REAL ESTATE.
For Sale—Acreage.

—CHOICE 12 ACRES—
Twelve acres, good soil, running water, only about 12 minutes out from court house, near good station on electric line, combining all the city conveniences and country advantages. Summer tent house and small barn on place and some fruit. Extra fine proposition and wonderful location for country home.
Can make this a big bargain and will accept good part in Portland property. Here is something extra good.
—SAMUEL DOAK—
1202 Northwestern Bank Bldg.

THREE BLOCKS FROM CAR.

6 acres, located on a good graveled road, 9 miles south of Portland, 3 blocks from Oregon Electric station; all good land; 1 acre under cultivation; all can be cultivated; good plastered house, 16x24; barn 16x16; good graveled county road, close to the highway; price $2500, $1000 cash, or $2250 for all cash. Personally inspected. JOHN FERGUSON, Gerlinger bldg.

6000 ACRES in southwestern Washington for sale to settlers only; easy terms, low price, $5 per acre and up. Liberty bonds accepted at par. Write for map showing location, terms, etc.
WEYERHAEUSER TIMBER COMPANY,
Tacoma Bldg., Tacoma, Wash.

RIVER-FRONT 30 ACRES TO CHOOSE FROM IN 5 TO 10-ACRE TRACTS; PRICE AND TERMS VERY REASONABLE, MILWAUKIE, ROUTE 1, BOX 288.

$10 PER ACRE—240 acres, west of Scappoose; 2 miles Main 3072. McFarland Realty Co., 208 Failing bldg.

Fruit and Nut Lands.

BEARING PRUNE ORCHARD BARGAIN.
21.31 acres, 9 miles from Vancouver, in one of the best prune-growing districts in Clarke county. Every acre of it in orchard and all but about 150 of these trees in full bearing, and there was never a finer prospect for a big crop than now. This orchard will, without doubt, net the owner at least half of the purchase price asked for it this year.
180 tons of fertilizer were spread on this orchard this spring; it has been cultivated up to the minute and is in the pink of condition for purchaser to step in and go right to making money. The price, $12,500, will stand for only one week; $7500 cash will handle. ACT QUICK.
ELWELL & WATTS,
Washington st. at 8th.
Phone 236, Vancouver, Wash.

50-ACRE FRUIT FARM.
Here is a beautifully located farm of 50 A., all cultivated, with 25 A. in commercial apples in excellent condition; 14-year-old trees with prospects of a large crop this season; good 8-rm. house with hot and cold water, large, modern, new barn and outbuildings, place is well stocked and equipped and a real money-making proposition; can be handled on very easy terms and will consider good home in Portland as part. If interested in something good you should investigate this, which is only 1½-hr. drive to Portland. F. R. Jesse, 527 Corbett bldg.

50-ACRE FRUIT FARM.
Here is a beautifully located farm of 50 A., all cultivated, with 25 A. in commercial apples in excellent condition, 14-year-old trees with prospects of a large crop this season; good 8-rm. house with hot and cold water, large, modern, new barn and outbuildings, place is well stocked and equipped and a real money-making proposition; can be handled on very easy terms and will consider good home in Portland as part. If interested in something good you should investigate this, which is only 1½-hr. drive to Portland. F. R. Jesse, 527 Corbett bldg.

UMPQUA VALLEY FRUIT LAND.

We make a specialty of fruit lands, apples, pears, prunes, loganberries, strawberries, etc., exceptionally fine opportunities; terms are easy and development possibilities are attractive; climate is unexcelled. Write for particulars.
W. A. BOGARD & CO.,
ROSEBURG, OR.

FOR SALE OR EXCHANGE.
40 acres, with 10 acres of 10-year-old, well-cared-for apple orchard of the best commercial varieties; deep rich soil, not a foot of waste land; large overflowing spring with enough water to irrigate the tract. Located on good road 6 miles south of Mosier. This year's yield sold to the from 1500 to 2000 boxes of apples, probably more. Price $5000; good terms, or will accept a house in Portland of equal value or less priced house as part payment.
E. A. LINDGREN,
Savon Land Co., 930 N. W. Bank Bldg.

ABSOLUTE SACRIFICE.
APPLE AND STOCK RANCH.
Fully equipped and all in crop; 360 acres in White Salmon valley, Washington; 75 acres in orchard. This place can be bought for half actual cash put into it.
IT WILL PAY YOU TO INVESTIGATE.
Immediate purchase means securing this year's crops.
HUGH HENRY,
518-22 YEON BLDG. MARSHALL 474.
Portland, Or.

FOR SALE—55 acres in Lane county; 10 acres prunes, 7-year-old prunes; estimate about $1500; 15 acres apples, 5 acres pears, balance open ground; orchard in high state of cultivation; small cottage on the place; price $8500, $4000 cash and balance on very easy terms. Address AV 912, Oregonian.

