REAL ESTATE.
For Sale—Farms.

COLUMBIA COUNTY
3 miles west of Goble on good road; 23 acres, ½ in cultivation; finest soil in Oregon; one 5-room and one 4-room house; 2 barns 30x30, and 30x45; other outbuildings; 3 wells, small trout stream, lays beautiful, no waste, rock or gravel; woven wire fencing; family orchard and berries galore; price $3500, reasonable cash payment.

YAMHILL COUNTY.
60 acres, 10 or more in cultivation; 5-room house, small barn; 40 acres fine fir timber, largely piling size; not over 5 acres too steep for cultivation; timber alone worth more than price asked for this tract; $3000, $2000 will handle. Young man here are two splendid chances for a good start. O. B. Rippey, 610-11 McKay Bldg. Main 6229.

A SPLENDID BUY.
This place is on a rock road, full set of buildings, 40 acres all in cultivation, 8 acres in clover, family orchard, ½ acre raspberries, 3 horses, 3 cows, 3 calves, 1 heifer, 1 pony, 5 hogs, 53 hens, 1 wagon, 1 disc, 1 harrow, 1 plow, fan mill, 5-horse engine, feed chopper, blacksmith outfit and all small tools; price $4600, cash $2850; balance 10 years at 5 per cent.
DAVIS & SOULE, Lebanon, Oregon.

IDEAL Benton Co. farm of 384 acres, 270 acres in cultivation bal. timber and pasture; 160 acres seeded to wheat and oats; ground ready for corn and potatoes; 40,000 peach pits planted for prune trees, well watered by 5 springs and creek; family orchard, good 6-room house with bath, water piped in from spring; stocked with horses, cattle, sheep and chickens; 2 barns, garage and other outbuildings; all kinds farm implements, mostly new; on graveled road, 3 miles from paved highway, 1½ miles to R. R. and good town, with H. S.; telephone in house; $30,000 for all, ½ cash, bal. to suit at 5%. Might consider smaller place near Portland in part trade. Box 14, R. 1, Monroe, Or.

40 ACRES.
4000 cords of wood, 2 miles from electric line and paved highway to Portland, 20 miles out; good spring, fair road to place; price only $3250. See Mr. Farnsworth, with
H. A. DRYER, "THE ACREAGE MAN." 506-9 Lewis Bldg. Broadway 5081.

160 ACRES, $1600, unimproved; 20 acres old fir, 100 acres brush, alder, cherry, fir, vine and soft maple; several springs; 40 acres clean burn, grass, peavine and fern; very fertile soil, good pasture and outrange; 1000 cords of wood; ½ mile from road, 3 miles from railroad and Columbia river, 5 miles from Woodland, Wash., ¾ mile from school. The making of a fine and comfortable home for a young man who wants to work for such a recompense; about 30 acres lies nice and easy to clear; elevation 1500 to 2200 feet. Phone Tabor 4894 before 9 A. M. and after 5 P. M. week days. All day Sundays.

FARM TO EXCHANGE FOR GARAGE. 80 acres, half cleared, bal. pasture; all fenced and cross-fenced; about 30 acres good beaverdam land; large, nearly new seven-room house, large barn, new granary, new silo, other outbuildings; three miles to R. R. town and pavement, ¼ mile to road petitioned to be paved, 12 miles to Vancouver, 18 miles to Portland; will exchange for garage business or property or will take Portland property to $2000, bal. cash and terms; place is worth $10,500; $4700 runs 13 years, 6%. What have you? Address Carl Elsasser, Battleground, Wash. R. R. No. 2.

FARM—72 acres east of Gresham, Or., four miles; about 30 acres in cultivation, balance pasture; all fenced, cross-fenced, running water on back of place, well at house; good 7-room house, fair barn, orchard, on best road, close railroad, school; all first-class level land and beautiful location. Go with this farm, good team, wagon, harness, brood sow, 3 cows, 200 bushels oats, potatoes, hay, farming tools, chickens; take possession at once; too old to handle; price $11,000, $2500 down, long time on balance, 6%. Phone 65 Sandy. Write Geo. Beers, Sandy, Or.

FOR SALE BY OWNER.
10 acres berry land, all level and all in cultivation, 4 miles from Vancouver, Wash., 3½ miles on Pacific highway on paved road, then ¼ mile east. Hazel Dell store, on macadamized road; A-1 soil, finest water, good 5-room frame house, barn, other outbuildings, ¾ mile to school; chicken house 22x91, 200 laying hens, Tancred strain, horse, wagon, etc.; 1 acre bearing orchard, assorted fruit, berries and grapes. Ideal home. Price $8000. Owner, E. H. McMullen, route 5, Box 84 A, Vancouver, Wash.

80 ACRES, 7 miles out; this place is on a good rock road, small young orchard, full set of buildings, 35 acres in cultivation, balance pasture; price $4750, $2500 cash, terms on balance.
DAVIS & SOULE, Lebanon, Oregon.

9 ACRES ALL in cultivation; very best of sandy, loam soil; adjoining paved Pacific highway; 1 hour's drive to Portland; on edge of prosperous valley town of 2000; all kinds of stores, churches, high school, etc.; 2½ acres in berries; also good variety of fruit; 8-room house, barn, chicken houses, garage and other out buildings; if you want something real good and well located investigate this. Price $5500, terms. F. R. Jesse, 527 Corbett Bldg.

CLOSE-IN VALLEY FARM.
80 acres of extra choice fancy land; 50 acres in cultivation, 30 acres pasture and timber, running water, lots of fruit and berries, 3 acres young prunes; 8-room house, 2 barns, other outbuildings; 19 miles Portland, 6 miles Newberg, ½ mile railway station, ½ mile off pavement; price $16,000, half cash, balance to suit; this is one of the very best farms in the valley.
R. M. GATEWOOD & CO., 165½ 4th st.

BACK TO THE FARM—Buy this 18-acre, choice bottom and second bench land, choice berry and vegetable land; 6½ acres now in clover, living creek, woven-wire fence, 6-room house with bath, barn and other outbuildings; near 2 electric stations, between Beaverton and Hillsboro; $3000 will handle, easy terms balance; possession at once. Address owner, G. A. S., 1160 Detroit ave. Phone Woodlawn 1274.

