the acre; all worked by tractor and combine; 2 sets of buildings; fine water at each.

All crop goes to buyer, including full equipment for place; possession at once if desired.

75-horse caterpillar tractor, latest model thresher combine, horses, tools, etc., etc. Private elevator on place, hig saving in sacks; R. R. shipping point only 3 miles. A wonderful layout for \$60 per acre. Adjoining land sells for \$100 per acre. No incumbrance. Will take equipped stock ranch for all or part.

Macinness & PRATT,

113 Board of Trade bldg. Portland. Or.

MacINNES & PRATT, MacINNES & PRAIT.

113 Board of Trade bidg. Portland. Or.

REAL STOCK AND GRAIN FARM.

363 acres. 200 acres in crop which goes
with the place if taken before May 1;
40 head Holstein and Jersey cattle, resstered bull, 125 registered Duroc Jersey
swine, 5 head horses, 2 sets gang plows.
Cieveland tractor, ideal Deering binder.
S-foot Kentucky drill, T-foot tandem
dise, corn planter, Republic truck, fend
grinder. In fact everything to operate
the farm, new last year. The land in
cultivation is worth what I am asking
for the entire farm, stock and equinment. The federal farm bank loaned
\$1800 on the farm. I will sell the entire
outfit including household furniture for
\$65 per acre on cash basis. There are
three barns, good 6-room house with hot
and cold water and bath. If you want
a good general farm at right price look
this up at once. G. A. Saries, 735 Northwestern Bank building.

AND HIGH SCHOOL

\$160 per acre takes this fine farm. Iting in a square, rocked road to the door, I mile from paved highway; % mile from high school in Hillshoro; 86 acres in cultivation, balance good patture and timber; with living stream; not a rock, not a foot of waste land; 6-room house, large barn, numerous outbuildings, orchand. Think for a minute, the price is only \$160 per acre. Our time will soon expire and price will go up. Best opportunity for you to get a well located farm in this splendid farming belt. Hargrove Realty Co., 122 N. 6th st. Breadway 4381.

LANE COUNTY RANCH.

ON THE HIGHWAY. 60 acres, 5 miles from Eugene, Or.; 55 acres under cultivation; good free soil; family orchard; 6-room house, barn 30x 32; other outbuildings; well. Price \$125 per acre, with 3 horses, 2 cows, 2 helfors, chickens, 2 wagons, 1 cultivator, 1 set harness, 1 cream separator, 2 harrows, 1 spring wagon, 1 No. 2 John Deere hay press, gasoline engine, 1 circular wood saw, furniture, 35 tons baied hay, and tools, 15000 cash, or will consider car up to \$1000, time on baisance at 6%. JOHN PERGUSON, Gerlinger bids.

83 A., 25 MILES OUT-\$50 PER A. S3 A., 20 cleared, balance timber and pasture, over % million feet merchaniable timber, county cruise, living water, all fenced, good soil, rocked road all way to place, on cream and mail route, near school, 4-room house, barn 29x60, hog house, chicken house, wood shed, good orchard. Old German couple, very anxious to sell. Price \$20 per agre. Will put in 3 head cattle, 2 cows, chickens and 10 head sheep for \$500 extra.

HARGROVE REALTY CO., 122 N. Sixth St. Broadway \$381.

BARGAIN! BARGAIN! BARGAIN!

MAKE AN OFFER.

THIS PROPERTY MUST RE SOLD.

SSS-ACRE STOCK RANCH.
Located within two hours' ride of Portland, good buildings and fences. It is an excellent stock proposition, with enough land cleared to raise feed for the winter. Will also make a good dairy proposition. The party that owns this must self. See this property and make him an offer. Don't wait; you may be too jake.

This place has been offered for \$22,000, but no reasonable offer will be refused. refused.

JOHN WEIST COMPANY,

808 Lewis Building.

ON CANYON ROAD, NEAR BEAVERTON. 13 acres, good rich land, all under cultivation, some beaverdam land; 15 young fruit trees, beginning to bear; place all fenced with woven wire; good 8-room plastered house, nearly new, cost \$3900 when material was cheap; the barn, with stanchious for 22 cows; good large silo; well at the house; close to school. Price \$6000, with rass terms. This is close to Portland. Personally inspected. Brooks, with JOHN PERGUSON, Gerlinger bidg.

