REAL ESTATE.
For Sale—Farms.

"STOCKED AND EQUIPPED."
80 acres, 13 acres in cultivation, 30 A. easily cleared, balance good saw timber; sawmill ¾ mile; this is all good land; orchard, berries, potatoes, carrots, beets, squash, parsnips, etc.; 6-room house, barn, 15 tons of hay in barn, plenty of water, 2 horses, 2 cows, 2 brood sows, 2 doz. chickens, 2 goats, wagon, hack, plows, mower, rake, harrow, etc., small tools; situated in the Corvallis and Philomath districts; price for all $3000, $2000 cash, balance mortgage, 6%. You cannot beat this for real value.
"EQUIPPED."
28 acres, 12 A. in cultivation, balance pasture, little timber; plenty of water; 8-room house, new good barn, orchard, grapes, berries, close to school, cannery and creamery; good market; wagon, plow, harrow, cultivator, post hole digger, saws, axes, pitchforks, cow stanchions, mowing machine, harness, small tools, De Laval cream separator and small tools; price for all $3750, $1000 cash, balance mortgage, 6%; situated in Yamhill county, near Willamina; this is a bargain.
H. M. GATEWOOD & CO., 165½ 4th st.

YAMHILL COUNTY BARGAINS.
100 ACRES, 40 in cultivation, balance good timber; enough timber to pay for the farm; about 70 acres can be cultivated; 5-room bungalow, large new barn; No. 1 prune land, lies nicely rolling, a Dark shot soil, now in oats and a good crop; land is free from rock and gravel; this is a bargain, price $5500, $1000 cash, balance terms.
160 ACRES, 40 in cultivation, 2 barns, good house, running water, water piped to the house; this is good land, and mostly level; it is new land; on good road, close to store, 7 miles from good town, 2½ miles from railroad station; price $7200, $3000 cash.
J. C. GILBERT,
L. O. O. F. Bldg., McMinnville, Or.

80 ACRES.
STOCK AND IMPLEMENTS.
20 acres in cultivation, bal. timber and pasture, 1500 cords first-growth fir; Spring creek piped to house, 150 bearing fruit trees; house, barn, new garage, team, colts; 60 chickens, harness, wagon, plows, harrow-cultivator; 4 tons of hay, 2 gasoline engines, ½ acre potatoes; 3 miles from car line, 7 miles from Oregon City. Price $4800, part cash.
A. C. HOWLAND,
8th and Main Sts. Oregon City, Or.

40 ACRES.
25 acres in cultivation, balance pasture and some timber. River on place; family orchard; 6-room house, bath, toilet, hot and cold water. Barn, chicken house, 2½ miles from town. $6000, part cash.
A. C. HOWLAND.
8th and Main Sts. Oregon City, Or.

OPPORTUNITY FOR CASH.
Twenty-seven acres, cleared, ready for cultivation, suitable for berries, fruit, garden truck, alfalfa, potatoes and as can be found in all the Willamette valley. Has running water, located ¼ mile from town, family orchard; 6-room house, from edge of property; good schools, bank and many business houses, modern up-to-date town, electric light, city water works, churches, etc. Good, clean community. Value of this property $6300 for quick cash sale. First come, $4000 clear title. Call on Gordon J. Taylor, Molalla, Oregon.

LARGE STOCK RANCH.
880 acres, stock ranch, in the heart of the range; 600 acres of hay land, remainder can be put in; can be made to cut 1400 tons of hay; excellent ranke in the hills; modern 8-room house; has its own electric light and water power plant; good abundant water supply; everything strictly first-class; located 2½ miles from Condon, Gilliam Co., Ore. Price $80,000, cash $30,000, balance on easy terms. A snap for a big concern; reason for selling, ill health. Write for detailed information address box 537,
JORDAN VALLEY, OR.

FINE 452-ACRE BARGAIN.
Here is an ideal ranch of 452 acres, with 250 acres under crop; 200 A. wheat, 75 A. oats, 75 A. hay, of which 1-3 goes with place. It is 10 miles to shipping point, on fine road; 6-room house, plastered, bath, toilet, running spring water, R. F. D. and phone; barn 36x80, machine shed, henhouse, bunkhouse, and smokehouse. The owners want action, therefore price of only $105 per acre; might consider some exchange.
F. L. Eddy,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

IDEAL DAIRY FARM.
240 acres, 9 miles north of Newberg, 10 miles south of Hillsboro; 40 acres in crops, 75 acres slashed and seeded, rest in timber, lots of cedar; 3 creeks running through place, all fenced; 8-room plastered house, barn 44x70, equipped for 20 cows; hophouse, all buildings nearly new; horses, cows, calves, sheep and implements go with place; will sell at $82 per acre, give immediate possession; terms if desired. Inquire of Sam Otto, Laurel, Or.