20 ACRES—On Tualatin river, Rosewood addition; 14 acres in cultivation, balance pasture; 5-room house, running water, modern conveniences; fine country home; 2 barns, beautiful grounds with garden, flowers, etc. Crops all in. Price $8500; terms, one-third cash, balance easy. This place can't be beat. Owner, AF 799, Oregonian.

GOOD SMALL FARM, EASY TERMS.
20 acres near good small town in valley, 6-room and 3-room houses, barn and outbuildings, family orchard and 90 bearing prunes, 25 acres joining may be rented, this is a real good place for a home and a good buy at price of $3500. Mortgage $1800 at 5%, balance cash. Now in crop which goes with the place.
W. S. Badley, 608-9 Couch building.

STOCK AND WHEAT RANCH.
800 acres, 585 acres pasture land, 260 acres wheat land, 30 acres in fall-sown grain, 70 acres in spring grain, 15 acres in bottom land can be irrigated; creek runs through place; some farming implements, separator, 9 cattle, 40 sheep; 7-room house, outbuildings, rock cellar; $20 per acre; $5000 cash, balance terms to suit. Owner, box 151, Condon, Or.

FOR SALE OR TRADE.
Two farms, adjoining (261 acres) combined, for sale or trade for smaller farm. Price $8000.
R. L. FRANK, Drain, Or.

20 ACRES OF rich level river bottom land; 6-room house, barn and chicken house; fruit and berries; 1 mile from city of Woodland; about 1 hour's ride from Portland by train; price $3500. Ralph Ackley, 327 Corbett Bldg. Phone Tabor 604 Sunday.

CHANCE FOR CHICKEN RANCH
2½ acres, ¼ acre tilled; 6-room house, Burton, Or.; $750, including $450 mortgage due in 1924; considerable furniture. Owner, Route 5, Box 221, Vancouver, Washington.

27½ ACRES ON Columbia river highway at Springdale, 17 acres in cultivation, large spring on place, electric lights and running water in house. $5000 cash, balance 3 years at 6%. A. L. Davis, owner, Troutdale, Oregon.

BY OWNER—5500-acre stock and grain ranch, 1500 acres wheat land, 800 fall wheat, 150 irrigated, everything goes with the place, at $15 acre; if interested write for particulars to W. K. France, Rock Creek, Oregon.

IF nothing will do but go back east, I will trade a fine 40-acre or extra good 160-acre farm, improved, for your property, or consider a first-class car; farms located in central Missouri; what have you? Address Box 767, Kelso, Wash.

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

REAL ESTATE.
For Sale—Farms.

MARION COUNTY FARMS.

No. 1 MARION COUNTY FARMS.
A fine farm, below value, of 178 acres fine soil; 110 acres in cultivation, balance timber and pasture; 80 acres fine river soil, 12 acres beaverdam, all tiled and in good shape; this farm produces heavy crops; no overflow land, all fenced and cross-fenced; six-room house, barn 45x60, three silos, hot and cold water in house, electric lighted. This farm is located on Willamette river; boat transportation; three-fourths mile town, on good graveled road. The owner wants to retire, has lived on this farm 17 years and a good farmer; he will consider a small, well-improved farm of 10 to 60 acres located near an Evangelical Lutheran church, near Salem, Monitor, Sherwood, Blooming, Sheffin, Cornelius or Sandy. This farm must be seen to be appreciated. Price $29,500; $14,000 cash will handle it, balance five years, 6 per cent; will consider trade on first payment as above mentioned.

No. 10.
A FINE COUNTRY HOME OF 25 ACRES.
All very fine soil; 23¾ acres in cultivation, five acres in wheat, eight acres in clover, 1¼ acres in fine timber; a nice five-room house, plastered, good water system, water in house and barn, barn 36x40, good garage. Personal property: One good team, two sets harness, good wagon, three fine cows, one heifer, 30 chickens, two plows, cultivator, harrow and small tools, 40 bushels wheat, 50 bushels oats, hay enough for winter, also wood and potatoes; good range, heating stove and some furniture. This is an ideal home and on a good graveled road, 1½ miles from town; price $7500; $6300 cash, balance 6 per cent.

No. 6.
A dandy 40-acre farm, all in cultivation but four acres, which is fine timber; creek through timber; fine drainage, family orchard; good ten-room house, good barn, granary, machine shed, chicken houses, tool house; all the machinery and one cow, for $7000; half cash, balance five years at 6 per cent.

No. 2.
A fine farm of 61 acres at a bargain; 50 acres in high state of cultivation, balance timber; two springs, fine soil, good drainage; good 11-room house, good barn, chicken house, sheds and hog house; family orchard, nice shade trees in yard; all the machinery and one cow, for $9500; $4000 cash, balance five years, 6 per cent.

No. 6.
A DANDY 40-ACRE FARM.
All in cultivation but four acres, which is fine timber; creek through timber; fine drainage; family orchard, good ten-room house, good barn, granary, machine shed, chicken house, tool house; all the machinery and one cow, for $7000; half cash, balance five years at 6 per cent.

No. 12.
A NICE EIGHT-ACRE TRACT.
All cleared but one acre; three-room house, barn 24x24, good chicken house and well, 15 bearing fruit trees; this tract is only one-half mile from Donald, on good graveled road; price $1400; $1000 cash, balance three years, 6 per cent.
J. L. GROFF, Donald, Or.

FINE 82 ACRES.
All in high state of cultivation, best shot soil, complete set of extra good buildings, including 2 houses, 2 barns, 2 family orchards, 4 wells, fine water system and other conveniences and unusually well stocked, equipped and fenced. Fall grain, clover and vetch making good show and heavy tractor now preparing ground for spring seeding.
This property is located only a short distance from city limits on good road, near station, school and paved highway and in fine close-in west side district with best surroundings.
Farm is well drained, lays high and sightly, well above frost line in late spring and early fall, holds moisture well, easily cultivated, can be worked almost any month in the year and is a big producer; house neat and attractive, farm good, improvements and stock and equipment also good and complete in almost every detail.
Will make price right and terms easy and let you be the judge of both. After a thorough investigation I think you will agree that this is one of the best farms and buys in close in high-class farms in the vicinity of Portland. Might divide and would consider some trade if extra good.
SAMUEL DOAK, 1202 Northwestern Bank Bldg.