FOR SALE—Young productive prune acreage in Lane county; very desirable location, near evaporator, near railroad; good roads; 40 acres, in whole or part; reasonable prices and easy terms. Address AV 910, Oregonian.

FOR SALE—20 acres pears and prunes, 5 years old; excellent location, near railroad and evaporator, in good fruit district; $2000 cash and balance on easy terms; a very thrifty orchard. Address AV 911, Oregonian.

FOR SALE—30 acres in very desirable district; 15 acres prunes, 6 years old; 10 acres apples, some age; balance tillable land; very choice orchard, in excellent tilth; reasonable price and easy terms. Address AV 915, Oregonian.

FOR SALE, by owner, nice homey place in Mount Scott; 5 fruit, chicken park, etc. For further particulars, call Tabor 2870 between 10 and 12 A. M.

ON CORNELL road, 6 miles west of Portland, 2 acres, all in wheat; 3-room bungalow, barn, chicken house; price, $900. 3-mo.-old White Leghorn pullets. Price $2000, by owner. Main 5404.

FOR $750 we can sell you a large lot with good shack. Bull Run water on lot. $300 cash, balance easy terms. Lee-Robertson Co., 412 Corbett bldg.

For Sale—Farms.

FARM ALL STOCKED.
50 acres, 20 acres under good state of cultivation, balance pasture and timber; finest of soil, will grow onions, potatoes, in fact, any crop that is grown here; good barn, 4-room house, outbuildings, family orchard, on county road, 3½ miles from railway station and store; R. F. D. daily; 5 cows, 3 heifers, team, 2 brood sows, one hog pigs, all farm machinery; place all in crop; school across road. Price $5000; terms if desired.
GEO. Y. MOODY CO.,
Washougal, Wash.

NEARLY 1350-acre stock farm in central Willamette valley; some stock, farm equipment and crop; fine creek and country road. All for $25 per acre. Good city lots as part payment.
49½ acres well improved, ½ mile Hubbard station; living stream and fine berry land. A bargain with easy terms.
I. G. DAVIDSON,
819 Chamber of Commerce.

320 ACRES fine bottom, 280 irrigated, old right, no upkeep; fair bldgs. and fences, in sight of high school, churches and stores; lies 1 mile along road, ½ mile deep, close to town of Silver Lake, proposed junction point of Strahorn R. R.; great dairy or stock farm. Price $20,000. Will exchange for Portland improved or valley farm. B 500, Oregonian.

WIDOW'S SACRIFICE.
80 acres, new buildings, 40 in cultivation, stock, implements, crops; only $7500; half cash, or house to $3500. Act quick. Owner, Johnson, 526 Chamber of Commerce.

CALIFORNIA farms, near Sacramento, for sale; easy terms; write for list. E. R. Waite, Shawnee, Okla.

120-ACRE valley farm for sale by owner; bargain; reason, sickness. Y 656, Oregonian.

REAL ESTATE.
For Sale—Farms.

READ THESE ADS.

Just another one of those farm columns of Bender's. I have the bargains; if you buy before seeing me you are the loser. I have many farms like these.

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-class, 5 feet deep; ¾ mile to school, R. F. D. and telephone; 2 fine springs, 1 creek, on this banks of beautiful river. There is a wonderful house of 8 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 80 cows; room for 30 more stanchions; 2 fine large silos, dairy engine house, complete set of farming implements and two good tractors; 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 consists of 250 acres. It lies in a beautiful valley in southern Oregon, where sunshine 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, $50,000; $40,000 to $50,000 cash, balance easy.

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

A WONDERFUL COLUMBIA RIVER FARM.

If you want to get a real farm, who do you want to see? "Why, Bender, of course." He is the money-maker. 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 387 acres, with 175 acres as fine bottom land as ever laid out of doors, 4 acres beaverdam, 160 acres under plow now and 100 more if you want to plow it up; some timber, 200 acres fine pasture, 3 acres fine orchard all fenced, mostly woven wire; lies at R. R. station, only 35 miles from Portland; facing paved highway; 2 wells, numerous springs, creeks, etc.; water piped to all the buildings, which include 2 fine houses that are modern in every respect; 2 fine barns, one of the finest dairy barns in the Pacific northwest, with stalls and stanchions to accommodate 125 head. The floor is fully cemented, with automatic water system. Each barn will hold 100 to 150 tons of hay. There is a fine dairy house equipped with an up-to-date bottling and pasteurizing outfit with steam equipment; also 2 fine 100-ton silos. Personal property: 4 wagons, 3 gas engines, woodsaw, feed grinder, manure spreader, 12 plows, 3 harrows, one disc, one riding cultivator, 2 walking cultivators, garden tools, mowing machine, rake, 2-row potato digger and rower, 2 ensilage cutters, 1 grain drill, centrifugal pump, 6-H. P. boiler, milk cooler, etc.; 200 registered Jersey cows, 65 head extra fancy grade milk cows and heifers, 6 hogs, 8 fine horses, 50 chickens, large blacksmith shop; house is 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 a dwelling house, 12 acres barley, 50 acres oats, 15 acres clover, 25 acres fine alfalfa, 8 acres vetch, 12 acres corn, ensilage and hay. Price for all, $85,000; $30,000 cash, balance to suit.