120 ACRES, $8000, TERMS.
60 acres under cultivation, balance open pasture with some good oak and ash timber; improved with good 7-room house, large barn, silo and all necessary outbuildings; plenty of water. This place is located ¼ mile from the Pacific highway on good graveled road, one mile from Monroe, Or. This is a bargain, let us show it to you.
WILLAMETTE VALLEY LAND CO.,
209 FIRST NAT'L BANK BLDG.
ALBANY, OR.

RANCHERS' ATTENTION.
I have to sell my home, farm of 523 acres, Linn county, Oregon; 160 acres under plow, balance good meadow and pasture; good 7-room house and outbuildings, well fenced; fine view from house, good roads; my price, $75 per acre, good terms to right man. Want to deal with farmers in earnest in buying a good farm at a bargain; no trades nor rents considered. Address owner, Mr. Datzmyer, Dekum bldg., Portland.

160 ACRES SHERWOOD FARM.
80 acres under cultivation, bal. has short growth of oak and fir timber; family use, orchard of 125 apple trees besides family orchard; two houses, one 4-room and other 2-room; extra large barn, silo, etc.; 80 acres in crop, of which 1-3 goes with place. This is a good buy at $17,000; $5000 cash.
F. L. EDDY,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

160 ACRES ON PACIFIC HIGHWAY.
All under cultivation; improved with modern 5-room bungalow, large new barn, and all necessary outbuildings; well at the house and in the pasture. Part of the crop goes with the place if taken right away. Located two miles from Halsey, Or. This is a good buy at $12,800; terms.
WILLAMETTE VALLEY LAND CO.,
203 FIRST NAT'L BANK BLDG.,
ALBANY, OR.

101 ACRE CLARKE CO.
95 acres level, 40 acres bottom land, with 10 or 12 acres in beaverdam, 30 acres under plow; shot and small soil; only one mile to paved road; 4-room house, 2 barns, chicken house; 7 miles to Vancouver and price only $16,000.
F. L. EDDY,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

120 ACRES, west of McMinnville, 35 acres of crops; 75 acres can be cultivated; good soil; creek and spring; county road; 4-room house, barn, chicken house; complete line of machinery; all the hay; 12 milk cows, 1 bull, 6 head of young stock; harness and everything for farming. $4600 cash; a good stock and dairy ranch; 1½ miles to school.
JOHN FERGUSON, Gerlinger Bldg.

FOR SALE—Small dairy, truck and berry ranch, improved and stocked, in western Lane county, on water, county road, mail, phone, school on place; no place in Oregon beats on strawberries and cream; some terms; might consider trade for a small place near high school or small store in country town or barber shop with difference. Charles Pember, owner, Ada, Or., Lane Co.

FOR SALE.
58-acre fruit and dairy farm, 3 miles from Forest Grove, all in cultivation, fine land, good buildings; will take car as part first payment; price $9000, easy terms. Owner,
JUDD BROS.,
WHITE BLUFFS, WASH.

40 ACRES, 7 miles east of Oregon City; good county road; clay loam soil; 30 acres can be cultivated; 10 under cultivation; half mile to school; 2 acres orchard; 5-room house, several outbuildings; some timber; telephone; some equipment. Price $3675, $1375 cash, balance 3 years at 6 per cent.
JOHN FERGUSON, Gerlinger Bldg.

240 ACRE LINN CO. FARM.
240 acres with 235 acres under plow; family orchard and berries; 8-room house, 2 barns, machine shed, etc.; 35 tons of hay in barn; price only $25,000, $10,000 cash.
F. L. EDDY,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

REAL ESTATE.
For Sale—Farms.

THE FAMOUS DAIRY DISTRICT.
THE NESTUCCA VALLEY,
TILLAMOOK COUNTY, OREGON.

105 acres, half is bottom, all well improved, excellent buildings, silo; 10 thoroughbred Jersey cows, 27 other fine cows and young stock, fine Jersey bull, good team and all farming implements; price $33,000, one-half cash, balance, terms to suit.

324 acres, 185 acres of this is tide land, produces lots of hay and grass; well improved, good buildings, silo and cutter; 40 fine cows, 7 heifers, one fine bull, two teams, farm implements; price $50,000, but $15,000 cash will handle it.

105 acres, 93 acres of this is bottom; house and barn, 24 good cows, team, farm implements, household goods; price $28,000, only $5000 cash, balance on best terms; owner will trade for city property at Eugene or Corvallis to value of $5000.

45 acres, all fine bottom land, well improved, good house, barn, milking machine, mare, two colts, 12 extra-fine Jersey cows and bull; two 2-year-old and six yearling heifers; farm will support 25 cows; price $26,000, $6000 cash, balance on easy terms.

160 acres, some bottom, the rest bench and hill land; house and barn, 20 cows, bull, farming implements go with place; located on this farm; price $12,500, cash $3000, balance easy terms.

120 acres, some bottom, rest bench and hill land, house and barn, 21 cows, fine bull, tools and farm implements; price $7200, $3000 cash.
J. C. GILBERT,
L. O. O. F. Bldg., McMinnville, Or.

