REAL ESTATE.
For Sale—Farms.

FARMS WITH OR WITHOUT EQUIPMENT.
We specialize in farms, close to Portland, in the Willamette valley, and stock and alfalfa ranches. Also acreage close to Portland. We have had years of experience, are familiar with values in every district and are the largest dealers in this class of property in the Pacific northwest. Over 2000 farms for sale.
John Ferguson, Gerlinger Bldg.

HIGH-CLASS, WELL-LOCATED FARM.
85 acres, black loam soil, at red electric station, on good road, half mile from Pacific highway, ¼ mile from church, store, school, elevator; woven-wire fencing, all under cultivation; wheat, clover, oats, corn, potatoes; modern 6-room, attractive bungalow, full cement basement, laundry trays, best white enamel plumbing, fireplace, den, Dutch kitchen, lighting system, cast fencing; large modern barn with water and lights; modern chicken houses with runways, one over 100x16 feet; hog house and other buildings; small creek through one corner of place. With the ranch goes 4 fine horses, 3 cows, heifer, 3 Chester White brood sows, 18 sheats, 140 hens, 300 chickens, harness, wagon, mower, rake, disc, woodsaw, 2 gas engines, etc. The buildings on the place are worth over $10,000, all in fine shape. Offered at a bargain. Price $17,500. Consider close-in Portland house of 7 rooms; might assume. Inspected by Brooks. Photo at office.

Nearly 50 acres, located at electric station, 3 miles from Oregon City, 45 acres under cultivation, balance pasture; finest kind of soil; 2 acres of bearing prune orchard; good 8-room house; large barn, prune dryer, other buildings. The crops are fine and go with the place; also all of the stock and complete line of machinery. Price $10,500 on terms.

FINE DAIRY RANCH.
545 acres, located less than 2 miles from Ridgefield, Wash., on the main line of railroad; over 50 acres under cultivation, the balance in grass pasture; best of fences; creek through place; over half of this bottom land; boat landing on the place; only 20 miles from Portland; good 10-room house, 2 large barns, 80-ton silo; stanchions in barns for 40 cows; milk house and other buildings. Price $49.50 per acre, $5000 cash. Inspected by Nelson.

68 acres, 30 acres under cultivation; all can be cultivated; 1 mile to school; good fences; 2 springs; good bottom land; 5-room house, barn, mixed orchard, granary, chicken house. Price $4750, with 4 cows, 6 hogs, 100 chickens, 16 tons hay, cream separator, machinery and garden. $3000 cash. Will consider Portland house clear up to $2500. Owner in town for few days. Near Lebanon, Or.

NEAR SHERWOOD.
26 acres, located 5 miles from Sherwood, 1½ miles from Oregon Electric depot, on fine macadamized road. All can be cultivated, 10 acres under cultivation. Assorted bearing orchard; woven wire fencing; ½ mile to school. Good, attractive 6-room house in good condition; barn, chicken house. With this place goes 2½ acres potatoes, $150 hay, cow, chickens, hogs. Price $5000, $2800 cash. Inspected by Marstera.

ANOTHER REAL FARM BARGAIN.
52 acres, on fine graveled road, 4 miles from Beaver creek, 18 miles from city limits, 35 acres in high state of cultivation; 48 acres can be cultivated; woven and barb wire fencing; 4 acres of bearing orchard; ½ mile to school; good buildings; all rural conveniences. Price $5000 with some equipment and hay, $2100 cash, balance long time at 6 per cent.

BEST OF PRUNE LAND.
120 acres, about 3 miles the best prune district in the west; 100 acres under cultivation, 20 acres standing timber; 10 acres prune orchard; best of soil; 6-room house, barn. Electric lights can be had. This property overlooks the Willamette river, being half a mile from river. Price $168 per acre, $5000 cash, balance in 10 equal annual payments, 6 per cent.

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

NORTHEAST OF NEWBERG.
18 acres, on county road, best of soil; all can be cultivated; 5 acres under cultivation; water can be piped to house; pipe on the place. Small 4-room house, barn, chicken house; few fruit trees. Price $1500, $500 cash. ¾ mile to school.

42 acres, located between Shedd and Brownsville, 2 miles from railroad town. Dark loam soil, all under cultivation; creek on line; rocked road; ½ mile to school. Price $2500, $1000 cash.

JOHN FERGUSON, Gerlinger Bldg.

HALF my ranch, including improvements, for $9000. Ranch consists of 154 acres; 40 in cultivation, 80 slashed and burned, 10 ready for plow; balance good saw timber and pasture, on Eagle creek; buildings are exceptionally good, large 8-room house with large porch and room on back floored for wood and washroom; well in room; large modern barn, contains patent stanchions, harness room, granary, large loft, will hold 50 or 60 tons of hay; hoghouses, poultry houses, with yards fenced; also workshop; good bearing orchard, including 300 young prune trees, also berries and fruits; stock, implements and crops included, two springs and creek; good hunting and fishing, rural conveniences, unlimited outrange, good rock roads; price of whole $70 per acre. Five miles from Estacada; terms. Write or phone owner, J. O. Botkin, Estacada, Or.