27½ ACRES, 13 acres cleared. 7-room house, barn, chicken house, root house, milk house, all fenced, family orchard, fine water, berries, good road, close to school, 2 cows, 1 hack, 1 wagon, 60 chickens, 2 horses, plenty feed for winter, cream separator, 2 cultivators, near Oregon City. Price $4000, $2800 cash, balance mortgage.
40 acres, several acres easily cleared, all burned over and easily seeded, few hundred cords of wood; land lies level, on good road, 2 miles from electric station, 35 miles from Portland. Price $1100. Terms to suit.
39 acres near Oregon City, 25 cult., 4 acres slashed, balance fir and alder, family orchard, sandy loam soil, good 8-room house, large barn, granary, other outbuildings, all fenced, good well, 10 acres wheat, ½ acre kale, 10 acres oats, adjoining 12 acres rented on 1-3 crop basis. 2 horses, 1 saddle pony, cow and calf, 1 brood sow, 4 shoats, 150 chickens, wagon, light hack, 2 one-horse cultivators, plow, harrow, other small tools, including hay fork, etc. On good rock road and close to station. Price $6000. $2500 cash. Balance 5 years 6 per cent.
10 acres, Beaverton, unimproved, covered with light brush, well drained, spring on place, partly fenced, fine macadam road, 1 mile from Red electric station. Sidewalk nearly all the way. $2500. $500 cash. Balance easy.
RELIABLE INVESTMENT CO. 305 Oak St.

CLOSING ESTATE.
2 BEST FARMS NEAR PORTLAND.
1. 60 acres 8 miles out, toward Newberg, on hard surface and macadam; all in cultivation but 2 acres; good buildings. A wonderful piece of land and a big producer. Now supporting 40 head of dairy cows; $18,000, terms.
2. 69 acres, 1 mile east of Vancouver; mostly genuine Columbia river bottom land in cultivation; on railroad, river and hard road; right in town; for less than $300 per acre. When uncleared, brush land just above this sells as high as $500 and $600 per acre. Price $20,000.
Both ranches have a few acres of fruit. The estate, long owning these, must turn off at once. Land to equal this is rarely for sale. You can be looking over either place in 30 minutes.
W. E. WHITESIDE, with R. T. STREET, REALTOR, Office 606 E. Broadway. East 894. Res. East 4200.

80 ACRES FULLY STOCKED AND EQUIPPED.
2 acres of timber, balance under cultivation, 9-room house, barn, garage, chicken house, lighting system with power house, 1 acre of loganberries, family orchard, 3 horses, 2 cows, 1 heifer, drill, mower, rake, steel harrow, spring-tooth harrow, 2 cultivators, fanning mill, wagon, hack, buggy, harness, in fact everything to operate farm; about 45 acres in fall crop. Price $13,000, terms.
WILLAMETTE VALLEY LAND CO. 403 1st National Bank Bldg. ALBANY, OR.

$4500—53 ACRES; 25 acres in cultivation; fair house; barn; all fenced; half in grub oak timber; 2 miles to station; 3½ acres in prune orchard; good well; well located; will trade for house and lot in Portland for full value; must be unincumbered; no mortgage accepted; good rock road. $2000 cash, balance easy terms. See I. R. Gillihan, with J. A. WICKMAN CO., REALTORS, 264 Stark St. Main 1094 and 583.

STOCKED AND EQUIPPED.
34 acres, 30 in cultivation, 4 acres in pasture, 5 acres in clover; good 7-room house; barn 45x47; garage, 4 hen houses, all kinds of fruit and berries; 3 cows, 100 hens. This is at depot, school, store, P. O. and on Pacific highway at Wellsdale; $6000; good terms.
L. O. GERBER, 715 Swetland Bldg.

MR. RANCHER, just look at this. Here is 150 acres 3 miles from station, rich shot and loam soil, fine creek and spring water, part in cultivation, balance timber, house, 2 barns and outbuildings; mail route and telephone in house, and only $50 an acre, and have many other farms from $50 to $150 an acre.
J. B. HOLBROOK, 214-215 Panama Bldg.

20-ACRE farm; 16 miles out; immediate possession given. Wdln. 883.

REAL ESTATE.
For Sale—Farms.

BENTON COUNTY FARM BARGAINS.
We offer below a few of our low priced farms that are especially attractive on account of size, price, terms and quality of the offerings. Don't pass them by.

CLOSE-IN POULTRY RANCH.
6½ acres, 3½ miles from Corvallis, on good road; all second bottom soil in cultivation; young orchard; good 5-room house, good barn and three chicken houses; a bargain at $3500.

12-ACRE COUNTRY HOME.
All under cultivation; fine soil; faces Pacific highway, will be paved this year; 2½ miles from Monroe; has good 5-room house, barn, henhouse, etc. Price $3500, terms.

CORVALLIS SUBURBAN HOME.
12 acres, location two miles from Oregon Agricultural college. all cultivated; 1 acre fruit, ¾ acre berries, 5 acres in crop; fine road, neat small house, good barn and henhouse. Price $3500, $500 to $1000 cash, balance easy terms.

95-ACRE POULTRY AND STOCK RANCH.
Located about 2½ miles from Monroe; faces country road: 10 acres in cultivation, 30 to 50 acres open pasture and balance timber pasture; good 6-room bungalow, with fireplace, etc.; large hip roofed barn 40x60 and other outbuildings; the buildings could not be replaced for the price asked; excellent for poultry or sheep; price only $5250, $1500 to $2000 cash, balance 6 per cent interest; might take a good house and lot up to $2000.

90-ACRE PURE-BRED FARM.
Six miles from Corvallis, on paved highway; 75 acres under cultivation, 6 acres timber, 9 acres pasture, cultivated land of very high quality; large, well-selected orchard, rather old; fine creek and spring, good barn, large old house, etc.; being on west side Pacific highway; is ideal for pure-bred stock or poultry. Price $13,500, $3500 cash, balance 6 per cent interest.

BENTON COUNTY STOCK RANCH. ONLY $20 PER ACRE—A SNAP.
750 acres, located in fine stock country, 15 miles from Corvallis; 150 acres under cultivation, all in one body, 50 acres of which is bottom land; 400 acres open hill pasture and 200 acres of timber and pasture; about 4,000,000 feet of merchantable fir timber; a fine creek and many springs; fenced; 5-room house, large stock barn and country road to place; has the reputation of being one of the best stock ranches in Benton county. Half cash, balance 6 per cent interest.
KINNEY & COMPANY, Corvallis, Or.