BEST 30-ACRE BUY AROUND PORTLAND.
Best value for the money anywhere around Portland; just 9 miles from the city limits of Portland; good hard road all the way; in thickly-settled community and one of our very best farming sections; close right at stores, schools and churches; 30 A., 25 cleared, balance timber; 6-room house; splendid large barn with basement; orchard and very fine spring; 2 cows, 1 good horse, splendid cow, 100 chickens, 240 bu. wheat, about 600 bu. oats, 12 tons baled timothy hay, 5 tons alfalfa hay, large potato patch, good binder, good harness, 2 good wagons, 150 sacks, drill, 3 plows, 2 cultivators, disc, mower, 3-section harrow, cream separator and lots small tools. Price $7000, $4000 cash, balance 5 years, 6 per cent interest. Personal property easily worth $2500.
HARGROVE REALTY CO.,
122 N. 6th St. Broadway 4381.

$35,000.
FOR SALE, THE BEST 500-ACRE DAIRY AND STOCK RANCH ON THE RIVER BOTTOM, CLOSE IN, NO COMMISSION. C 224, OREGONIAN.

A REAL FARM.
121 acres, 115 in cultivation, balance pasture; 4-room house, family orchard, running water, fine barn, fair house, 7 head horses, 7 head milk cows, 5 heifers, 1 bull, 70 head sheep, 16 head hogs, 200 chickens, 18 turkeys, all kinds of implements and tools, grain in the barn, ¼ mile to electric station, on good road, about 20 miles from Portland. Price $29,000. Terms.
MORRIS & BUNDY,
618 Chamber of Commerce Bldg.

30 ACRES—Located close to electric line on main highway 16 miles south of Salem, right on the Willamette river. Finest of river loam soil; positively no waste land; 28 acres in crop, fine base take on one acre; a first-class 6-room bungalow with fireplace and built-in effects. Cement walks around the house. Large barn and other outbuildings. 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 Cham. of Com.

68 ACRES, 30 acres under cultivation, all can be cultivated; 1 mile to school, good fences, 2 springs, good bottom land, 3-room house, barn, mixed orchard, granary, chicken house; price $1250, with 4 cows, 6 hogs, 100 chickens, 16 tons hay, cream separator, machinery and garden; $3000 cash, 6 miles from Portland house clear up to $2500; owner in town for few days; near Lebanon, Or. John Ferguson, Gerlinger Bldg.

THE BEST BUY IN OREGON.
32½ acres, 25 in crop, balance pasture, all kinds of fruit and berries, 6-room house, good barn and silo, horses, cows, implements go with place, close to electric line and highway, ½ mile of good town and high school, only 19 miles from Portland. Price $12,500, terms. Might take in good house to $5000 or $6000. Morris & Bundy, 618 Chamber of Commerce bldg.

587 ACRES, 22 head stock, cattle, horses, 80 acres in cultivation, 300 tillable, 36-acre water right, crops ready to seed, fine pasture, house and farm implements; $6000 or $2000 cash, balance 5 years, 6 per cent. Other information, address owner,
HARRY W. HINKLEY,
Roberts, Or.

40 ACRES fine soil, 1 acre in cultivation, 3 acres slashed, balance easily cleared; some fruit, small house and woodshed, 2 good stock wells and some furniture; stump puller, cost $150; some tools, plenty garden; 80 rods from good school; ½ mile 160 miles from Portland. Price $800; if Pacific highway was built this would be $350 cash, balance time.
MORRIS & BUNDY,
618 Chamber of Commerce Bldg.

40 ACRES, Lane county, 7 miles west of Creswell; good graveled road by place, red shot soil, 30 acres can be cultivated, 5 acres in cultivation, 20 acres timber; ¾ mile to school; 3 springs, small creek, 4-room cottage, barn, chicken house; price $1700, $900 cash, balance 3 years at 6 per cent. Owner on place.
J. L. HARMAN CO.,
8 Chamber of Commerce Bldg.

WASCO COUNTY WHEAT RANCH.
800 acres, 400 cultivated, 200 summer fallow; average yield 25 to 30 bushels; 12 acres in alfalfa, fenced and cross-fenced, hog-tight; eight fields, water in each; finest set of buildings in this county, running water in house, barn and hophouse; everything in first-class condition; 100 acres water right, all subject to irrigation; 8 miles to Biggs, 6 miles to railway; $70 per acre; stock and machinery for sale. Owner, V 206, Oregonian.

80-ACRE FARM AT GRESHAM.
Near inside the line road; this place is offered at a bargain; very best of soil and all under cultivation; good buildings, orchard and strawberries; full equipment of implements and machinery; fine crop; 20 fine milch cows, 6 heifers, good horses and everything needed to run the place for $27,000.
KRIDER & ELKINGTON, Gresham, Or.