246-ACRE BARGAIN.
This place consists of 246 acres of best soil, 100 acres under cultivation, 40 acres good timber. This place has been passed upon by experts and pronounced A-1; domestic trouble cause of sale. There are 40 acres clover, 30 acres oats, 6 acres rye, 1 acre spuds, 8 acres timothy, and full set of farming equipment and 54 head of stock, family orchard, 4 acres berries, good fences, 2-story 6-room house, barn 40x100; machine shed and all outbuildings. Price only $20,000 with full equipment.
F. L. EDDY,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

BUY THIS ON EASY TERMS.
116 acres, about 90 acres under cultivation, balance pasture with enough timber for wood; large brick house, old barn, straw shed and all necessary outbuildings; well at house and barn; family orchard; creek through place; located 1 mile from electric railroad station; 1 mile to school. Price $100 per acre; $2000 cash will handle this.
WILLAMETTE VALLEY LAND CO.
203 FIRST NATIONAL BANK BLDG.
ALBANY, OR.

---

46 ACRES, ALL STOCK AND CROPS.
25 miles from Portland, 25 acres cultivation; good, flat buildings; 2 good horses, harness and wagon, buggy and good farm tools and machinery; 7 good cows, 5 will soon be fresh; lots of hay, 2 big stacks of grain; potatoes, kale, good family orchard; all bottom land on rock road; mail and milk route; telephone; everything goes for $7000; $4000 cash.
MORRIS & BUNDY,
618 Chamber of Commerce Bldg.

FOR SALE—48 acres, stocked and equipped, 30 cultivated; land lies well, in a fine state of cultivation; highly productive and no rock; good buildings, living water, orchard, electric lights and water system; on good road, 14 miles to Portland and 2 miles to car line. For further information inquire of A. Beaton, route 8, Oregon City, Or. Phone 27-F-21. No trades considered.

FOR SALE—240 acres, 1½ miles to small town station, high and public school, 65 acres under cultivation, more could easily be cleared; 1,500,000 ft. fir timber, mill close; 6-room house, large barn, water piped to both, family orchard, on R. F. D., under good fence; $50 per acre, $6000 down, balance to suit at 6 per cent interest. Owner AV 316, Oregonian.

40 ACRES, all in high state of cultivation, good, deep, rich soil, ideal dairy ranch, has 3 springs and 1 creek; all good buildings, hot and cold water in house, family orchard with variety of fruit, an exceptional good buy; one mile northeast of Pleasant Home on Lusted road, second house west of Lusted school. F. J. Erz.

150 ACRES—$12 PER ACRE.
40 MILES TO PORTLAND
One-fourth mile to station on North Bank R. R., right off the Evergreen highway; fine soil, plenty of water; scenic view, great place for stock or fruit.
MacINNES & PRATT,
209-10 Oregon Bldg. Broadway 1658.

FOR SALE or trade, 160 acres for city or suburban property, in Stevens County, Wash., on Columbia river; best of soil; 45 in cultivation, much more can be; 11 in alfalfa, 7 in orchard; plenty of wood and water; house, barn; 4 horses, 37 hogs, equipment; price $6000. C. L. Barton, Gifford, Wash.

FOR SALE—CHEAP.
35 acres logged-off land, 45 miles north of Portland, 3½ miles from good town on Columbia river; about 7 acres cleared; 15 more not hard to clear; county road now building will pass place; creek and spring; some fencing; livable cabin. AV 296, Oregonian.

260 ACRE dairy ranch, 70 in cultivation, balance pasture; on main road; crop, stock and equipment, $10,500, terms to suit. H. L. Sterling, Genl. Delivery, Portland.

REAL ESTATE.
For Sale—Farms.

ESTACADA FARM.
80 acres, 7 miles from Estacada, about 30 under high state of cultivation, balance timber and pasture; practically level, fenced and cross-fenced; 1 mile from school, 500,000 feet of fine timber; all rural conveniences; two good trout streams, Eagle and Delf creeks nearby; government range 10 miles from farm. This place is in the heart of one of the best prune and berry districts in Oregon, 15 driers within a radius of 4 miles; domestic fruit, logan and, strawberries, several peach and Bartlett pear and cherry trees, petite prunes, about 80 fine apple trees, all in bearing; 150 young Italian prune trees; two houses, one new 5-room, one fairly good; barn 24x40, tool and wagon shed, blacksmith shop, root cellar and wood house, two wells of good water; equipment: 2 horses, 3 cows, 1 sow, 6 pigs, 2 wagons, 1 spring wagon, 1 two-seated buggy, 2 plows, 1 disc harrow, 1 spike-tooth harrow, 1 two-horse and 1 single cultivator, hay rake, binder, mower, grain mill, cream separator, all small tools. Price for all $8500, on good terms; must be seen to be appreciated.
S. E. WOOSTER,
Estacada, Or.