1120 ACRES-STOCK AND GRAIN. Situated three miles from LaCrosse, Wash.; 200 acres plow land, of which 35 acres is in alfaifa, balance pasture, with living water; good 5-room house and water system, barn for 8 head and other outbuildings, a snap at \$31,500; terms, \$4500 cash, \$8000 October 1, 1820, balance to suit. This property being situated so close to LaCrosse that a dairy run in connection with it would be a big money-maker.

SCHOONMAKER & BENNER, LaCrosse, Wash.

WONDERFULLY PRODUCTIVE PLACE. 22 miles cast of Portland on good autoroad is a splendid farm of 39 acres, % mile from electric station and village. The buildings cannot be duplicated for \$4000. Price of \$250 per acre includes complete equipment in way of machinery and tools to run place; 32 acres under high state of cultivation; 7 acres good parture. This is a money maker. Good terms. Personally inspected. Photo at office. JOHN FERGUSON, Gerlinger bidg.

195 ACRES. Near Eugene: 90 acres in crop, all good land; good road; a fine farm, grain or dairy; \$180 per acre, small cash pay-ment or will take some trade.

32 ACRES. Nearly all in cultivation: 4-room house, barn, family orchard, good water and spring. This is on milk route, about 6 miles from railroad and town in Tualatin valley; at a bargain if taken now. For information see Mr. Schmidt.
INTERSTATE INVESTMENT CO...
Main, 1743. 410 Henry Bidg.

40 ACRES, located 2 miles east of Woodland, Wash, 20 agree can be cultivated: 4 agree under cultivation: 2 acree seeded to clover; all well fenced; county road: aring; small house, 12x16 woodshed. Price 11500; terms. Neison, with JOHN FERGUSON, Gerlinger bldg.

15 ACRES, 10 miles from Portland, paved road within mile of place, 1½ miles from Tigard and car line; all under cultivation, orchard and berries and crops in, large new barn and other buildings; \$15,000, terms, includes stock, poultry and farm implements. Geo. G. Stephen, Hillsdale, Or. R. 2. Stephen.

31 ACRES, 24 miles from Hillsboro, some cleared, balance easy; 2-room house, creek, 5125 per acre. George Johnson, 326 Chamber of Commerce.

40 ACRES, near Lyle, 20 acres tillable, 10 acres cleared, bal, pasture; wire for fencing; fair barn. Price \$120c; will take chesp automobile as first payment; ball easy terms. G. A. Suider, Lyle, Wash. REAL ESTATE.

BENTON COUNTY PARMS NEAR OREGON AGRICULTURAL COLLEGE. DON'T PASS THESE PRUNES.

This place lies on good hard-surface road near school: has good dryer and complete set of im-provements. Here is the biggest money-maker in the Wilamette valley. The price is very low and if you are interested you had bet-ter come and see it. If you want to know price before coming wire us.

420 ACRES 24 ACRES PRUNES.
This finely developed property has 24 acres of choice 20-year-old prunes on the place, about 70 acres more in cultivation, the balance in pasture and timber; only 3 miles from good town; has good improvements, spring water; price \$30,000, haif cash.

75 ACRES, 28 IN PRUNES.
Here is a fine tract, well improved, on good road, good water system, 28 acres of fine young prunes, 4 acres nice cherries, all in bearing and paying good returns; 33 acres of fine land in cultivation; 10 acres in pasture; this orchard has had fine care, is on very best of land in proven prune section and is a bargain at \$25,000, some terms.

44 ACRES, ONE MILE FROM
CORVALLIS.

Here is a well-improved river
bettom farm, unly 1½ miles from
Oregon agricultural college; there
is 6 acres of big prunes which
alone will pay about \$1000 per
year or better; 39 acres in cultivation, 2 good cows, 3 horses, 30
chickens, complete outfit of farm
machinery, all included for \$10,-

SOME DIVERSIFIED FARMS.
78 ACRES WELL IMPROVED.
50 acres cultivated. 30 in pasture. 12 acres of benverdam, \$6000
worth of new improvements: this
is a real bargain in a well-improved place; price for a few days
yet, \$12,000; ask for description.

200 ACRES, \$14,000.

This place is on a good gravel read, has 140 acree of good land in cultivation and mostly in wheat; about 60 acres in open pasture; place has 8-room house, large barn, family orchard; this is a real buy at \$70 per acre; possession October 1.

Too-ACRE GRAIN FARM.
Located on highway now being paved; 600 acres now cultivated and mostly in crop, very fine land, \$12,000 or more in improvements, woven wire fence, etc.; price for crop and all is \$100 per acre.