TUALATIN VALLEY, 24 acres. Some of this is the best prune land in Oregon. Good family orchard, 6-room house, large barn, fine onion house, woodshed and well; only ½ mile from station. A good buy at $8500, ½ cash.
HESGARD,
COE A. McKENNA & CO.,
82 Chamber of Commerce.

FORECLOSURE.
Must sell in short time, 157 acres of mission bottom land, finest land in Oregon, at station on O. E. R., 40 miles from city; reduced for quick sale from $175 to $160 per acre; worth $200 per acre. Stock, 403 Couch bldg. Marshall 3352.

HOOD RIVER'S finest apple district, for quick sale, 144.1 acres, with irrigation water to place; 6½ acres cleared, 8½ acres commercial and family orchard; house, barn and good well water the year around. Call Palace hotel, room 300, between 5 and 7 P. M. Tuesday or write. Save your own commission.

IN THE LOGANBERRY DISTRICT.
$104 per acre for 42 acres of land, 13 miles from Salem, 5 miles from Jefferson, 18 acres under cultivation, 3-room house, barn, chicken house and hog house; 6 acres of prunes, 3 years old, in poor condition. A splendid buy, well worth investigating. Owner, Fred W. German Co., 732 Chamber of Commerce.

FOR SALE—40 acres, 14 miles of Portland; part beaverdam, three acres in onions, five in potatoes, balance in hay and timber, fine spring, water piped to house and barn; price with one-third of crop $6000; no agents. Office phone East 1034; residence phone, East 4411. Owner, W. E. Bridwell.

FOR SALE—Here is a dandy little ranch, 30 acres, clean as a paved street; no rock, stumps or brush; no improvements; 12 miles from Albany, two from Crabtree; price $3750, $1000 down, bal. long time. F. P. Farmington, owner, Hotel Alder.

TEN ACRES—Powell Valley; house, barn, orchard, berries, three hen houses; $5000; one-third cash. McFarland, 208 Failing bldg.

8½ ACRES—5-room clean house, barn, orchard, $2700. McFarland, 208 Failing bldg.

SELL or trade 261 acres wheat land in Garfield Co., Mont.; buildings and stock included. Telephone East 5449.

$4500—FARM, 40 acres; 25 miles Portland. McFarland Realty Co., Failing bldg.

REAL ESTATE.
For Sale—Farms.

COLTON DISTRICT.
In Clackamas county, 28 miles southeast from Portland. In the district is a sawmill, planing mill, electric light plant, several grade and a high schools, blacksmith shop, garage, general store, church and postoffice. The roads are generally graveled and macadamized. The land is adapted to general farming, dairying and fruit raising. Following are a few of the many good BUYS we have in this locality:
40 acres, 6-room unfinished bungalow, barn, etc., all fenced, some in cult., good well and creek, $2000, $500 cash.
40 acres, full set of good bldgs., good orchard, stock and implements; also household goods; $4500, $2400 cash.
80 acres, unimproved, good creek, on county road, some timber; $2200, $200 cash. Will take Portland property on part.
80 acres, 6-room house, good barn and other bldgs.; all fenced, fine orchard, plenty of water; $5000, $3700 cash.
120 acres, full set of bldgs., 25 acres in cult., creek, well and springs, good road; $6500, $1500 cash.
122 acres, 7-room house, large barn, all first class, 40 acres in cult., creek and wells, on macadam road; $10,980, $6000 cash.
Photographs at our office.
FRED W. GERMAN CO.,
732 Chamber of Commerce.

"STOCKED AND EQUIPPED."
80 acres, 35 acres in cultivation, 30 a. easily cleared, balance good saw timber; sawmill ¾ mile; this all good land; orchard, berries, potatoes, carrots, beets, squash, parsnips, etc.; 6-room house, barn, 15 tons of hay in barn, plenty of water, 2 horses, 2 cows, 2 brood sows, 2 doz. chickens, 2 goats, wagon, hack, plows, mower, rake, harrow, etc., small tools; situated in the Corvallis and Philomath districts; price for all $3000, $2000 cash, balance mortgage, 6%. You cannot beat this for real value.
"EQUIPPED."
28 acres, 12 a. in cultivation, balance pasture, little timber; plenty of water; 8-room house, new good barn, orchard, grapes, berries, close to school, cannery and creamery; good market; wagon, plow, harrow, cultivator, post hole digger, saws, axes, pitchforks, cow stanchions, mowing machine, harness, small tools, De Laval cream separator and small tools; price for all $3750, $1000 cash, balance mortgage, 6%; situated in Yamhill county, near Willamina; this is a bargain.
H. M. GATEWOOD & CO., 165½ 4th st.