FARMS FOR SALE.

$5500—10 A. close to Tigard, on auto road, near Capital highway; house, barn, orchard, best of soil; could take house and lots or acre and house in suburbs, part payment.

$8000—20 A. in Tigard; choice soil for onions, cabbages, vegetables, berries, potatoes and grain; $1500 cash.

$20,000—55 A., soil unexcelled for farming in Washington county; modern house like city home, fine barns, orchards, fruit, except for crops, implements; all in good condition.

$175—Per A. Choice farm joining Oregon City, non-resident owner is willing to take $50 to $200 per acre less than adjoining tracts of land; price for the 145 is only $25,000. If you investigate you will want it.
GEO. E. ENGLEHART CO.,
624 Henry Bldg.

---

160 ACRES—Not away back in woods or in desert east of mountains; only 2 hours from Portland and close to town with 12 daily passenger trains and Pacific highway; all good soil, at least three quarters can be farmed; about 14 acres in cultivation, 40 more ready to plow; could easily have 60 acres in cultivation by next spring; big trout stream; unlimited water power; estimated one million big fir, all on one 40; surrounded by improved farms on three sides and back up against hills on fourth side; insures unlimited free out-range for ever; family range no buildings; all burned down; plenty nice logs just right size for buildings; can lease 200 acres open pasture land following; 6 rooms, city water, electric light, fruit; lot 40x100; good team, harness, new wagon, some farm machinery and hay; all for $40 per acre; $6400; $1400 cash, balance 10 years, 10 per cent; deed and abstract, clear title, warranty deed and abstract. F. L. Vickery, 913 Lube Bldg., or Box 97, Castle Rock, Wash.

BY OWNER.
256 acres near Forest Grove, Or.; 145 river bottom land, 16 acres 2-year-old hops; good buildings, consisting of 80x80 painted barn, 3-furnace hop kiln, 10-room house, river frontage, near school, highway and town, electric road; ideal for hops, dairy, grain, hay and truck gardening; price $175 per acre.
Also, 232 acres near Yamhill, Or.; 140 cultivated; 100 acres bottom, 40 acres rolling, 15 acres new prunes, 20 acres hops; new woven wire fence, 3 springs and creek; fair buildings; 3 miles from town on good R. R.; price $165 per acre, cash and terms. Box 361, Forest Grove, Oregon.

FOR SALE—Small stock ranch, 2 miles from Yamhill and R. R. station; 35 in cultivation; some open pasture, some brush; 3 million saw timber; mostly rolling; enough timber and wood to pay for the place when cut. Most of the fencing is woven wire. Creek and springs; water piped to house and barn; good barn; hold 70 tons of hay; about half full now; young family orchard, telephone. Will include stock and equipment if desired and take small place up to 40 acres between Portland and Eugene. Interested address Box 257, Williamina, Or.

160 ACRES, 24 miles east of Portland, near Columbia river highway; fine soil, new large stock and dairy barn, old house; 50 acres in cultivation, 4 acres bearing family orchard, balance good pasture land; running water. Ideal stock and dairy ranch, or diversified farming. Will sell at low figure with easy annual payments. Some stock, implements and feed with the place if desired. Purchaser can cut sufficient cordwood each year to make the payments. Phone Main 7950 or write E 53, Oregonian.

A BEAUTIFUL FARM.
In good old Yamhill county! 302 acres deep, rich soil, 250 acres in cultivation, balance open and timbered land; borders on a river; 150 acres rich bottom land. A splendid house, barn, family orchard, etc.; 2½ miles to railroad and town on a good country road; price only $100 an acre. Will arrange terms. Call or write
ATKISON & BILLINGS,
401-402 Dekum Bldg.

160 ACRES SHERWOOD FARM.
80 acres under cultivation, balance has about 3000 cords of wood, berries for family use, orchard of 125 apple trees besides family orchard; 2 houses, one 4-room and one 8-room; extra large barn, silo, etc.; 80 acres in crop, of which one-third goes with place. This is a good buy at $17,600.
F. L. EDDY,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

21 ACRES NEAR PORTLAND FOR CITY PROPERTY.
21 acres, 18 in cultivation, balance pasture and timber, 5-room cottage, 2 small barns, chicken house, etc., good well; also running water for stock; good soil; near highway and railroad. Price $6500; mortgage $2500; want house in city, about $3000, and some cash.
R. M. GATEWOOD & CO., 165½ 4th St.

NEW FARM LISTINGS.
Nineteen farm listings just received, principally in Yamhill and Washington counties, ranging from 20 to 700 acres. Some very choice places; some stocked and equipped. I also have several fine suburban acreage tracts. Call and see me at 610 McKay Bldg., 3d and Stark.