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

BENTON COUNTY.

This is only one of Bender's real farm bargains. See me before buying. This fine farm consists of 245 acres, all lies with gentle roll; 155 acres under plow, 65 acres bottom land, 80 acres slashed, 8 acres beaverdam, 90 acres good pasture. Big loganberry cannery close by, 16 acres peaches, family orchard. All soil a black loam; all well fenced; 1½ miles from R. R., 1 mile to school, R. F. D., telephone; fine lake of 2 acres, creek; all graveled road, to be paved; 3 wells, A1 8-room house, modern with bath, toilet, etc., hot and cold water, all plastered; 3 barns, 2 silos, milkhouse, pump, engine, boiler and machine houses; 3 chicken houses, cottage for help, garage; 3 walking plows, disc harrow, grain drill, clover seeder, low wagon, hay rake, hack, hoisey, spring-tooth harrow, 8 planter, sower, corrugated roller, mower, blacksmith outfit, combination team and tractor disc, dump rake, orchard disc, side rake, fanning mill, walking cultivator, binder, grain chopper, riding cultivator, fertilizer spreader, platform scales, tractor, 7 plows, wagon and wood rack, 2 gas engines, some grain, 5 horses, 19 registered Jersey cows, 3 goats, 35 hogs; 55 acres in fall barley, 20 acres spring barley, 10 acres vetch; all for $75,000, $15,000 cash, balance to suit.

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

WILLAMETTE VALLEY.
Here is a farm in a fine locality. It can't be beat for the money; 383 acres, 150 acres level, 320 acres under plow, which is 18 acres timber, 265 acres in gently rolling; family orchard; all fenced with woven and barb wire; ½ mile from school and station; 50 miles from Portland; ¾ mile to school; R. F. D.; A1 auto road; four fine springs; fine 9-room house, partly and plastered; modern, with hot and cold water, bath, toilet, etc.; 2 fine barns, 36x48, 40x60; 2 fine silos, 16x32 and 12x32; granary with fuel cellar and stone walls, machine shed, garage, chicken house, etc. Personal property and crops go; new 12-H. P. engine, new ensilage cutter, cream separator, 2-H. P. engine, manure spreader, drill, binder, mower, rake, disc, harrow, corn planter, 2-horse plow, 2 single cultivators, corn binder, woodsaw, feed chopper, gang plow; 2 No. 50 Oliver plows, stump puller, 3-horse plow, light wagon, 3 trucks, 1 hack, 11 registered Guernsey cows, 2 registered heifers, 4 registered heifers, 1 year old; 2 fine bulls, 17 grade Guernsey cows, 12 fine heifers, some fresh; 12 young heifers, 2 good horses, 4 registered sows, 1 registered boar, 20 pigs, 50 tons ensilage, 110 acres oats, 25 acres wheat, 50 acres clover, 30 acres vetch, 35 acres for corn. Price for everything $57,000, $25,000 to $30,000 cash, balance to suit at 6 per cent. Do not forget, it's "Bender" who has the farm bargains.

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

STOCK OR DAIRY FARM.
For stock raising or general farming read this: Can you beat it? No, you can't. Why? Because Bender does the business, hence he gets the bargains. 660 acres, all lies with a gentle roll; no waste land on the place; all A1 soil, 40 acres new farmed, 200 acres more never been plowed, in the finest kind of clover and meadow pasture; 100 acres fine piling timber. There are 1000 strawberries, 800 raspberries, currants and grapes, 3 acres fine orchard, nearly all fenced with woven wire, R. R. through place; 1 mile to good town, on highway; river on one side and numerous springs. There is city water in all the buildings, electric lights in barn, house and other outbuildings from city; is strictly modern new house of 10 rooms, furnace, fireplace, full basement, bath, toilet, electric lights, etc.; 2 fine barns, 40x80 each; garage, 200-gallon gas tank, hoghouse for 100 hogs. Personal property that goes: 3 plows, mower, hay baler, binder, 2 wagons, buggy, 2 harrows, disc harrows, electric washing machines, 75 head Durham and Shorthorn beef cattle, 12 A1 horses, 4 colts, 2 of which are draft colts; 12 registered Jersey cows, 3 are registered; 2 registered Hampshire sows which are ribbon winners; 1 registered Duroc boar, 35 pigs. Everything for $45,000, $25,000 cash, balance easy, 6 per cent. You cannot beat this, no matter where you go. See it, it will have $80 a day; this is headquarters for fine farms. Write me.