We have farms of all sizes and the best list of good farms in the valley. All we ask in the chance to show you good farms near Oregon agricultural college. KINNET & STOCKWELL

Benton county's leading farm salesmen. CORVALLIS, OR.

SPLENDID 29 A., 14 MILES OUT. Just 14 miles out, in Washington codnity; good hard road all the way; milk route and all rural conveniences right by the door; 29 acres, all in cultivation, perfect lying land; 10 acres clover and timothy, balance cron, most all in; 4-room house, splendid large barn on concrete blocks, outbuildings, a good orchard, Personal—3 splendid Hoistein cows, 1 Holstein helfer, bred; team, harness, wagon, buggy, chickens, good farm machinery and plenty hay. Price only \$5800. Owner very old; desires to quit. HARGROVE REALTY CO.

NEAR FOREST GROVE. AT acres, located 1% miles from electric depet; 20 acres can be cultivated; 8 acres under cultivation; 5 acres more being cleared, balance in pasture; small orchard; 5-room hour barn 20x50; nice creek through plane; 5 chicken house; between 2000 and 2000 cords of wood on this place. Price \$1200, with horse, harness, 2 cows, 1 helfer, is chicken and machinery, \$2000 cash. JOHN FERGUSON, Gerlinger bldg.

BIG WHEAT FARM INVESTMENT BIG WHEAT FARM INVESTMEN.
Over 3000 acress wheat land, all intivation except about 200 acres; had
crop this year; all lies fine, big bmachine shed, dwelling home and or
buildings, fine well and pumping phleased to aplandid tenant for onetake part trade, some cash and give ton balance. This is an opportunity
turn your property in ou a good line
proposition with a big speculative fture, as these cheap wheat lands
advancing rapidly in value.
LUEDDEMANN COMPANY,
pl3 thamber of Commerce.

\$30—250 ACRES, NEAR ALBANY—\$50.

We consider this the bear buy in the Williamette valley; 240 acres under high state of cultivation, 10 acres of limber; improved with spiendid 9-room plastered house, large harn and all becessary out buildings; located & mile to chirch and school, 3 miles to R. B. town: fronting & mile on Williamette river. The average price of land in this heighborhood is \$130 per acre. Price for short time only \$50 per acre.

WILLAMETTE VALLEY LAND CO.,

203 First Nat'l Bunk bidg.,

Albany, Or.

GOOD 39 A., \$3500-\$700 DOWN, 25 miles south, 2 miles town and electric station; 39 acres; 26 acres cuitivated, splendid soil, fenced and cross-fenced, 4-room house, barn 32x42; other outbuildings. Price \$3500; \$700 will handle.

HARGROVE REALTY CO.,
122 N. Sixth St. Broadway 4381.

DAIRY BANCH FOR SALE.
Lineoln county, 160 acres, on county road; phone, rural delivery, mile from school, 5% from railway, 7 from county seat, where is creamery and cannery; bottem, beach and hill land; almost 50 under cultivation, the rest pasture; 6-room house, banns and outhouldings, waler piped into house; 3 creeks and fishing river on place. Easy terms or trade in or near Portland. Scarth, 654 Halsey street. East 6729.

74 ACRES. Near Eugene, all in crop; good bldgs. good roads, good schools, good soll; price 16500, \$1900 cash, balance easy terms and long time.

10 ACRES 5 acres cleared, balance easily cleared; fenced, cross fenced; good 4-room house, barn, chicken house, well and orchard, on good road; 3 good cows, separator and chickens go with farm; \$1600; one-half cash, balance easy terms. Other small and large tracts for sale reasonable and easy terms. Phone 67, Sandy, Or. George Beers, Sandy, Or.

Sandy. Or.

182 ACRES. NEAR ALBANY.

70 acres under cultivation, balance open pasture and timber; pienty of water; ordinary set of farm buildings; family orehard; located on level graval roading 5 miles from town. Price \$13,000.

WILLAMETTE VALLEY LAND CO., 208 First Nat'l, Bank bidg., Albany, Or.

Albany, Or.

160-ACRE stock, grain and fruit ranch, near Jacksonville, Or.; good improvements, good soil, fine timber, abundance of water, good location; a bargain, \$10,-600; terms. Moreland Realty Co., Gridley, Cal. 1ey, Cal.

\$50 DOWN ON 6 ACRES.

4 years' time on balance; close to station, store and school, planty of work nearby, Price \$600, \$50 down.

DRAPER, 401 Beard of Trade.