FOR SALE—Highly improved farm near Yamhill, with modern city conveniences, about 12 acres bearing prunes and apples, 2 acres bearing orchard, about 80 acres in cultivation; land mostly level and slightly rolling, 2 creeks on place; price $85 per acre; will take one-half cash. Inquire at THE HART CIGAR CO., 305 Pine st., Broadway 1702.

GOOD DAIRY FARM FOR SALE.
200 acres, bottom land, in cultivation; plenty of good buildings; modern house on highway; good schools, 40 cows, 5 good horses, farm implements. Price right, third cash; must sell. Full particulars, owner, route A, box 70, Elma, Wash.

WHEAT LAND.
If you want one of the best sections at time, come in and see me; it's all in cultivation, a good house and barn, fine well; all fenced, cross fenced; about 14 acres in fall plowing; easy or take some trade and crop payments on the balance.
W. C. BECKTELL,
1100 N. W. BANK BLDG.

10 ACRES, 6 cultivated, dandy 5-room house and outbuildings; creek; 3½ acres in apple orchard; horse, cow and chickens; on paved road, 2½ miles from city limits of Portland; $8000 and worth more money; take house in city up to $3500 or $4000. We list all other trades.
RELIABLE INVESTMENT CO.,
305 Oak St.

1440 ACRES FOR $2800.
STOCK OR SHEEP RANCH.
800 acres deeded, 640 acres relinquishment, all in one body; plenty of water and outrange; 80 acres cultivated, more could be put in; 5½ miles to R. R.
MacINNES & PRATT,
209-10 Oregon Bldg. Broadway 1658.

FOR SALE—320 acres, $30 acre, cultivated farm 6 miles to railroad; good buildings, 20 head cattle and horses; machinery, feed; would take house in Portland as part payment. Mary Storms, Sidney, Mont.

160 ACRES—Wheat ranch in Canada; this is worth looking into if you want a bargain. See J. P. McKenna for price and terms. Belmont at 39th. Tabor 6493.

160 ACRES—In the state of Washington; you will get this at a bargain; it must be sold. See J. P. McKenna, Belmont at 39th. Tabor 6493.

FOR SALE—Dairy ranch on Yaquina bay, 120 acres, best ranch on the bay below Toledo. G. W. Andrews, box 133, Toledo, Oregon.

40 ACRES at Bengal, Minn., to trade for good passenger auto. Box 24, Yamhill, Oregon.

LOGGED-OFF lands, 110 acre up; running water, good soil, ½ tillable; employment across, best ranch on Sharpe. 83½ 3d.

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

REAL ESTATE.
For Sale—Farms.

REAL FARM BARGAINS.
SUBURBAN ORCHARD HOME.
11 acres, excellent soil, all level, all in cultivation, 6 acres in bearing prune orchard with very heavy crop which will produce this year about $4000; 2½ acres in loganberries, balance in beans, etc. Extra fine 1½-story 7-room bungalow, fine barn 45x50, garage, chicken house, smoke house, hog house, etc. Good horse, wagon, harness, 1 cow, hog, tools, hay and implements; located just outside of Vancouver on paved highway. This is a fine home and a big money-maker, and a great bargain at $12,000. Good terms.

125 acres, all excellent level land, 100 acres in cultivation; some timber, balance easy cleared; fine bearing, assorted orchard and 2 acres prunes; all kinds of berries; growing crops consist of 8 acres of potatoes, 8 acres corn, balance of crops have been harvested and go with the place. There is an extra good 7-room house, 2 good barns, one 50x90 and one 55x80; fruit house, chicken house, hog house, 2 silos and all necessary outbuildings; 2 wells and running stream. Farming implements go consisting of 11 good dairy cows, 1 bull, 9 hogs, good heavy team, new Fordson tractor with complete equipment for same, binder, 2 cultivators, walking and riding plows, disk, mower, 2 wagons, cream separator and all dairy equipment; 80 tons of hay in barn and several hundred bushels of wheat and oats. This place is located 17 miles from Portland on main road near small town and is without a doubt a great barxain at $23,000. Can make very good terms.

80 acres, all exceptionally fine land, all cleared and in cultivation, all well fenced and cross-fenced; good bearing orchard of assorted fruits, berries, etc.; extra fine almost new 8-room house, modern and with concrete basement, bath, fireplace, etc.; fine almost new modern barn with stanchions for 40 cows, room for 200 tons of hay; also large barn for hay and young stock; 2 fine silos, garage, granary, shop, 2 modern chicken houses and 2 hog houses. This place has a pressure water system with water piped to all buildings; also a Delco electric light system with lights in all buildings. There goes with the place some straw, hay, etc. This is located only 17 miles from Portland on a good main road and near a good small town, and is a snap at $21,000. Terms $8000 cash, balance over a period of years at 6 per cent interest. Will consider some exchange. This is one of the finest farms near Portland.