STOCKED and equipped dairy farm, 3 hours from Portland, R. R. station at end of place; 47½ acres, 30 acres cleared, with lots of outrange; 6-room house with bath; finest spring water in house and plenty of it; new concrete cellar and woodshed, house and shed newly painted; barn 50x90; shed for all machinery; hay for 12 in barn; 20 to 25 tons of hay in barn, mostly grain hay; 3 acres of turnips for winter feed, 1 acre of potatoes, lots of small tools, good family orchard, all bearing; 6 very fine dairy cows, 2 good workhorses, some chickens and ducks; all necessary machinery and tools to run first-class dairy farm, all in good condition; also household furniture, including good range. This place will run 6 more cows. The owner has made enough money on this place to retire. If you want a moneymaker, look this over. Everything goes for $3000, including the finest climate in Oregon; $1000 cash, $4000 on time at 5 per cent. Box 242, Oregonian.

VALLEY FARM.
STOCKED AND EQUIPPED.
151 acres, 45 in cultivation, balance open pasture and timber; fine level soil, no rock or gravel; never-failing spring water to house and barn; bearing family orchard, 125 apple trees; house 2 acre small fruit; good 7-room house with fireplace, 2 good barns, hoghouse, chicken house, etc. This is the following implements and full set of farm tools and implements, good as new, go with place: 15 head of cows and their 3 calves, 1 registered bull, 2 good brood sows, 3 young work horses, 1 colt, about 50 chickens; only 19 miles from Portland, 6 miles Newberg, ¼ mile to main paved highway and R. R. station. This is absolutely the biggest bargain in the country and will bear closest investigation. Price $20,000, terms, or will take city property up to $8000 as part payment.
R. M. GATEWOOD & CO.,
165½ 4th st.

HALF my ranch, including improvements, for $8000; consists of 154 acres, 40 in cultivation, 60 slashed and burned, 10 ready for plow, balance in good saw timber and pasture, on Eagle creek; buildings are exceptionally good, large 8-room house with large porch and room in back, fine cellar, 40 feet long, washroom, well in room; large modern barn, contains patent stanchions, harness room, granary; this barn will hold 40 or 50 tons of hay; hoghouses, poultry houses, with parks fenced; also workshop; good bearing orchard, including 200 young prune trees, also berries and fruits; stock, implements and crops included; two good springs and creek, good hunting and fishing, rural conveniences, unlimited outrange; good rock roads; 5 miles from Estacada; price of whole, $73 per acre, terms. Write or phone owner, J. O. Botkin, Estacada, Or.

EXCEPTIONAL OPPORTUNITY.
FINE FRUIT RANCH.
Never before offered for sale; 40 acres 30 miles from Portland and 3 miles from Estacada, on main paved road. Land is all cultivated and fenced with woven wire; three acres family orchard, consisting of apples, pears, prunes, cherries, quinces, etc.; 10 acres best commercial varieties apples, 10 years old; 15 acres prunes, 7 years old, in excellent bearing; balance in grain. House, barn, henhouse, etc.; excellent spring; sprayer and all farm implements go with the ranch for only $10,000, with terms. The prunes alone will pay for the ranch in two or three crops. Buy direct from the owner and save the agent's commission. For interview address or telephone Walter H. Nugent, 204 E. 12th st., Portland.

HOP, FRUIT, POULTRY, LOGANBERRY AND GRAIN RANCH IN YAMHILL COUNTY, ONLY $100 AN ACRE.
25 acres planted to hops, 15 acres in prunes, 2 acres loganberries, 110 acres in cultivation, 100 acres of this rich bottom land. The balance of this 232-acre ranch is fine pasture and timber, most all of the fences are woven wire, 3 springs and creek, 6-room house, big barn, chicken house, hop house, machine shed, 3 miles from good town and electric station, on hard road. Price $23,200, TERMS. A fine opportunity to double your money in a few years.
See SAM HEWEY at
J. L. HARMAN CO.,
8 Chamber of Commerce Bldg.

REAL ESTATE.
For Sale—Farms.

20 ACRES, CROPS.
This beautiful tract lies about 2½ miles south of Tualatin, 13½ acres in cultivation, 6½ acres stump pasture, about 4 acres in beaverdam and about 1 acre in onions; good 6-room house, stable and chicken house; 2 acres berries; ¼ mile off main macadam road; price $5250, 20 years' time on $2000 at 6 per cent.

21 ACRES.
Mostly in cultivation, close to Middleton station; lies beautiful, very best soil, living water, poor house, good barn; price $6000, terms at 5 per cent.

40 ACRES.
1¼ miles from Middleton station; 20 in cultivation, 20 stump pasture, comfortable house, fair barn, good granary and other outbuildings; splendid young 2-acre orchard in bearing, 49 Italian prunes, very best of shot soil, not a rock, no waste, lies on a good slope, no better fruit land in Oregon; team horses, fine cow, yearling heifer, spring calf, brood sow, 2 doz. hens, wagons, hack, plows, etc., hay and grain; $3000, half cash, balance to suit.

200 ACRES.
Yamhill county, 6 miles south of Dayton, on macadam road; 120 in cultivation, 60 acres splendid timber, 20 acres in stump pasture with living water (very easily cleared); good 9-room plastered house with bath, 2 good wells, 2 acre bath, cement basement; stock and equipment, also 200 bushels oats, 100 bushels wheat, several tons hay; $22,000, easy terms.