2550-acre stock ranch, Wheeler county, Or., 170 in cuit., 130 in crop, irrigating disch being completed to irrigate 200 acres, also 15 new in alfalfa. 25 more under ditch; 2 sets good buildings; quite a lot of cattle, horses and machinery; price \$55,000. Consider good valley farm to \$40,000 or \$45,000.

REAL ESTATE.

2080-ACRE wheat ranch; 1700 under plow; 500 in summer-fallow grain; all goes with place, good well, spring and creek; fair buildings; big farming outfit; present crop should sell for at least \$40,000, \$30,000 cash, bal, to suit. No trade.

2000-acre stock ranch, Malheur county, Or.; 185 now under irrigation; water rights filed upon and rights adjudicated, and 1990 acres more to be irrigated; fair buildings, immense outrange; 640 graving homesteads adjacent can be filed upon. Price \$51,800. Will consider western Oregon property in exchange.

540-acre valley farm, close to Eugens; over 496 in crop; owner receives & of crop; 2 sets buildings; owner's share of crop should run to fully \$10,000 this year. Consider Pertiand property. Price 54,000.

1240-acre wheat ranch, close to R. R.; all fenced; good well, good buildings; 1100 under plow; stock and machinery present crep should sell for at least \$25,000. Price \$45,000. Consider Portland or valley property to \$25,000. Remainder terms.

1280-acre wheat ranch, fair buildings, running water, share of present crop should amount to at least \$5000 to \$8000. Price \$35,000. Consider valley or Portland property to %; balance good terms. 1040-acre wheat ranch; 900 under plew; it mile to R. R. station; fair buildings; ewner's share of present crop should run to 15000 or \$7000. Price \$26,000; \$10,000 cash, bal. terms. No trade.

320-acre Sherman county wheat ranch; 1 mile to R. R. station; fine buildings; place fenced and cross-fenced with hos wire; 300 in cuit; 160 in crop; owner's share will sell this year for \$3500 to \$1000. Price \$16,000. No trade. L. K. MOORE, 317 Board of Trade.

ACREAGE—FARMS.

17 acres, finest soil, 15 under plew; fine 5-room modern bungalow; 8% miles from Portland on Capital highway; \$10,000; terms.

42 acres, Clackamas, 12 miles from Portland, paved all the way; 35 under plow, young bearing orchard; large set of beds, finest berry and vegetable soil, hog-tight fence; sacrifics \$300 per acre.

16 acres, Seappore, 15 acres under plow, 6 acres of real beaverdam, balance finest vegetable and berry soil; growing orchard; good 6-room plastered house, good roads, good neighbors.

26 acres, Hillsbore, 24 under plow; finest soil, young bearing orchard; good set of buildings, on paved highway; this is real farm land; \$300 per acre; terms, 160 acrea, Aurora; 100 under plow; finest soil, running crock, good set of buildings; German neighborhood; on paved highway; this is choice plece of diri; \$150 per acre.

THE FRED A. JACOBS CO.

DAIRY RANCH

210 acres, 80 acres in cultivation, in the bottom; 150 acres hill pasters. T-reom house, two barns, 35x60 and 40x50; garage, Al spring runs separator, electric lights, including stock and tool chopper, enalize cutter and blower, tractor, in fact, everything to farm with 3 horses, 5 or 6 cowe, bull, plowing all done and seeded; 3% miles to Lebanon, % mile to school, R. F. D. and telephone. Price \$14,000, \$6000, \$7000 6 per cent.

M. L. SOUTHARD & SONS, Lebanon Oregon.

WELL IMPROVED 50 ACRES.

WELL IMPROVED 56 ACRES.

A good farm with everything in firstclass condition; in pretty part of valley
near Albany; no white land, but good
productive soil; lies fine; 35 acres now
in clover; 31.6 acres, all in cultivation,
fenced and cross-fenced with woven
wire; splindid modern 8-room plastered
house, barn 34x48, fitted with hay carrier, manure carrier and patent
stanchions; wood shed, hog house, 3
chickon houses, brooder house 12x32,
straw shed 42x30; all buildings in firstclass condition; all now in crop; 16
mile to school; 3 miles to good town,
orchard and berries, Price only 37500,
HARGROVE REALTY CO.
122 N. 6th st. Broadway 4381.

STOCKED AND EQUIPPED FARM
FOR ONLY \$500E.