THE R. S. THOMPSON CO.,
410 WASHINGTON ST.,
VANCOUVER, WASH.

VALLEY FARM.
151 acres, 75 in cultivation, 20 acres clover, balance timber and pasture, on main county road near school, Willamette river frontage, 4½ miles from Corvallis. Good 7-room house with water system, large barn and silo. Personal property includes 25 cows, registered bull, 3 horses, 8 sows, 4 stacks, 2 wagons, harrow, disc, 3 plows, mower, rake, 40 tons hay, 350 bushels potatoes and 1 acre clover. This place brings in nearly $1000 per month. Price complete $22,500, $7500 cash, balance long time at 5 per cent. See
H. A. DRYER,
"THE ACREAGE MAN"
508-9 Lewis Bldg. Broadway 5081.

50-ACRE FARM,
NEAR FOREST GROVE.
It is no overstatement to say this farm can hardly be duplicated in the Willamette valley. Over 85 acres highly cultivated, large part in clover, over 40 bushels wheat has been raised on this place right along and other crops in proportion. There is a good house, 2 barns, 2 silos, orchard and outbuildings; on rock road and surrounded by high-class farms. Price $15,000 for well worth it; stock, crop and implements if wanted. D. McChesney, 304½ Oak st. Bdwy. 2667.

160-ACRE FARM—GRESHAM.
BEAUTIFUL 100-ACRE FARM on the Powell Valley road, with all stock, crop and equipment; all perfect level land and good soil; 55 acres in crop, 5 acres fine timber, running water, full equipment of farming implements and machinery, good 6-room house, good dairy barn and outbuildings, family orchard. If head of cows and heifers, farm team, hogs and chickens, all for $23,000, on very easy terms.
KRIDER & ELKINGTON, Gresham, Or.

A DAIRY FARM.
100 acres, 50 acres in cultivation, 15 miles from Portland, on the highway; the best of crops, 80 tons of hay in barn, 12 milch cows getting $70 a month; heifer, 3 fine horses, 6 shoats, the very best of farm machinery and all new; good family orchard; gravity water from spring; 10 acres good timber and balance borders on a river; 150 acres rich bottom land. A splendid house, barn, family orchard, etc.; 2½ miles to railroad and town on a good country road; price only $100 an acre. Will arrange terms. Call or write
ATKISON & BILLINGS,
401-402 Dekum Bldg.

160 ACRES SHERWOOD FARM.
80 acres under cultivation, balance has about 3000 cords of wood, berries for family use, orchard of 125 apple trees besides family orchard; 2 houses, one 4-room and one 8-room; extra large barn, silo, etc.; 80 acres in crop, of which one-third goes with place. This is a good buy at $17,600.
F. L. EDDY,
RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

21 ACRES NEAR PORTLAND FOR CITY PROPERTY.
21 acres, 18 in cultivation, balance pasture and timber, 5-room cottage, 2 small barns, chicken house, etc., good well; also running water for stock; good soil; near highway and railroad. Price $6500; mortgage $2500; want house in city, about $3000, and some cash.
R. M. GATEWOOD & CO., 165½ 4th St.

NEW FARM LISTINGS.
Nineteen farm listings just received, principally in Yamhill and Washington counties, ranging from 20 to 700 acres. Some very choice places; some stocked and equipped. I also have several fine suburban acreage tracts. Call and see me at 610 McKay Bldg., 3d and Stark.

FOR SALE—Highly improved farm near Yamhill, with modern city conveniences, about 12 acres bearing prunes and apples, 2 acres bearing orchard, about 80 acres in cultivation; land mostly level and slightly rolling, 2 creeks on place; price $85 per acre; will take one-half cash. Inquire at THE HART CIGAR CO., 305 Pine st., Broadway 1702.

GOOD DAIRY FARM FOR SALE.
200 acres, bottom land, in cultivation; plenty of good buildings; modern house on highway; good schools, 40 cows, 5 good horses, farm implements. Price right, third cash; must sell. Full particulars, owner, route A, box 70, Elma, Wash.

WHEAT LAND.
If you want one of the best sections at time, come in and see me; it's all in cultivation, a good house and barn, fine well; all fenced, cross fenced; about 14 acres in fall plowing; easy or take some trade and crop payments on the balance.
W. C. BECKTELL,
1100 N. W. BANK BLDG.

10 ACRES, 6 cultivated, dandy 5-room house and outbuildings; creek; 3½ acres in apple orchard; horse, cow and chickens; on paved road, 2½ miles from city limits of Portland; $8000 and worth more money; take house in city up to $3500 or $4000. We list all other trades.
RELIABLE INVESTMENT CO.,
305 Oak St.

1440 ACRES FOR $2800.
STOCK OR SHEEP RANCH.
800 acres deeded, 640 acres relinquishment, all in one body; plenty of water and outrange; 80 acres cultivated, more could be put in; 5½ miles to R. R.
MacINNES & PRATT,
209-10 Oregon Bldg. Broadway 1658.