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

FINE FARM TO TRADE.

We will accept on this farm, which is making $10,000 to $12,000 each year, $15,000 in trade and $15,000 cash. Submit will have $80 a day. This place is on the coast in Coos county; about 280 acres under plow, of which about 200 acres is beaverdam; 2 houses, 4 barns, orchards, etc.; 65 milch cows, 4 yearlings, 2 bulls, 70 sheep, 15 hogs, 4 horses, milking machine, separator, cheese-making outfit. Price $70,000, the balance of purchase price can run long as wanted at 6 per cent. This place is real and will stand inspection.

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

REAL ESTATE.
For Sale—Farms.

YAMHILL VALLEY FARMS.
74-acre equipped ranch, 3½ miles from town on good rock road. Price $6500, 6-room house, good barn and outbuildings, city water, free mail delivery, telephone; all crops go with place, consisting of 2 acres of potatoes, wheat, oats, vetch hay; 30 acres tillable, balance 15 acres woodland; all stock, machinery included. 4 good horses, 2 cows, 2 hogs, 150 chickens. Can give possession at once. School and church 1 mile.
117 acres under plow, 2 miles from town; no buildings, wire fence; county road on south and east side of place; at $110 per acre entire crop of 15 acres hay; 1-3 of balance of crop goes with place; $3500 cash, balance at 6 per cent.
25 acres commercial apple orchard; had best of care; 12 and 14 years old. Good 8-room house, good barn, also apple warehouse and outbuildings; well fenced, city water, 1 mile from town; school and church. This place raised 5500 boxes apples last year. Will give terms as it is per cent. Possession can be had at once.
20 acres, 4 miles from town and church, 8 miles from school; mail delivery and telephone; 5-room bungalow, good barn, well, tool and chicken house, wire fence; 5 acres prunes 4 years old, balance wheat and oats. $5000—$2500 cash, balance mortgage at 6 per cent. Can get possession at once.
128 acres; 40 acres under cultivation, balance stump land and pasture; 7-room house and barn, well, family orchard, granary, chicken house; well fenced; ½ of crop goes with place, consisting of wheat, oats, hay, 70 tons ensilage. This farm is the cream of creams and consists of 250 acres. It lies in a beautiful valley in southern Oregon, where sunshine 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, $50,000; $40,000 to $50,000 cash, balance easy.

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

REAL ESTATE.
For Sale—Farms.

FOR SALE—226 acres excellent farm land, 92 acres in crop, 50 acres wheat, 42 acres oats sown last fall, 113 acres pasture which has been farmed and cropped with clover, 18 acres fine oak timber, 12 acre family orchard, all kinds of fruit and berries, 1 acre bearing raspberries; every part of this farm is producing and in high state of cultivation, having been cropped to clover for several years. The 18 acres oak timber is of the best; place fenced and cross-fenced, on good all-year road, near church, schools and railway station, about 8 miles from Corvallis. Has 9-room house, water piped in, and to lawns and chicken yards and other buildings, with nearly all modern conveniences. A fine farm machinery, which is in good condition, automobile included. 4 horses, average age 8, 1500 lbs.; one horse 1200 lbs, all first class; 3 cows, 7 hogs, 175 ewes and lambs, ewes will clip about 10 lbs. each, 100 chickens, cement-block creamhouse with new DeLaval 600-lb. separator, large dairy barn, 50-ton silo, sheepshede, horsebarn, pumping plant, also windmill and tower tank. This is a fine fully equipped stock, dairy or grain farm. The wheat on the place is nearly a bushel to the acre. Owner retiring account can't do the work. This farm has more than paid for itself and continues to do so for a few years; price $35,000, part cash, easy terms on balance at 6%.

560 acres, Willamette river bottom, 60 acres cleared, balance excellent pasture; good 7-room house, barn and maple, good saw timber, 7 miles from Corvallis, 1 mile from paved road, good school, church, store; price $29,000, half cash, terms 6%.

600 acres tillable, 300 in crop, mostly wheat; 300 pasture, good native grass, running water all year; fenced and cross-fenced, buildings poor; 1 mile from station, S. P.; 7 miles to Corvallis, ¾ mile to paved road under construction; $35,000, part cash.

226 acres, 135 tillable, 40 in crop, balance A1 pasture, with ash, oak and some fir, all lightly timbered; some stock and machinery included; on good road, 2½ miles from station, 9 miles from Corvallis; price $60 per acre. $6000 cash, terms.