Very good, practically new buildings;
water piped to house, creek through
place; 6 cows. 2 helfers, 1 horss, 1 colhos, sheep, 150 chickens, separator,
wagon, buggy, harnesses and all kinds of
imperments and tools: 40 acres under
good wire fencing, 20 acres under cultivation, family orchard, snough hay for vation: family orchard, enough hay for the season and plenty of seed polatices; located 1% miles from nearnest railway station, between Portland, Tacoma and Scattle, reasonable terms. This offer cannot be duplicated E. A. LINDGREN, SAVON LAND CG. 935 N. W. Bank bidg.

FINE OPPORTUNITY.
400-Aore
DAIRY FARM

DAIRY FARM
on Columbia River,
Close to Portismi Market.
Both Stramboat and Rail Transportation.
All machinery necessary to operate,
machine shed, good barn; 24 milch
cows, 2 work horses.
T-ROOM HOUSE.
Water pumped to house Price \$32,000,
mitable terms. Write, wire, telephone
or interview personally,
HOWARD KIMBALL.
403 Stock Exchange Bidg.

LINCOLN COUNTY STOCK RANCH. 160 acros, located 4 miles southwest of Eddyville, Or.; 40 acres can be cultivated; 48 acres seeded to grass; 5 springs on the place; 3-room house, barn, chicken house and large woodshed; small orchard. Price \$2000, with 2 horses, 3 cows, harness, wagen, plow, steel harrow and furniture; 1½ miles to school, \$1100 cash. Personally inspected by JOHN PERGUSON, Gerlinger bidg.

CLOSE TO HILLSBORG.

160 ACRES, \$21,000,

55000 CASH

Only 2% miles from Hillsboro, % miles far line; first-class 160 acres at a price far below surrounding values; 80 acres in cultivation, 40 open passure, 40 timber along pretty creek; all smooth; thinbis land; 6-room house, barn and slio; place is clear, but owner is old and will give easy termy. D McChesney, 104% Oak st. Broadway 268.

29 cleared, bal. timber, good pasture, running water, good S-room house, barns, orchard of 500 trees; normonal, 5 cows, 8 befers, 4 calves, cream separator; 1 mile to town and Columbia river. Price \$5750; \$2500 cash, balance 6 per cent interest. Albert Harala with Harsrove Realty Co., 122 N. 6th st.

Margrove Realty Co., 122 N. 6th at Whereve Realty Co., 122 N. 6th at WHEAT PARM FOR TRADE.

1240 acres in easiern Oreson, 1100 acres cuitivated, half in crop this rear good buildings, well, all equipment of stock and tools; price, including squipment, \$15,000; will consider building in many good town or Willamette Valley farm as part pay; balance mortrage.

10 12 DEMAN COMPANY.

11 you want a bargain come and see this 38-acre farm; a well improved place a little cast of Gresham; good buildings, private water system, family orchard, good farm teum, wagon, all farm tools and implements, fine Jersey cow and calf, lots of chickens. Price 18850.

REIDER & ELKINGTON, Gresham, Or. FARMS—FARMS—FARMS.

Let me show you buys worth the money. I specialize in farms and know what I am talking about; 40 acres between Banks and Forest Grove, high tate of cultivation, good buildings, fruit, water system, silo, on main mad, all crops, £250 acre. Other good buys. 526 Chamber of Commerce.

Chamber of Commerce.

WHEAT LAND SACRIFICE.

\$27,50 per acre, 320 acres wheat land, one-half planted in wheat and balance under plow; all fonced and cross fenced; good well, and small house on place; 5 miles from good town and two railroads; owner sick and must seil.

NORTHWEST BUSINESS EXCHANGE, 428 Lumber Exchange bidg.

40 ACRES ONLY \$5500.

15 MILES OUT.

Mostly paved read; 20 in cuitivatios, 10 pasture, with creek and spring, 10 timber; 5-room house nearly new, barn, usual outbuildings; close to school; all your for \$5500. D. McChesney, 304% Oak at Broadway 266. Oak at Broadway 266.

OH SALE—Forty acres two miles from Dayton, Or.; 30 acres cultivated, 50 walnut trees, 0-room house, outhouses, barnprice \$10,000; terms. Also 20 acres, all in cultivation, highly improved; price \$50000; terms. Charles Anderson, Dayton, Or.

ton, Or.

40 ACRES, Washington county, Oregon, 0 miles N. W. Forest Grove, to exchange for farm in Michigan, Illinois or Indiana; might consider house in Portland. Chassitone, 258 E. 82d et. N. Tabor 2488. FARM for sale or exchange for rooming house. 262 Clay at