FOR SALE—320 acres, $30 acre, cultivated farm 6 miles to railroad; good buildings, 20 head cattle and horses; machinery, feed; would take house in Portland as part payment. Mary Storms, Sidney, Mont.

160 ACRES—Wheat ranch in Canada; this is worth looking into if you want a bargain. See J. P. McKenna for price and terms. Belmont at 39th. Tabor 6493.

160 ACRES—In the state of Washington; you will get this at a bargain; it must be sold. See J. P. McKenna, Belmont at 39th. Tabor 6493.

FOR SALE—Dairy ranch on Yaquina bay, 120 acres, best ranch on the bay below Toledo. G. W. Andrews, box 133, Toledo, Oregon.

40 ACRES at Bengal, Minn., to trade for good passenger auto. Box 24, Yamhill, Oregon.

LOGGED-OFF lands, 110 acre up; running water, good soil, ½ tillable; employment across, best ranch on Sharpe. 83½ 3d.

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

REAL ESTATE.
For Sale—Farms.

108 ACRES, located on Pacific highway, 150 feet from depot, postoffice; is outside city limits, but every city convenience can be had, only 22 miles from Portland; 85 acres under plow, rich, dark loam bottom land, good clover, corn, grain, potato or loganberry land, balance fine pastures and timber with running water. Pretty 5-room bungalow with bath, hot and cold water, city water piped to house and barn, woodshed and poultry house. This ideal stock ranch is all level and right on paved highway, 1½ hours' drive to Portland. This is an estate and must be closed. Price $13,500, $5500 cash will handle it. Let me show you this ranch.

The choicest tract of land, especially adapted to potatoes, corn, clover, general garden or berries, located 12½ mi. of Portland and fronting on the Tualatin river, which is like a placid lake at this point; splendid boating and fishing, on rock road. There are 32½ acres, with 20 cultivated, 4 in potatoes, ½ acre strawberries, orchard, balance beautiful ever-green pasture and wood; here you have a 4-room bungalow, barn full of hay, hen houses with 200 White Leghorns, splendid team, 4 cows, 2 heifers, hogs, all farming implements and tools. This splendid ranch home, close in; price $10,000, $6000 cash.
O. E. FREYTAG, Gladstone, Or.
Oregon City car line. Phone, Oregon City 269-J.

---

80 ACRES, 13 cleared, balance nice pasture, all level, free from rock, good house, fair barn, orchard, milk route, mail route, close to Sandy, Or. Cows, been, crop, machinery goes; $5500, $2000 down.

10 acres, 8 cleared, balance easy clearing; all under good fence, between Sandy and Gresham. Good 5-room house, barn, chicken house, good well; in good shape; on the Mt. Hood road; 3 cows, 1 heifer, 1 calf, 2 hogs, horse, wagon, buggy, plow, harness, cultivator, separator, harness, 12 tons hay, ½ a. kale, 20 ricks wood, 100 cedar posts, $4000, ½ cash.

240 acres good saw timber, 1¼ miles to R. R.; can be flumed to station; good ground to work on; good, sound timber, good terms; reasonable stumpage.

160 acres land two million ft. cedar, with complete team, wagon, harness, drag saw; will consider small acreage; $7000. Reasonable terms.
Phone 67.
WRITE GEO. BEERS, SANDY, OR.

$2000—ONLY—$2000.
For a 160-Acre Coast Ranch.
This ranch is located south of Seaside in Clatsop county, Pacific Highway goes through a part of it; there is about 4 acres cleared, bearing fruit trees, well, several small buildings, one fine river valley, two creeks through and a small lake on the land that would make an ideal place for a resort and boat landing. Good fishing in the creeks; salmon to be caught during winter months and trout during summer season. There is about 60 acres of tillable land, balance hilly and good for pasture and fruit only. Timber is valuable for building purposes and for domestic use. After the highway is paved between Seaside and Tillamook there will be worth many times it's present price. It is not only a good buy but a good and safe investment. Price $1000 to handle the deal. Worth your while to investigate.
E. A. LINDGREN,
Savon Land Co., 923 N. W. Bank Bldg.

DAIRY FARM AT FOREST GROVE.
60 A. rich creek bottom soil, no rock or gravel, all tillable; 45 A. in land, 8 A. good timber, 7 A. pasture. All fenced into convenient sized fields; 2 A. bearing prunes, 8 sows, 100 chickens, 2 wagons, harrow, disc, 3 plows, mower, rake, 40 tons hay, 350 bushels potatoes and 1 acre clover. This place brings in nearly $1000 per month. Price complete $22,500, $7500 cash, balance long time at 5 per cent. See
H. A. DRYER,
"THE ACREAGE MAN"
508-9 Lewis Bldg. Broadway 5081.