200 acres good fruit, wheat or berry land, about 160 acres in crop, 40 acres pasture containing 2 springs; about 8 acres oak and fir timber sufficient for posts and wood for farm use many years; fair buildings; 2-acre orchard; on good road, 3 miles from Albany; one-third of crop; price $100 per acre, terms.

HUGHSON & TAYLOR,
132 Second St., Corvallis, Or.

BEST 20 ACRE BUY NEAR PORTLAND.

Positively no better value around Portland in a 20-acre tract than this; lies fine and all in cultivation except one acre nice fir grove for fuel; nice spring; no better soil anywhere; good 6-room plastered house, good cement cellar, nice barn, chickenhouses, etc.; nice orchard and berries. PERSONAL: Good team, harness, wagon, 2 cows, chickens and good set implements. Price complete, $6000. If this suits you it will pay you to buy anywhere you put it, but remember, it is only 5 miles from the city limits of Portland, splendid road all the way, in one of the prettiest and best sections adjacent to the city, right at stores, school, churches, etc. We have the very best assortment of well improved tracts around 20 acres.
ARGROVE REALTY CO.,
122 N. 6th st. Broadway 4381.

SOUTH OF PORTLAND.

20 acres, located 2 miles from Oregon Electric, good graveled road, close to and close to highway, all under cultivation and the very best of chocolate loam soil; good fence, 8 acres of clover, balance ready for crop. Good new 5-room bungalow, with Dutch kitchen and bathroom, large barn, chicken house, half mile to school, few fruit trees; price $4000, $1400 cash. A fine location in a section of well improved farms. 30 miles out.
JOHN FERGUSON, Gerlinger Building.

28 ACRES.

17 miles to Portland; good level land, with 6 acres in cultivation, 2 acres large bearing fruit trees, spring, fine timber; 5-room house and a 2-room house; large barn; road will be hard surfaced this year; 8 miles to Milwaukie City; $4200, $2200 cash, balance long time.
A. C. HOWLAND,
8th and Main Sts., Oregon City, Or.

40 ACRES, located 3½ miles southwest of Mosier, Or. 35 acres can be cultivated, 11 acres under cultivation, spring on the place, water piped from spring to house, 1 acre of bearing orchard and some berries, 4-room house, barn ½ mile to school, good graveled road by the place, level collar; price $2200, $1000 cash, with equipment, horses, etc. Can consider if corn, beans, potatoes and fine garden which is included in the price. Or will consider a 2-story house close in to Portland. See owner at 501 Gerlinger bldg., Monday, June 7. Main 8529.

EASTERN OREGON SHEEP RANCH.
1500 acres deeded land in reserve for 12 ewes and lambs; 60 acres river bottom land, balance fine bunch grass, good improvements and share of crop; some run 1200 ewes and lambs the year around. $5000 down will handle at $12 per acre.
For Sale by
FORD HENDRICKS, FOSSIL, OR.

STOCK ranch on Rogue river, containing 468 acres, 150 acres cultivated, 300 acres on river bottom; heavy hardwood timber in river bed; 2 barns, silo, farm house and other buildings. Price $17,500. $8000 down, balance long time at 6 per cent. Sale on August 1. 2-3 water ditch and water right out of river paid up. P. S. Anderson, 919 Reddy ave., Medford, Or.

210 A. LOCATED between Amity and McCoy, all tillable; 125 a. in crop, bal. timber and pasture, close to highway, has running water, 2 buildings. Price $125 per a.; give good terms. Place would divide well. Would sell half and lease the other; also sell stock, imp. J. F. ALLISON, Amity, Or., R. F. D. No. 2.

FARM VERY CLOSE IN.
43 acres within 10 miles of Portland, in Beaverton district, all in crop, all finest soil and lies fine; good buildings; pressure water system; fine team, 4 good cows, some hogs, all necessary farm machinery. Price $15,500; good terms. This is cheapest farm in that district. Includes crop and equipment.
LUEDEMANN COMPANY,
913 Chamber of Commerce.

FOR SALE—The beautiful Crane island in the San Juan island group, containing 220 acres; 30 acres in cultivation, the ideal summer home. 90 miles from Seattle and 35 miles from Bellingham, Wash. For further information address J. C. Hammond, 1803 14th ave., Seattle, Wash.

$3000 EQUITY in a good 39-acre farm 14 miles from center of Portland, for a stock of merchandise.
CAMPBELL-PHILLAN LAND & CATTLE CO.
709-10 Couch Bldg.

BIG BARGAIN: 80 acres good farming land, 5 acres seeded for clover, and one acre for garden. Five-room house, barn; running creek and county road through land. Owner, Fred Simons, Aplary, Or.