AN IDEAL POULTRY RANCH
No. 237
20 acres excellent land, all level. 14 acres in cultivation, balance pasture. Young orchard, strawberries, loganberries, blackberries, and grapes. 4-room house (portable type) double floors, etc. Fine large barn with cow stanchions, and carpenter bench. Brooder house, mating pen, laying house, 108 feet long, laying house, 40 ft. long. Woven wire runs. All houses double decked. Windmill, small tank and water piped to buildings. Personal property consisting of 500 hoganized white leghorns, 9 pure bred Orpingtons, four-year-old Jersey cow, one sow and 8 pigs. Ford delivery (just overhauled.) Hay, straw, corn, scratch food, and laying mashes. 1½ tons of potatoes and seed potatoes, sulky plow, cultivator, 2 brooder stoves, all kinds of small tools, four 300 candlepower lanterns, one 300 candlepower gasoline lamp, furniture, dishes, rugs, etc. All buildings are new and insured for $2750. The price asked by the owner is $3000 under its value. $3250 will handle. Balance easy terms.
THE R. S. THOMPSON CO. 410 Washington St. Vancouver, Wash.

ALFALFA RANCHES.
160 acres, 130 acres in cultivation and under awter, finest of soil, only 6 miles from one of the best cities in Oregon; on highway; good buildings, good fences; 5 milch cows, horses, hogs, seed and hay; will exchange for small improved place in valley.
160 acres; about 55 acres fine bottom land; lots of free water to irrigate; fair buildings, equipped with cows, horses, hogs, poultry, machinery; on highway, railroad; good school; fine climate; low altitude. Will take in as part payment good house in Portland.
We have completely equipped stock ranches with cattle and sheep, all well located and all have water to irrigate some of the land. We have stock ranches in Harney, Crook, Grant, Baker counties; wheat ranches in Umatilla, Morrow and Wasco counties.
We inspect every place before we put it on the market. Every one a good buy.
W. J. SCHMAUCH, Specialist Realtor in Eastern and Central Oregon Ranches. McCLURE & SCHMAUCH CO., 306 Railway Exchange Bldg.

400 ACRES FOR SALE—SACRIFICE.
100 acres in cultivation, 300 acres pasture, considerable wood, seven-room plastered house, good stock barn, two hay barns, cement cellar, well house and other outbuildings; fenced and cross-fenced; 4 miles to state normal school and 4 miles to three railroads. For quick sale will sacrifice for $15,000 and will include 4 horses, 4 cows, hay press, mower, rake, plows, harrows, wagon, buggy and small tools. Located near Cheney, Spokane county, Wash. Might consider small cottage up to $3000 as part payment. Some terms on balance. If you are looking for high-class farms in Willamette valley, we have some wonderful bargains for exchange or sale. G. A. Sarles, 433 Northwestern Bank bldg.

PRICE NOW ONLY
$8500. $8500. $8500. $8500.
On account the owner having sold 2½ acres of the 160 acres that he first held at $10,000, then reduced it to $9000, and for other unavoidable reasons the price now has been reduced to only $8500. This land is located on good road, 11 miles from Portland; 34 acres under cultivation, balance 123½ acres in timber, estimated to contain 5000 cords. When the present highway plans are completed the Skyline boulevard will be extended to this property. This is an unheard of bargain and ought to appeal to anyone looking for a good buy and safe investment. Good terms. Look this up.
E. A. LINDGREN, Saven Land Co., 935 N. W. Bank Bldg.

67 ACRES NEAR ALBANY, $7000.
64 acres under cultivation, balance timber; creek through farm; some fall crop; splendid family orchard; good 6-room house, good barn, cream house and outsheds, woven wire fences; ½ cash will handle; balance at 6 per cent.
WILLAMETTE VALLEY LAND CO. 403 1st National Bank Bldg. ALBANY, OR.

$5750—20 ACRES, all in cultivation; 4 acres in prunes; fair house and dandy barn; chicken house; all good fences; one team, 2 cows, 3 pigs, 50 chickens; all farm tools; plow, harrow, disc, buggy, some small tools; fine well; some lumber and shingles; $2000 cash, balance terms. See I. R. Gillihan, with J. A. WICKMAN CO., REALTORS, 264 Stark St. Main 583 and 1094.

STOCKED AND EQUIPPED.
Willamette valley 40-acre farm, practically all tillable, 25 acres cultivated, some timber, variety fruit, berries, creek, good house, garage, etc.; team, milch cows, chickens, feed, seed, farm implements, etc.; electric station 15 rods. Price only $7500. Small payment; terms. Consider house in part payment. Call 512 Artisans bldg.

275-ACRE DAIRY RANCH ON COLUMBIA RIVER BOTTOMS.
Close to Vancouver, Wash., 6-room house, large new dairy barn, cost $4000; silo, old barn good condition; 30 acres of alfalfa. Price only $100 per acre; $12,000 cash, bal. mortgage.
ANCHOR INVESTMENT CO., 405 Panama Bldg. Main 9404.

SACRIFICE.
270 acres, 100 acres river bottom, fully equipped; $20,000 worth of buildings, $6000 worth of personal property. Price $32,000. Will consider Portland suburban acreage as part payment; terms.
N. W. MERRIFIELD, 810 Washington St., Vancouver, Wash.

60 ACRES, richest land in Washington state, 1 mile from Kelso, between Kelso and Long-Bell holdings, highest state of cultivation, together with stock and farm implements. Owner over 70 wishes to retire; bargain if sold at once. J. D. Kennedy, 329 Salmon.

16.38 ACRES adjoining city limits; about 15 acres cleared; 4 acres in prunes, creek and city water, 4-room house, near car line. Price $6000, will take city property to $3000. Eugene Berth, route 2, box 146, Vancouver, Wash. Phone Orchards 6F14.

CANADA WHEAT ranch in central Alberta; district of no failures; will sell at a snap. 320 acres. AV 294, Oregonian.

REAL ESTATE.
For Sale—Farms.