80 ACRES.
Washington county, 3 miles west of Sherwood, 35 in cultivation, 15 slashings, 30 of heavy saw timber, comfortable buildings, in high state of cultivation, on main county road, stocked and equipped; $150 per acre and good terms on half.
O. B. RIPPEY,
610 McKay Bldg. Main 6229.

50 ACRES.
STOCK AND TOOLS.
All level, fine soil, not a stone; 30 acres in cult., lots more easily put in; 7-room house, barn and outhouses, fruit, fine water; 4 cows, 8 hogs, 1 heifer, 1 steer, 100 chickens, 3 horses, 7 acres spuds, balance in oats and wheat, all crops go; wagon, buggy, plow, harrow, disk, mower, separator; place all ready to move into; everything complete; 5 miles of Canby, Or., on main road; price for all crops, stock and tools is $30,000, $10,000 down, balance at 6 per cent. This is a bargain.
E. P. ELLIOTT & SON,
7th and Main sts., Oregon City, Or.

REAL ESTATE.
For Sale—Farms.

320 ACRES.
320 acres loam soil, with about 125 acres in cultivation, balance in open pasture, with running water all the year, and fenced with woven wire. Modern 8-room bungalow, with full concrete basement, furnace, fireplace, tile baths, electric lights and fine lawn, nice shade trees and all kinds of choice shrubbery, barn is 240 feet long, with large silo and modern in every detail. Double garage with concrete floors, gasoline tanks and pumps, large cattle scales, modern milk house with steam boilers, steam separators, wash trays, concrete vats for cooling milk. Water is piped to all buildings and in pasture. This is one of the best ranches to raise registered cattle in the northwest and if you are looking for a money-maker as well as an ideal country home, here is your chance. We would consider income city property or smaller farms as part payment and give reasonable terms on balance. We will sell you this place for less than you could put on the improvements. See Mr. Blair, with
THOMPSON, SWAN & LEE,
Third and Main Streets,
Vancouver, Wash.

$6000—ESTACADA FARM—$6000.
40 acres good land, 25 acres cleared, balance pasture; wood for family use; all fenced and contour level; 300 prune trees, 4 acres walnuts, grapes and other fruit; fine well of water with good force pump; 8-room house, chicken house and other outbuildings; 2 miles to Estacada, where we have one of the best high schools in the county, also electric cars go to and from Portland, Or., daily. If you are looking for a good home in a fine neighborhood, investigate this; ¾-mile to school, church and store. Price $6000, on good terms.
S. E. WOOSTER,
ESTACADA, OREGON.

41 ACRES.
STOCK AND TOOLS.
30 in cult., more not hard to clear; fine water, 5-room house, barn and outhouses, family fruit; 5 cows, sow and pigs, 60 hens, good team, wagon, plow, cultivator, mower, drill, rake, wagon, separator, some crops; place five miles of Oregon City on good road; price $6500, $3500 down.
E. P. ELLIOTT & SON,
7th and Main sts., Oregon City, Or.

IF YOU ARE A POULTRY MAN THIS FARM WILL PLEASE.
32 acres, 12 miles from Portland, on good auto road the year around; 25 in high state of cultivation, 5 acres fine wheat, oats and vetch for hay, balance cabbage, potatoes, corn and good family garden; good 5-room house, good silo, 2 double-deck chicken houses, will accommodate 4000 birds, these are built of finish material and in fine condition. Place is fenced on 3 sides with woven wire, all new posts this year; R. F. D., mail and express right by the door; with this go 650 White Leghorn hens, good team, good cow, all tools, implements, etc.; everything for $10,000, half cash.
STEWART & BUCK,
315 Northwestern Bank Bldg.

BUY FROM OWNERS.
200-Acre Stock Ranch.
9 miles from Tillamook; county road to place, 2½ miles from good town, large creek, shack house, 2 large barns; 75 acres cleared, balance timber; adjoining forest reserve; $60 an acre.
76 Acres Near The Dalles.
3 miles from The Dalles; 15 acres in fruit, balance fenced and cultivated, all cross-fenced; 5-room house; county road by place; $80 an acre.
7½ acres Near Multnomah station; 5-room house, large barn, spring water, 100 fruit trees; all fenced and in cultivation.
NORTHWEST BUSINESS EXCHANGE,
427 Lumber Exchange Bldg.
2d and Stark Sts.

FOR SALE CHEAP, two farms, comprising seven hundred acres, near Roseburg, Or., on Pacific highway, 1 mile from shipping point of Southern Pacific; best climate in western Oregon; 10 months' sunshine; soil adapted to all kinds of hay, grain and orcharding, dairying and stock and turkey raising; running stream on both farms; public school near by, daily mail; telephone. If you don't believe this is a snap, call at the Second street hotel, or phone East 660.

THOMPSON, SWAN & LEE,
Third and Main, Vancouver, Wash.