30 ACRES, 18 miles S. E. at station; ½ in young fruit and walnut trees, 50 bearing; buildings, water, wood, near schools; $7000, terms or trade. Automatic 213-06.

FOR SALE—By owner, 100-acre farm, half clear; 30 acres swale ground; 1 mile off hard surface road, 6 miles east of Vancouver; good buildings. B 610, Oregonian.

FOR SALE—160 acres wheat and coal land in North Dakota. Will sell cheap if sold at once. J. M. Gelfins, Columbia City, Oregon.

IRRIGATED 80 acres, good improvements, $8500, in crops of alfalfa, oats and potatoes. For further information address owner, P. Tormondsen, Ontario, Or.

FOR SALE—40 acres 20 miles from Portland, 4 miles from Woodland, Wash. Write to owner, Gus A. Simpson, La Center, Wash., R. F. D. 2, Box 55.

EASTERN OREGON wheat farm bargains, $25 to $40 per acre with crops and equipment. Correspondence invited. R. E. Harbison, Morgan, Or.

$2500 BUNGALOW, barn, orchard, garden, big hen house; 10 acres; near highway. McFarland, 208 Failing bldg.

LOGGED-OFF lands, $10 acre up; running water; good soil, ½ tillable; employment; easy terms. J. K. Sharpe, 83½ 2d st.

$500 CASH—100 acres Tualatin valley, price $3500. Big barn, level, some timber. Main 3072. McFarland, 208 Failing bldg.

REAL ESTATE.
For Sale—Farms.

LINN COUNTY
DAIRY AND GENERAL FARM.

196 acres, all in cultivation, 6 miles out—a real farm. Large house, 6 rooms; barn 46x70, machinery barns, hoghouse, chicken houses, well house and engine; 3 a. walnuts, family orchard; ¼ mile to school, R. F. D. and telephone; 4 good horses, 1 registered Holstein bull, 1 reg. Holstein cow, 11 good grade cows and 1 calf, 42 hogs, 200 chickens; Waterloo Boy tractor and all the attachments, and everything in the line of machinery needed on a farm. If you want a real farm, fully equipped, come and see this one. Price, stock, crops and equipments, with milking machine, $30,000; $18,000 will handle this at 6%.

108 a., 2½ miles out; good roads, R. F. D., ¼ mile to school, 2½ to high school; 12 a. of English walnuts, just in bearing; dry land, heavy red shot; 30 a. in bottom in cult., some oak timber; the buildings are of not much value; price of the most beautiful building sites in the country. Price $16,000—$8000 cash, 6%.

147 acres, 6 miles out; house, 6 rooms; barn, 30x40; R. F. D. and telephone; 50 a. in cult. in the bottom; woven wire and rail; some good saw timber. Price $40 per acre, half cash, 6%. This is a good buy. Come and see this. If this is not what you want let us know we have it.

36 a., all in cult.; 6-room modern house, bath and plastered, bath and toilet, fireplace and a fine porch on one side and one end; good barn and chicken house; 1 mile out; nice laying land. Price $9500, good terms, 6%.

M. L. SOUTHARD & SONS,
Lebanon, Oregon.

EXCEPTIONALLY GOOD 7800-ACRE DEEDED AND LEASED STOCK RANCH, 100 ACRES IN ALFALFA, 550 EWES AND LAMBS, ALSO EQUIPMENT, $40,000.

Free water right for the alfalfa, cut 4 crops a year, have cut first crop; lots of water for irrigation, complete equipment for running the ranch; good 7-room house, barn, other buildings; located about 125 miles east of Portland, in eastern Oregon, on a big river; controls the water from river for miles on this river; elevation only 800 feet; ranch will run 2 or 3 bands of sheep; deeded land fenced with woven wire. Lease on government land runs for 7 years at 5½c to 22½c per acre.

REASONABLE TERMS.
See SAM HEWEY at J. L. HARTMAN CO.,
7 Chamber of Commerce Bldg.

FINE OREGON CITY RANCH.
40 acres near Oregon City on main highway, all level and in high state of cultivation; 5 acres in bearing fruit, 6 acres in pasture and grove of natural trees; family orchard consisting of all kinds of fruit and berries in full bearing and in fine condition; good 2-atery, 6-room plastered house with fine fireplace; large barn, granary, and other outbuildings and chicken houses. All under woven wire fences, 2 milchcows, team of horses, brood sows, 4 stacks of alfalfa, full line of farm machinery and implements go with the place. Price, including everything, $10,500.
JOHN E. HOWARD,
318 Chamber of Commerce.

FINE PRUNE ORCHARD ON THIS 101-ACRE RANCH, 40 MILES S. W. OF PORTLAND.