FULLY STOCKED AND EQUIPPED FARM ON PAVED HIGHWAY.
43 acres, all tillable; 31 acres in cultivation; level and the very best of land, well fenced, large orchard of assorted fruits and berries of all kinds; large farmhouse with good cellar; smokehouse, chicken house and park; large dairy barn equipped with modern conveniences; water piped to all buildings; fine young farm team weighing 1400 lbs. each; 3 dairy cows, 4 calves, disc, mower, 3 cultivators, 2 plows, harrows, separator, wagons, harness and all small tools, crops, seed and feed now on hand; adjoining highly improved farms; 1½ miles from small railroad town, short distance from electric car line; only 20 minutes' drive from Vancouver on paved highway. Will accept small acreage as first payment. Price $9500, half cash.

EXCEPTIONAL BUY.
20 acres of the best loam soil, 17 acres in cultivation, excellent water, fenced and cross-fenced; 1 acre of Italian prunes in full bearing, assorted family orchard, small fruits and berries and shrubbery of all kinds; 5-room bungalow, barn and all necessary outbuildings; exceptionally well sheltered, naturally adapted to Italian prunes, loganberries, potatoes, corn, oats and clover. Good air and soil drainage; in highly improved district, 8 miles from Vancouver, ½ mile from paved highway. Price $3250. Liberal terms.

UNDER MARKET VALUE.
40 acres, most all tillable; 8 acres in cultivation, timber for domestic use; fenced and cross-fenced, very best soil, fine spring, creek through back side of place; family orchard of assorted fruits, 4-room house, good small barn, roothouse, chicken house and park, hoghouse, toolhouse, adjoining highly improved farms in thickly settled community on main county road, with all rural advantages, close to school, only 3 miles from good town on Pacific highway. Price $2750, ½ cash.

EXCEPTIONALLY FINE MODERN FARM HOME, FULLY STOCKED AND EQUIPPED.
86 acres of excellent soil, almost level, all tillable, 32 acres in crop, abundance of timber for domestic use on back side of place; family orchard of assorted fruits and berries of all kinds; exceptionally fine 8-room plastered house, with full set of white porcelain plumbing; full concrete basement, fine dairy barn, new modern chicken house and park; large storeroom, fine pressure water system, water piped to all buildings. Buildings all painted and in good repair; 10 head full-blood Jersey dairy cows, 3 yearlings, calf, good farm team, brood sow, chickens, 2 wagons, harness, buggy, mower, rake, disc, 2 cultivators, plow, harrow, cream separator, hay and grain and all small tools. This farm land is in excellent condition; beautiful shade trees and shrubbery around the house. Short distance from railroad station and paved highway, close to large general store and electric car line, 20 minutes' drive from Vancouver. Paved within short distance of house. Unusual bargain at $15,000, half cash.
THOMPSON, SWAN & LEE, 3d & Main Sts., Vancouver, Wash.

PACIFIC AGENCY, INC.,
514-520 Swetland Bldg..
Corner Washington and Fifth,
Phones Marshall 3989 or 1265.

FARM FOR SALE—8 acres, located 18 miles from Portland, on paved highway; 7 acres in cultivation; good, large house, new barn, 2 chicken houses, other outbuildings, well and spring water; 1 acre in loganberries, 25 fruit trees, best of soil, ideal for berries, fruit or chicken ranch. Personal property, such as cow, horse, wagon, harness, garden tools, feed and wood goes with the place. Price for quick sale $3400, terms reasonable.

MOLALLA FARM—40 acres; farm equipped; 15 acres cleared, 13 slashed, balance in good timber; 7-room house, good barns and outbuildings, family orchard; in excellent community, ¼ mile to school and 5 miles from the best little town in the Willamette valley, 30 miles from Portland, good roads; equipment includes a young Belgian team, new wagon, harness, 2 cows, pigs, chickens, etc. Price $4000.

PACIFIC AGENCY,
514 Swetland Bldg.

A REAL FARM.
50 ACRES.
$9000—ONLY—$9000.
THIS PLACE IS ALL CULTIVATED.
Has good buildings.
ONLY ½ MILE OFF HIGHWAY.
28 miles from Portland.
The place is worth
$12,500
of any man's money,
but the owner must sell.
Someone has said
the time to buy
is when
the other fellow
must sell.
This is your chance.
It will sell to the
first man who sees it
who knows values.
NEILAN & PARKHILL, 219 Lumbermens Bldg., 5th and Stark Sts.

FARM FOR SALE, STOCKED AND EQUIPPED.
70 acres of rich sandy loam soil, located about 6 miles from Vancouver, on good graveled road. About 35 acres in high state of cultivation, balance logged off land seeded to pasture. Poor house, but have enough lumber on hand to build a new house. Good barn and other necessary outbuildings. Small family orchard. The following personal property goes with this place. 1 good team, wagon and harness. 7 good cows, 2 hogs and about 2 doz. chickens; also 1 mower, 1 hay rake, 1 plow, harrow, cream separator, and all other small tools. Place is watered by good well. Price for everything as above stated $8500. Half cash, balance 4 years at 6 per cent.
COLUMBIA INVESTMENT CO. 407 Main Street, Vancouver, Wash.

9 ACRES ON THE PAVED ROAD CLOSE TO CANBY.
Large plastered house in good condition, good barn and several chicken houses; 1½ acres in blackcaps, full bearing, ½ acre in strawberries, other fruit and berries for home use. You will find nothing better in a small place. Location is ideal and the soil is the very best. Price is $5500. Some terms.
STEWART & JOHNSON, 315 Northwestern Bank Bldg.

35 ACRES.
Well improved, ¾ mile from live little town on S. P. Electric. 35 miles from Portland. Near new highway, on county road. 28 acres seeded to crops for this year, good orchard, silo, barns and other outbuildings. Water piped to neat 7-room house. If you are in the market for a farm you cannot afford to miss seeing this. McCabe, with Coover & Holman, 322 Failing bldg., 3d and Washington sts.

WHEAT AND CATTLE RANCH.
7000 acres, in good part of Utah, all tillable, with 2500 cultivated, mostly in rye and wheat; finely fenced, has stock and equipment; call and read full description and you will be interested, for price will be less than you expect; liberal terms.
U. S. MORTGAGE & INV. CO., 605 YEON BLDG.