FOR SALE.
38 acres, upland, shot soil; 18 acres under plow and cropped, 2½ A. in young orchard, 9-room house, good barn, chicken houses and parks, about 400 bu. of logonberry vines, small team horses, buggy, cream separator, incubator and brooder, all tools, well and spring water on place; 3 miles from town on good road, R. F. D., school bus. Price $4500, $3000 cash, balance terms.
McKINLEY LAND CO.,
Castle Rock, Wash.

A REAL FARM BARGAIN.
A REAL FARMER WILL SAY SO.
FOREST GROVE DISTRICT.
That talks for itself.
Ask Anybody Who Knows.
59 Acres.
$9000—$6000—$9000.
All in cultivation.
Fair buildings.
¼ mile from PAVED road.
1 hour's drive to
center of Portland.
A GIFT
AT THE PRICE—$9000.
NEILAN & PARKHILL,
219 Lumbermens Bldg.

TILLAMOOK DAIRY FARM.
100 acres, near Tillamook, on paved highway, practically all tillable; fair buildings, silo; 22 head dairy stock, good team, hogs and chickens, some furniture, all necessary farm tools; price $24,750; will take $4500 down, or will consider small farm in part pay, balance 6 per cent, long time.
LUEDDEMANN COMPANY,
913 Chamber of Commerce Bldg.

HOGS AND CLOVER WINNERS.
40 acres cleared, choice soil, good house and barn; 3 acres loganberries, raspberries and strawberries; 30 head of Jersey cows, two mares, chickens, farm machinery; close to paved highway, 18 miles Portland; only $12,000, half cash.
Crockett Co., 203 Washington bldg.

SEE THIS LAND BARGAIN.
103 acres, ½ mile from city limits, 25 minutes out, west side, gravelled road; 32 acres in cultivation, 25 slashed, can all be cultivated; old buildings, orchard, 20 springs, 1 mile of city, $100 per acre. Consider home to 13500. 1151 East Lincoln st. Tabor 2225.

STOCK RANCH.
Sheep and goat ranch, sawmill proposition, several miles fine saw timber and piling, fine fruit and berry land, near two canneries, fine prune land; about 600 acres, $25 per acre, terms; take part in Portland property or small place. A 520, Oregonian.

160-ACRE RANCH to trade for city property; 30 acres cleared and fenced; small house; barn; creek runs through place; 10 miles from town; fine stock range. Will trade for small place in Portland. Call or write Leroy Simmons, P. O. Box 53, Kalama, Wash.

78-ACRE IMPROVED FARM.
Good new house, 8 acres in cultivation, 6 acres wood lot; good land and located in the Hubbard district; only $150 an acre for this good farm and half of the crop is included if taken at once. D. McChesney, 304½ Oak st. Bdwy. 266.

31 ACRES, 24 cultivated, all best land, ½ mile east Hillsboro and paved highway to Portland; 200 yards passenger, freight, express station. Beautiful modern 7-room home, water, gas, lights, bath, young family orchard; $11,500.
J. D. BERGEN, HILLSBORO, OR.

$61,000 BUYS ONE of the best 800-acre stock ranches in the Willamette valley; 2 sets of buildings that cost over $20,000; over $10,000 livestock goes with ranch. Sell or exchange for good income Portland property. E. Musgrave, 432 Chamber of Commerce.

160 ACRES, 20 miles from Vancouver, good small buildings, 40 fruit trees, 4 acres in cultivation, running water and spring, plenty outrange, close to school and postoffice; lumber mill close by; all kinds of work; 5 miles R. R. station; $1600, half cash. Call 1151 East Lincoln st. Tabor 2225.

50 ACRES, MODERN BUILDINGS.
Near Forest Grove; all level; cultivated; nothing better; buildings alone cost $10,000; whole price $13,000; reasonable terms given; ¼ mile from paved highway and station. Jacob Haas, 220 Chamber of Commerce.

WE HAVE several nice 20-acre tracts, well improved, and close in. Come in and see us when you want a ranch.
HESGARD,
COE A. McKENNA & CO.,
Fourth st.

55 ACRES OF STUMP LAND in Wash. state, 25 miles from Portland, for sale or trade for a good machine. Phone Tabor 5994.

ORCHARDS, alfalfa, garden tracts, farm lands. Special bargains. Ackley Co., Clarkston, Wash.

REAL ESTATE.
For Sale—Farms.

SMALL CHICKEN RANCH.
10 acres; all tillable, 2½ acres cultivation, assorted orchard in bearing, 2-rm. house, good chicken houses, woodshed, timber for domestic use, well improved district, 2½ miles from electric line, 2 miles to high school and large general store. Bargain at $1500.

EXTRA GOOD BUY.
15 acres; best of loam soil, 6 acres in high state of cultivation, balance slashed, burned and seeded, fenced and cross-fenced; 5-room house, good barn, woodshed, chicken house, hog house and lot, family orchard of assorted fruits, 1 acre of strawberries, small fruits of all kinds, on good auto road, adjoining extra fine farms, 2½ miles from railroad station and large general store; $6 miles from Vancouver. Price $2750. Liberal terms.