DAIRY AND PRUNE RANCH,
STOCK, EQUIPMENT.
100 acres near Woodland, Wash.; 40 acres in cultivation, balance pasture; easy cleared, private land; good roads, telephone, cream route; 2 acres bearing prunes, 1½ acres family orchard; 6-room house, barn 60x30 feet, water piped; 6 head horses, 12 head dairy cows; all fenced; 2-story prune drier; all crop, 40 tons hay, 2½ acres potatoes, fruit, 9 milk cows, other young stock, horses, hogs, farm machinery and equipment of all kinds. This is a real money maker. Price $12,600, $6000 cash, good terms on balance.
A. W. ESTES,
905 Chamber of Commerce.
Auto. 51-463.

FARMERS,
SPECIAL!
ATTENTION!
Owner is ready and willing to take a loss on one of the finest up-to-date farms in this country if he can get some money at once. This farm contains 320 acres, 200 in cultivation, most easily cleared; very fine 8-room modern house, bath, toilet, electric lights; all other buildings right, up-to-date. This place is less than 25 miles from Portland and on a good road and can be bought for almost what the improvements are worth if you have money enough and act quick. For details and price apply to W. C. Becktell, 1100 N. W. Bank Bldg.

PARTIALLY IMPROVED.
ONE ACRE.
120 acres, about 40 acres cleared and fenced, land lies well; 3-room frame house, fair barn, well and two springs; bearing orchard, balance of land cut over; good pasture, all deep rich soil; ½-mile from good gravel road; 14 miles east of Castle Rock and 3 miles east of Silver Lake, Wash. $900 cash.
A. W. ESTES,
905 Chamber of Commerce.
Auto. 51-463.

FARMS.
47½ acres, 8 miles from Portland; 44 acres in high state of cultivation; 6-room house, good barn and outbuildings, farm machinery and part of crop go with the place; two wells, family orchard, excellent soil. Would make a profitable subdivision or ideal farm; 159 acres of which 140 acres under cultivation, seven miles from Portland, market on 2 good roads; 6-room house, large new modern barn and silo. Price $25,000. For terms and further particulars, write Kola Nels, Hotel Marion, Salem, Or.

$6000 WILL handle this 40 acres. 12 acres in 9-year-old commercial apples, 5 acres cleared this summer, 7 acres in alfalfa, between stumps. Best pasture with small stumps and brush removed, 5-room house, barn, chicken coop. Crops go with place if taken at once. Irrigated. Red shot soil. Guy J. Parker, Parkdale, Or.

FOR SALE—N. W. ¼ of Sec. 31, Township 6, Range 1 east, 5 miles north of Woodland, Wash., 2 miles east of Kalama. Some timber in northern part, southern part easily cleared, good range, plenty of water, fine view, good place for a home. No improvements. $10 per acre, with terms. Inquire or address Cowlitz County Abstract Co., Kalama, Wash.

LA CENTER, WASHINGTON.
67 acres, ¾-mile from town; 28 acres in cultivation, family orchard, good 8-room house, two barns, good well; this is fine land near Pacific highway; 28 miles from Portland; $7000, $5000 cash.
A. W. ESTES,
905 Chamber of Commerce.
Auto. 51-463.

---

120 ACRES—16 acres cleared, house and 2 barns, 2 creeks running through place and crop for $2500, 18 miles west of McMinnville. Write B. F. Johnson, R. R. No. 4, McMinnville, Or.

PRUNE ranch—31 acres, liberal terms, ¾ mile from city limits, paved road. One of the best in fruit valley, Vancouver, Wash. Yields immense crops. See owner, 625 Flanders, Portland.

OWNER has 340 acres, grain and stock ranch, well located on Pacific highway; party going east, will sell for $40 per acre if sold now; no agents; terms. Call 224 E. 26 N., or phone East 660.

---

80 ACRES unimproved, Yamhill county; value $1200, terms, or take Ford or Chevrolet as part payment. Box 485, Carlton, Or.

VANCOUVER—10-20 acres, $125 acre, easy terms. McFarland, Failing bldg.

REAL ESTATE.
For Sale—Farms.