Near good town on Red Electric; 12½ acres 10-yr.-old prune orchard, in fine condition; 80 acres in cultivation, 69 acres rich river bottom land, 4 acres timber, balance pasture; 7-room house with water piped in, big new barn, other outbldgs.; price $190 an acre. See SAM HEWEY at J. L. HARTMAN Co., 7 Chamber of Commerce bldg.

56 ACRES, located close to electric line on main highway, 16 miles south of Salem right on the Willamette river, finest of soil, practically level, no white land; 28 acres in crop, fine bass lake of 1 acre. Very attractive six-room bungalow with all built-in effects and fireplace, a bungalow such as you usually do not fine on a farm, large barn and other outbuildings; cement silo in back of the house. This is an attractive country home as well as a paying farm. Price $7200; can be purchased on very easy terms.
JOHN E. HOWARD,
318 Chamber of Commerce.

WILLAMETTE RIVER FRONTAGE.

Over 33 acres, sandy loam soil, 20 acres under cultivation, 12 acres timber, large bearing orchard, 5-room house in good condition, small barn, granary, chicken house, crops go in and go with place. This place has a large frontage on the river. Ranch stocked and equipped, also 1 tractor included. Price $6500 for everything, $3000 cash. Address, JOHN FERGUSON, Gerlinger Bldg.

100 ACRES—TUALATIN VALLEY.
STOCKED AND EQUIPPED, $13,000.
Only 16 miles out, good road and paved road nearly all the way; no better soil or nice lying tract could be desired; plenty of good water for fuel, 7 cows, young stock, hogs, chickens, complete set machinery; all crops and possession for $13,000, $5000 cash. This is a going place with income from the start and a good future; nice 6-room house, good barn, outbuildings. D. McChesney, 304½ Oak st., Bdwy. 266.

BY OWNER.
460-ACRE FARM "ALL STOCKED" AND EQUIPPED, $36,000.
60 miles down Columbia river, on Washington side; good soil; 70 a. in cultivation, 5 a. orchard, 25 a. partly cleared, 40 a. timber, balance pasture; also be cultivated; fenced and cross-fenced; good 7-room house and bath; fine barn and outbuildings; spring water piped to all the crops in; all goes for $50 per acre; easy terms. Write owner, AV 6, Oregonian.

20 ACRES AT EAGLE CREEK.
Located on main Estacada-Portland road, 1½ miles out, 10 acres fenced this summer; 5-room bungalow; 12 acres in crop; ¼ mile to electric station, 4 miles from Estacada; all river bottom land; fine location; price $4250, ¼ cash. S. E. WOOSTER, Estacada, Or.

WHEAT FARM FOR EXCHANGE.
1240 acres, about 1100 in cultivation, 600 in crop now and looking fine, bal. summer fallow; very fair buildings, good well, 16 work horses and all necessary machinery for farming. Price $45,000; consider valley farm or city property to $30,000 cash, $35,000, balance mortgage. Owner wants to come west of mountains.
LUEDDEMAN COMPANY,
913 Chamber of Commerce.

88-ACRE DAIRY RANCH—Registered Jersey cattle; member of the American Jersey Cattle club; fully equipped barn, milking machine, power separator, water piped to house and barn, full line of agricultural implements. Under the dike irrigating project. Will sell with cattle or without. Pine Tree Farm, Box 107, Woodland, Wash.

A DANDY DAIRY AND STOCK RANCH
180 acres in beautiful Alsea valley, 40 acres in crop, 40 more can be plowed with little work; rich soil, 1 million feet fir, large dairy barn, 2 acres in orchard, all kinds of berries, water piped to house; price $60 an acre, $4000 down, balance long time at 6 per cent. Kirk & Bush, Alsea, Or.

NEAR BEAVERTON.
38½ acres, 20 acres in crops, balance pasture and timber; 100 bearing fruit and nut trees; 5-room house, barn and outbuildings; 2 wells. This is rich dark loam soil, on main road, 2½ miles Beaverton, 12½ miles Portland. Price $11,500, half cash, 6% interest. See R. M. GATEWOOD & CO., 165½ 4th St.

SICKNESS FORCES OWNER TO SELL.
95 acres, 80 in cultivation, black creek bottom loam; new modern buildings; R. F. D., rock road; best section of Washington county; all stocked with cattle and machinery. Some sacrifice, only $21,000, terms. See it for yourself. George Johnson, 526 Chamber of Commerce.

COLUMBIA COUNTY.
17 acres; 8 acres cleared, balance practically clear; 7-room house, barn, 2 running springs, 1 acre strawberries, fruit trees; 5 miles off Columbia highway. $3500; will take city property up to $2500. Good road. Inquire 143 E. Alberta st., city.