AT EDGE OF VANCOUVER—One, two or more acres, mostly in fruit; fine place for chickens and garden; place to live; city water, electricity; five minutes' walk to car line, two blocks from Pacific highway; some cash and easy terms. Address owner, 310 Crosby st., Portland. East 7014.

123 ACRES about 3 miles south of Mohler, Tillamook county, on good road; about 40 acres creek bottom; borders on highway; splendid place for stock raising or dairying; plenty water; price $1500; $250 down, balance 5 years, 6 per cent.
WOODCOCK, 327 Henry Bldg.

PARTIALLY improved farm, 16.39 acres; small house and barn, some cleared, 1 mile to school, ½ mile to church, 2 miles to postoffice and store; price $50 per acre, very easy terms.
JOHNSON-DODSON CO., 633 N. W. Bank bldg. Main 3787.

14-ACRE FARM for sale, on paved road, by owner. Call Sellwood 770.

REAL ESTATE.
For Sale—Farms.

FARMS FOR SALE.
The below is just a sample list of the many good farms that we have for sale. We have them from 10 A. to 2500 A. Call and investigate our list before buying.

16 A., FORCED SALE.
This tract of 16 acres lies only 1½ miles from Aloha, about 12 miles from Portland; 10 A. of fine swale land, fully tiled and drained, gas and phone past place, school close, good road; 1 A. in parsnips for seed; price only $3698; $1000 cas, bal. $500 per yr.

20 ACRES TIGARD.
20 acres, all level and under crop, ½ A. assorted fruit, fine road, well-built 2-room house, large barn and new cow barn, milk house with cement floor; this will make ideal berry proposition; priced for quick sale at only $5500; $2500 cash.

26 ACRES McMINNVILLE.
26 acres, all under cultivation, finest Willamette valley silt soil, tiled and drained, only ¾ mile from McMinnville on paved road; 1½-story 6-room thoroughly modern bungalow, full cement basement, furnace, fireplace, hardwood floors, Dutch kitchen, interior finished in white enamel, fine electric fixtures, city water and electricity, bath, toilet. This is a modern city bungalow, combined with ideal berry or garden proposition; good barn, chicken house, etc., horse, cow, plow, arrow, wagon, etc. Everything goes at only $18,200, $5000 cash.

32 NEAR OREGON CITY.
32 acres, with 22 acres under plow, 10 acres of bottom land, ½ A. strawberries besides other berries, family orchard, new 4-room house, barn 40x60, full set of farm machinery, 6 head cows and young stock, team, 200 hens, 5 A. clover; price $9300; $5500 cash.

152 LINN COUNTY.
152 acres, all level; 132 A. under plow, 2 A. family orchard; 5-room house, barn 40x60, hog shed 30x40, granary 30x40, silo; this place is fully equipped with farm implements, 4 horses, 4 cows, 4 heifers, 15 hogs, chickens, geese, even household furniture; 30 A. planted to oats, 15 A. cheat, 5 A. clover, 5 A. vetch, 15 tons hay in barn; price $16,000, with $3000 cash.

157 ACRES FOREST GROVE.
157 acres, with 30 A. bottom land, 115 A. under plow, berries and family orchard; 20 A. cedar and fir timber, crops partly in, bal. will soon be; 7-room house, extra large barn 42x70, has stanchions for 16 cows, stalls for 6 horses, room for more, hay loft will hold 140 tons of hay, 70 tons silo, complete set of farm equipments, also ensilage cutter and 6 H. P. engine, 8 cows, 5 horses, hogs and chickens; everything goes to close an estate at $19,000; $12,000 cash.

197 ACRES.
STOCKED AND EQUIPPED.
This farm consists of 197 A., of which 118 A. are under plow, fully stocked with 4 draft horses, 20 head of cattle, including 8 milch cows; good 7-room house, barn and granary; also new 100-ton silo, family orchard, berries for home use, good road; only 1 mile to town; equipment of farm machinery complete for a place of this size; place fenced into 6 fields, having running water in each. If you want a real farm investigate this at once; price only $16,000, ½ cash.

215 ACRES.
DAYTON DISTRICT.
This farm is located on the Willamette river, south of Dayton, about 100 A. under cultivation; this is finest silt soil; 3 A. in peaches in first-class condition; over 1 A. of assorted fruit, such as apples, cherries, plums, etc; good 6-room house, running water, gas engine and tank, large barn with room for 10 cows, 6 horses, double hay loft, silo, hog house, garage, large hen house; 44 A. in crop, bal. being put in which all goes at price of only $25,800; $10,000 cash.
F. L. EDDY, REALTOR, RITTER, LOWE & CO., 201-3-5-7 Board of Trade Bldg. WE WRITE ALL KINDS OF INSURANCE.

A HIGH-CLASS FARM.
87 Acres.
WITH ALL STOCK AND EQUIPMENT.
Hillsboro district.
Good buildings and fences.
20 miles to Portland.
$18,000.
Terms if desired.
See it Monday.
NEILAN & PARKHILL, 219 Lumbermens Bldg., 5th and Stark Sts.

TUALATIN VALLEY FARM.
A splendid farm of 135 acres, within 14 miles of Portland, paved and graveled all of the way; 134 acres of wonderful soil, in high state of cultivation, practically level, some onion land, 5 acres of assorted fruit in bearing. 7-room house, bath, etc., water system, large barn, granary, onion house, machinery house, hog house, garage, etc.; we have inspected this place and consider it one of the best farms in the state and a decided snap. Eight photos showing the place at our office, autos at your service. Fred W. German Co., 732 Cham. of Com.

THE OWNER OF THIS FARM WILL GIVE SOMEONE A CHANCE TO MAKE GOOD.
90 acres, every foot under cultivation, within 9 miles of the courthouse; 4 acres in prunes, besides a family orchard, 1 acre in grapes, fair set of buildings; will take $2000 down and give long time on the balance at low rate of interest; will consider a house in Portland as first payment to someone who is a real farmer. Better act at once, for this won't last.
STEWART & JOHNSON, 315 Northwestern Bank Bldg.

HERE IS YOUR BREAD AND BUTTER
40 acres, 19 miles from Portland, 1½ miles to R. R., 3½ miles to street car, across road from school. Paved road within ¾ mile of place, rest hard surface, large modern barn, 6-room old house, orchard and small fruit, nearly all in cultivation; all level and fenced; one team horses; 4 Jersey cows, all farm implements; ready for spring work. This is a bargain, come and see it and be convinced. Call Tabor 266 or write owner, 116 E. 47th N.