MODERN COUNTRY HOME.
FULLY EQUIPPED.
40 acres of the best loam soil, 20 acres in a high state of cultivation, 10 acres more slashed, burned and seeded to tame pasture, very easy to clear; 6 acres in timber, all fenced, mostly woven wire, 140 bearing prune trees, good crop, prune dryer, assorted orchard in full bearing, good 5-room modern house, new modern barn filled with hay, water piped to all buildings, chicken house, dairy, fruit house, hog house and lot, 10 excellent dairy cows, team, chickens, two wagons, harness, buggy, drill, disc, stump puller, harrow, wood saw, mower, rake, cream separator, milk cans, all small tools, and crops; 1 mile from good Pacific highway town. Price $8500; some terms.
MODERN HOME, FULLY STOCKED.
95 acres, most all tillable, 40 acres in cultivation, best loam soil, fine spring stream through place, 3 acres in assorted orchard, good 7-room modern house, full set of white porcelain plumbing, large concrete basement, good dairy barn 32x70, concrete basement, chicken house with concrete basement, hog house, wagon shed, garage, piped to all buildings; including 3 dairy cows, 3 heifers, good team, wagon and harness, buggy, 2 plows, disc, 2 harrows, cultivator, hand garden tools, feed chopper, cream separator, brood sow, chickens, and all small tools, fine lot of hay in the barn; on main county road, with all rural conveniences, and 3 miles from small town; improvements on this farm are worth three-fourths of the price asked. Price $8000; $5000 cash. Might consider house and lot.
BEAUTIFUL CLARKE COUNTY FARM.
80 acres of the very best loam soil, 65 acres in a high state of cultivation, almost level, all fenced and cross-fenced, fine spring creek, family orchard of assorted fruits in full bearing, small fruits such as berries of all kinds, good 8-room house, new dairy barn, with modern conveniences, dairy, hog house and lot, chicken house and park, in one of the best improved farming districts of Clarke county, a stone's throw from small town, in a Beautiful little prairie, on good automobile road, stage line, automobile trucks pick up all products at the door; ideal farm for the very low price of $12,000; terms.
BEAUTIFUL FARM HOME.
FULLY EQUIPPED.
90 acres of the best loam soil, no rock or gravel, 30 acres cropped, 50 acres fine river bottom soil, cleared, now being pastured, fenced and cross-fenced, the best of water, creek through place, 20 acres of fine timber; 9-room plastered house, almost new dairy barn fully equipped with modern conveniences, large implement shed, large potato house in basement of barn, dairy with cement floor, large family orchard of assorted fruits, small fruits and berries of all kinds, buildings all painted, elevated building site, together with good team, 2 wagons, harness, mower, rake, disc harrow, disc, cultivator, separator, and all necessary small tools, 2 fine cows, 2 heifers, 10 tons of hay, 2 stacks of grain, 1 acre potatoes, only 1 mile from good town on paved Pacific highway, at good dirt road with all rural advantages; ideal country home and money maker. Price, $9,250, half cash.
PRUNE AND DAIRY FARM.
STOCKED AND EQUIPPED.
80 acres of the best loam soil, 35 acres in a high state of cultivation, 30 acres more cleared, river bottom soil used for pasture, fenced and cross-fenced, 15 acres in bearing Italian prunes in excellent condition, good crop this year, 2 acres of assorted orchard, berries, small fruit and shrubbery of all kinds, large 6-room house, exceptionally good dairy barn fully equipped with modern conveniences, good garage, large concrete cellar, granary, implement shed, modern chicken houses, large park, hog house, 3 acres fenced with woven wire, exceptionally large spring piped to all buildings, spring in chicken park and hog lot, another spring in back pasture arbors, 7 good dairy cows, good team, 20 hogs, chickens, 35 tons of hay, other young stock, horses, kale, 2 wagons, 3 sets of harness, mower, rake, manure spreader, 3 plows, 3 harrows, cultivators, gas engine, disc, cream separator, scales, spray and pruning outfit, and all farming implements, including kitchen range, heating stove, dining table, sewing machine, carving table, dining chairs, 2 bedroom suites, linoleums, cooking utensils, adjoining best prune district in Clarke county, fine trout stream through place, in famous Felida prune district, 20 minutes' drive from Vancouver, on paved highway. Price $25,000; might consider some trade.
THOMPSON, SWAN & LEE.
THIRD AND MAIN.
VANCOUVER, WASH.

NOW, MR. FARMER, LISTEN TO THIS
320 ACRES AT $50 AN ACRE.
100 acres in cultivation, 75 acres very easy to clear, balance open pasture; 100 acres of fine pasture right now will take care of 75 head of stock for next 3 months. There is a crop of wheat on place around 1200 bushels now, about 20 tons hay in barn; 7-room house, 2 big barns for sheep and cattle, 10 acres family orchard. This ranch lies rolling, just right; 2 springs and good well on place, also creek runs through place; fine red loam soil, well adapted for raising wheat, oats, barley or corn and spuds; 6 horses, 6 cows, 100 chickens, 12-horsepower gas engine runs pump, feed grinder, fanning mill, wood saw; binder, mower, harrows, disc, hay rake, seeder, plows, in fact everything on place goes at price; $5000 cash, balance 10 years at 6 per cent.
RELIABLE INVESTMENT CO.,
305 Oak Street.

RANCH FOR SALE.
200 acres, located about 8 miles from North Bend, Or., 1 mile from railroad at Hauser; good house, barn, 12 cows, 3 horses, 2 acres in orchard, 40 acres of the best cranberry land, close to the McFarlin bog; this is a snap, come and see me. Price, if cash paid at once, $14,000; on time, $15,000.

Address HARRY WATERS,
FLORENCE, OR.

DAIRY RANCH, EQUIPPED,
ON PACIFI