FOR SALE—480 acres, 1 mile north of Lacomb, or 10 miles northeast of Lebanon; good improvements, good water, also flowing spring branch; A1 stock ranch. Good terms to the right party. Address all inquiry to Mrs. Carl Gimpl, Monroe, Oregon.

FOR SALE—A 20-acre farm, near McCoy, in Polk Co., Ore. M. McCann, owner.

REAL ESTATE.
For Sale—Farms.

DO YOU WANT A COUNTRY HOME SITE WHICH OFFERS BEAUTIFUL SCENERY AND PROFITABLE RETURNS IN MONEY?
Splendid view of Cascade mountains; Mt. Hood can be seen in the east, Larch mountain, Mt. Adams, Mt. St. Helens are seen in the northeast; the top of Mt. Jefferson can be seen in the southeast; also Estacada and Logan districts to the south; the Coast range can be seen in the west, besides many hills and valleys around the vicinity; in the evenings the lights of Oregon City heights, West Linn and many lights on the River road to Oswego and the lights of Mt. Tabor can be seen.
The farm has a good bearing orchard of 43 Italian prune trees, 30 apple trees, 4 cherry trees, 12 pear trees and others; some and sweet; 30 a. in cultivation; there are 15 acres of excellent ground suitable for raspberries, Italian prune trees, etc.; especially fine for peaches, grapes, strawberries, etc.; no frost is had late in spring or early fall; 50 acres of pasture, large and small timber; several hundred cords of wood can be cut; fair buildings, 6-room house, good spring water in house and barn; 3 horses, 2 cows, 60 chickens, complete farm machinery; located 3 miles from Portland on Foster road; the Clackamas county end of the Foster road will be paved this year; farm lies on a hill one-half mile off Foster road on a good private road. Price $16,000.
HARGROVE REALTY CO.,
122 N. 6th st. Broadway 4381.

WHEAT FARM FOR SALE OR TRADE.
480 acres, improved, fully equipped, growing wheat; 160 acres; fine good district in Alberta where 60 bu. of wheat, 125 bu. of oats and 25 bu. flax per acre is not unusual; 2 good fir, 40 acres, with plenty soft water, pump, windmill and tank. Good roads, school, R. F. D. and telephone, farm and outfit rented for this year. Price, including share of crops and all stock and equipment with large tractor and complete threshing outfit, $25,000. Terms, one-third cash, bal. in crop payments, or $5000 cash and $10,000 in clear Portland or San Diego property. A few crops will pay for this farm and the value will very soon increase to $100 per acre or more.
More fortunes have been made by raising wheat in Alberta than anywhere else in the west. This is your chance. Address R. G. S., 1160 Detroit Ave., Portland, Or. Phone Woodlawn 1274.

40-ACRE EQUIPPED RANCH WITH MODERN 5-ROOM HOUSE, ONLY $3250.

Water piped in house from a fine big spring, bath, toilet, hot and cold water, including furniture, garage, barn, 2 good fresh cows, 4 horses, 2 colts, good tools, chickens, some farm implements; good 40 acres; 30 acres lie fine; good soil; 8 acres in cultivation; some more easy to clear; balance rolling pasture, all fenced, on R. F. D. 42 miles from Portland, 3 miles from store, 1 mile to school. See SAM HEWEY at J. L. HARTMAN CO., 7 Chamber of Commerce building.

VALLEY FARM SNAP
STOCKED AND EQUIPPED.
150 acres; 45 in cultivation, in crop; balance open pasture and timber; deep rich soil, free from rock gravel; never-failing spring water to house and barn; bearing family orchard, 125 young prune trees, other small fruit; good 7-room house with fireplace; two good barns, hog house, chicken house, etc. The following goes with the place: Full line of farm tools and implements, good as new, go with place; 15 head of cows and heifers, some milking, good team, 2 good horses, 1 reg. Holstein bull, two good breed sows, 3 young work horses, 1 colt, about 50 chickens, and 2 stacks of alfalfa hay; land, 5 miles Newberg, ½ mile to main paved highway and R. R. stat. This is absolutely the best bargain in the country and will bear closest investigation. Everything goes for $125 per acre; $9000 cash, balance long terms, 6 per cent. R. M. GATEWOOD & CO., 165½ 4th St.

RICH 40-ACRE FARM WITH 12 ACRES OF POTATOES, NEAR CANBY, ONLY $7000.

25 acres rich sandy loam bottom land in cultiv., balance pasture; family orchard, 12 acres in potatoes looking fine, balance in wheat, corn, oats, onions, carrots, etc.; good cows, farm implements, 6-room house, water piped in gas engine; barn, outer outbuildings, 1 mile to school, 2 miles to Canby. See SAM HEWEY at J. L. HARTMAN CO., 7 Chamber of Commerce bldg.

54-ACRE SNAP.
Two miles Banks, Or., on railroad, station on the place; right