YAMHILL FARM—Splendid 160-acre farm located five miles west of Yamhill on hard macadam road; 90 acres cleared, about 50 more can be cleared, balance in stump and pasture; fine buildings with water piped to all; Yamhill river runs along one line; price $18,500; mortgage $8500; will accept good city property for the equity. Main 6829.
ERNEST WELLS COMPANY, 606 Couch Bldg.

43 ACRES, CULTIVATED, SOME PASTURE LEVEL LAND, LOTS OF FRUIT; SEVEN-ROOM HOUSE, BARNS, PRUNE DRYER AND OTHER BUILDINGS; GOOD SPRING ON PLACE; 15 MILES FROM PORTLAND; A BARGAIN; BEST OF FARMS. SEE OWNER, 323 HOTEL BROADWAY, BETWEEN 1 AND 4 O'CLOCK P. M.

80-ACRE farm, forced sale, for $1500, terms ½ cash; good soil, 5 a. with some very easily cleared, house, barn, etc., on a good road; 2½ miles to town and R. R.; some berries; fine location; 1½ hours' ride to Portland. Other farm imps.
H. W. GARLAND, 201 3d St.

195 ACRES, 13 miles from Eugene, on good gravel road; 135 in cultivation, 110 acres in crop, all fenced and cross fenced; 80 acres beaver dam; all farming machinery, cows, horses, hogs, chickens; price $95 an acre; $4000; 10 years on balance.
WOODCOCK, 327 Henry Bldg.

160 ACRES—EQUIPPED.
PRICE ONLY $3250.
Some terms. Forty acres cultivated, fenced and cross-fenced; owner an invalid; must sell; this is your opportunity.
B. F. KELLY, 715 Swetland Bldg.

FOR SALE—6 1-18 acres, 6½ miles north of Vancouver, Wash.; paved road; good house, barn, chicken houses, three cows, chickens, geese, turkeys, some fruit trees; running stream through place. Address Route 5, Box 118, Vancouver, Wash.

80 ACRES—24 miles from Portland; 8 acres in cultivation; 60 fruit trees, fine tie and piling timber; 5-room house, barn and outbuildings, $3000, $750 cash, easy terms. Jones, with Interstate Land Co., 248 Stark st. Main 5429.

15 ACRES in Clarke county on state road; ideal summer home location; beautiful view up Washougal river; half in cultivation, balance pasture; would accept piano as part payment. W 496, Oregonian.

600-ACRE RANCH in eastern Oregon for sale or trade; 70 acres in cultivation, five horses, six cows, three-room house and all other outbuildings. Call Mr. Wegner, Woodlawn 6367.

74 ACRES—A GOOD HONEST BUY.
25 acres or more in cultivation; all fenced; spring water; $35 per acre; $250 down. Draper, 307 McKay bldg., 3d and Stark.

REAL ESTATE.
For Sale—Farms.

GOOD FARM BUYS.

No. 229.
9 acres, all fine soil; fenced and cross fenced; good well; 75 assorted fruit trees from 6 to 7 years old; 1 acre strawberries; new 5-room bungalow; good barn; plenty of wood. Located only 1 mile from Vancouver city limits, less than half mile from carline, on good road and in fine community. Cash value $4250. If you have a good late model automobile the owner will consider it in exchange at cash value.

No. 246.
29 acres, all good deep soil; 19 acres under high state of cultivation; good well, strawberries, raspberries, etc; good 4-room house; large barn, granary, hoghouse, chicken house and all necessary outbuildings. Personal property consists of 4 cows, good team, 3 yearling heifers, some chickens, mower, rake, harrow, disc, plow, cultivator, cream separator and all small tools; good quantity of seed oats and potatoes. This place is located 12 miles from Vancouver on good road. Price $5500, $3000 cash. Balance on very easy terms.

No. 233.
25 acres, all exceptionally good soil; all in high state of cultivation; all level, well-fenced and cross-fenced with woven wire; good bearing assorted orchard; exceptionally fine 8-room modern house, good barn 60x100, with large modern chicken house with runs, workshop, smoke house, granary, wood house, fine well, tools and machinery. This place is only two blocks from trading center and railroad station on main county road, less than 25 miles from Portland, and is an exceptionally good buy, as the improvements alone could not be duplicated for the price asked. Price $6700, $2500 cash, balance long time.

No. 230.
53 acres, all fine land; all level; well fenced and cross-fenced; 40 acres in cultivation; some timber, balance pasture and easily cleared; 2½ acres assorted bearing orchard; good well, very good 7-room house; large barn, dairy house and all necessary outbuildings. The personal property consists of good team, 6 fine cows, 2 heifers, 2 brood sows, 75 chickens and all tools and farm implements, feed, etc. Pressure water system, with water piped to bldgs. Gasoline engine. Located half mile from small town, railroad station, on main road, 25 miles from Portland. Price $8060, $3000 cash. Balance 9 years at 6 per cent.

No. 239.
80 acres, all the finest of loam soil; all fenced and cross-fenced; fine well, spring and stream; 65 acres under high state of cultivation; fine bearing assorted family orchard with lots of berries; fine new modern bungalow with two large porches and concrete basement; large barn, milkhouse and all necessary outbuildings. The personal property consists of 16 very high-grade Jersey cows, 1 Jersey bull, 2 heifers, 4 good work horses, 1 saddle pony, 12 hogs, 30 chickens, wagon, harness, hack, buggy, mower, rake, plow, cultivator harrow, new cream separator and all small tools and implements. Two good stoves and all household goods also go with the place without any increase in price. Located about 18 miles from Vancouver on a good road and 4 miles from a good live town, with bank, stores, etc. Price $15,300. If you have a small acreage tract in good condition, close in, the owner will consider it in exchange. This place is well worth the price asked and is the best buy in the country today.
THE R. S. THOMPSON COMPANY, 410 Washington Street, Vancouver, Wash. Phone 251.