10 ACRES, FULLY EQUIPPED.
All in cultivation, rich black loam soil, tile drained, exceptionally well fenced, fine water, young family orchard full bearing, small fruits and berries of all kinds, good 4-room house, new barn, fully equipped, modern chicken house and park, hog house and lot, new garage, 3 fine Jersey cows, good farm team, 2 hogs, plow, harrow, 2 wagons, set harness, incubator and all small tools, including all crops now on the place; only half mile from small town, 2 miles from electric car line, on good automobile road, 10 miles from Vancouver. Price $4000.

MODERN DAIRY AND PRUNE FARM STOCKED.
83 acres of the best Felida loam soil, no rock or gravel; 35 a. being farm, 35 a. cleared of rich river bottom used for pasture; abundance of timber for domestic use; exceptionally well fenced; 13 a. of Italian prunes from 5 to 7 years old in excellent condition; good crop this year; 2 a. assorted orchard, berries and small fruits of all kinds. Good 6-room house, extra good dairy barn, fully equipped, new garage, large concrete cellar, granary, concrete dairy, large implement shed, modern chicken house, hog house; 5 a. fenced with woven wire, with living water for hog pasture. Exceptionally large spring, piped to all bldgs., concrete water troughs, beautiful grape arbors, together with seven good dairy cows, good farm team, 12 hogs, three dozen chickens, 35 tons hay, 3 a. potatoes, 2 wagons, 3 sets harness, mower, rake, manure spreader, 3 disks, 3 harrows, 3 cultivators, spray outfit and hose, disc, cream separator, scales, prune and apple boxes, cider mill; all small tools necessary to run a farm; house full furniture, kitchen range, cabinet, heating stove, dining table, sewing machine, couch, center table, dining chairs and rockers, 2 bedroom suites, rugs, carpets and linoleum, cooking utensils. Adjoining prune orchards worth $1000 per acre—there is at least 100 tons of prunes and $400 worth of other fruits. Fine trout stream and excellent hunting and fishing grounds place. Only 20 minutes' drive from Vancouver on paved highway. Price $21,000. Will consider $2500 to $3000 house and lot.

PRUNE, DAIRY AND STOCK FARM, FULLY EQUIPPED.
185 acres, 150 acres tillable, 65 acres in high state of cultivation, 20 acres seeded to oats, 12 acres of wheat, 10 acres of clover hay, 10 acres of prune trees, 1 acre of potatoes; family orchard in full bearing, 10 acres of Italian prunes, balance in timber, fenced, 6 acres one year old, in the best condition; 9-room plastered house with bath and light system; fine spring water, piped to all buildings. Large dairy barn, new silo, garage, dairy, hog house and lot, chicken house and park, 20 good dairy cows, three horses, two hogs, 40 chickens, two wagons, two sets of harness, 12,000 feet manure, disk harrow, spike-tooth harrow, mower, hay rake, cream separator, gas engine, disc plow, 2-row walking plows, two cultivators, disc harrow, manure spreader, milk cans and all small tools, including crops. Only 8½ miles from good Columbia river town on main auto road with all rural advantages, 1 mile from high school, 1 mile from depot. Price $26,000. Half cash.
THOMPSON, SWAN & LEE,
Third and Main, Vancouver, Wash.

108 ACRES — Located on Pacific highway, 150 feet from depot, postoffice, stores and school; 2 miles from Beaver, half-mile from school; 95 acres under plow; rich, dark loam, bottom land. Good clover, grain, potato or logonberry land; 3 acres under berry with water in pasture. 5-room bungalow with hot and cold water, city water in house and barn, woodshed and poultry house. This ranch is outside of city limits, but close enough for convenience can be had. Would make an ideal dairy farm. Owner has gone west, so this must be settled at once. Price $15,500; $5500 required. The land was not farmed this year; if farmed would bring $25,000.

It is too hot to cut wood now; but listen. I have an 80, 3½ miles of Gladstone that has between 2000 and 4000 cords of wood you can cut this fall or winter; 60 acres are tillable when cleared, some shake on land; nearly all level, red shot soil. Price $3500; terms. Extra good farm land.

80 acres of timber near Camas, Wash., with 7000 cords of first-growth timber; 10 acres level and tillable when cleared. Near school and stores. Price $8000. Easy terms.

130 acres in Tillamook county, 3 miles from Beaver, half-mile of paved road; all good soil; no rock, but a little rolling; fine creek runs through place; 25 acres cleared; old buildings. Adjoining land is $60 and over. Price $14 per acre.
O. E. FREYTAG,
GLADSTONE, OREGON.
Oregon City Car Line.
Phone Oregon City 269-J.

HERE IS A SNAP.
80 acres, 6 miles from Oregon City, close to hard road; 20 acres of this can be cleared at very little cost; most of balance in good pasture. About 2000