IF YOU ARE LOOKING FOR A GOOD FARM WITH GOOD IMPROVEMENTS, LET US TELL YOU ABOUT THIS ONE.
Consists of 35 acres, 4 miles from Hillsboro, on a good gravel road; 24 acres in high state of cultivation; all fall crops in; dandy 5-room bungalow with bath, sink and other conveniences, a well-built barn, floored below and above, 60 ton silo with ensilage enough to run until May; garage and other outbuildings, with this go 9 good cows, 2 heifers, bull, good team, harnesses and all kinds of farm machinery; price is $10,000. You could not duplicate the buildings for $5000 and there is over $2000 worth of personal property. This brings the price of the land below $100 per acre. You will say yourself it is worth more money when you see it.
STEWART & JOHNSON, 315 Northwestern Bank Bldg.

HERE IS A BEAUTIFUL FARM OF 73½ ACRES FOR SALE OR EXCHANGE. 12 MILES OUT.
50 acres in high state of cultivation, bal. clear of small brush; some big standing fir timber; seeded to pasture, running water; all fenced and cross-fenced, 5 acres in orchard and berries of all kinds, full bearing; house, good big barn, large hay loft, tight floors; hop-house, poultry house, 7 acres wheat, 6 in oats, 5 clover, 3 good cows, 1 heifer, team, 2 brood sows, will farrow this month, lot of chickens, cream separator, wagon, plows, harrow, disc, lot of small tools; this is in Wash. Co., 6 miles from Hillsboro, on good automobile road, mail and milk route; price is $13,000, $5000 cash, or will take improved acreage or city property as part payment.
STEWART & JOHNSON, 315 Northwestern Bank Bldg.

AN EXCEPTIONAL OPPORTUNITY.
To get a highly improved 200-acre farm in eastern Lewis county, Wash., at a figure less than ever offered before; farm has good buildings and has full line of machinery, stock, hay and grain; cash price now only $40,000 for everything; can give easy terms on large part; will consider some trade, but action is the main thing; full information at this office.
U. S. MORTGAGE & INV. CO., 605 YEON BLDG.

SEE THIS BEFORE YOU BUY
32½ acres; 25 acres in cultivation, balance pasture; 3 acres of prunes and orchard; 6-room house in good condition; new barn, hog house, dandy well; the land in high state of cultivation; close to electric station and pavement in Clarke county, Washington. A real bargain at $6500, $2000 cash, balance at 6%.
INTERSTATE INVESTMENT CO. Broadway 4761 410 Henry Bldg.

"CLOSE-IN FARM."
50 acres choice land, 20 a. under cultivation, 30 a. timber, good orchard and berries, bored well, good new barn, 4-room house, 16 miles Portland, 1½ miles ry. station, good roads, 4 miles Wilsonville. Price $8500; reasonable terms can be made.
R. M. GATEWOOD & CO., 165½ 4th st.

IF YOU are looking for a bargain, see owner; 25 acres, one mile from Dundee; good road; 5 acres orchard, 5 timber, ½ grapes, cider mill, some farm implements, creek running through place; can easily be divided; will sell all or part; house, barn, outbuildings. 394 Marguerite ave. Tabor 313.

97 ACRES IN TUALATIN VALLEY.
15 miles from Portland; 5-room house, barn and outbuildings; 5 acres in cult., some timber, good pasture; fine soil, good dairy ranch; $12,500; will take house and lot in trade.
STEWART & JOHNSON, 315 Northwestern Bank Bldg.

ALL REAL ESTATE men are not and cannot be realtors. A realtor must be a member of a realty board and he must follow square business practices. Buy through a realtor. He has a membership card. Portland Realty Board, Oregon building.

I HAVE a farm of 67 acres on hard surface road, all tillable and almost all cleared, with 5 acres in prunes, which produced $800 last year; will sell for less than $100 per acre if taken soon. Phone 622-55.

160 ACRES, 4½ miles east of Blaine, Tillamook county; 15 acres in cultivation, 100 or more tillable; on country road; cheese factory on corner; price $15 an acre.
WOODCOCK, 327 Henry Bldg.

158 ACRES, 3 miles east of McCoy; 90 acres under cultivation, all fenced with woven wire; $65 an acre; $3500 down, long time on balance.
WOODCOCK, 327 Henry Bldg.

GREAT bargain. Want to leave city; 100 x100 ft., small house, water in 4 ft. deep, cold for drinking; 10 bearing fruit trees all kinds berries and roses. Price $1500. By owner, 2050 Holladay ave.

10-ACRE CLACKAMAS BERRY RANCH, on electric line, near station and highway; good soil; $1000, $75 down, $10 per month. Draper, 307 McKay bldg. 3d and Stark.

240 OF UNIMPROVED LAND in Clackamas county, 1½ miles from wagon road, on good trail; price $10 an acre; $500 down.
WOODCOCK, 327 Henry Bldg.

160 ACRES, near Portland, $100 per acre; $100 down, balance in 10 years to right party; rich soil; hard road. Morgan, 212½ 1st, Portland.

30 ACRES—Well improved farm, 6 miles south of Gresham on Damascus road. For particulars address or call on the owner. A. L. HEACOCK, Route 3, Boring, Or.

75 ACRES, 1 mile from Gresham, 10 acres in orchard, 6 or 7 acres in pasture, old house, $200 a year. Tabor 8679.

80-ACRE farm cheap; stock, implements. Write Mrs. H. Schmitt, Elk City, Or.

800-ACRE plowable ranch for $6000; cash $3500. See Mellor's "To Exchange" ad.

REAL ESTATE.
For Sale—Farms.

CLARK COUNTY FARMS.

43½ ACRES—$15,000.
Stocked and equipped farm on hard surface road, 8½ miles from Vancouver; seven-room plastered house, large barn 45x55, garage, all in fine condition, 6 acres 20-year-old Italian prunes, 2½ acres loganberries, balance of land in cultivation, except one acre, suburban car station on place; with this place go large team, wagon and harness, three cows, two heifers, 30 tons hay, drag-tooth harrow, disc, cultivator, mower, rake, cream separator, prune boxes, also brood sow and about 15 chickens; excellent land and well located; two wells and spring furnish plenty of water. ½ cash, balance mortgage.

79 ACRES, $15,000.
12 miles from Vancouver, 1 mile from Brush Prairie, first 12 miles hard surface road, balance good gravel; county roads on two sides, 40 acres cleared, fenced and cross-fenced, some cordwood and cedar, six-room house, barn 80x50, family orchard, strawberries, loganberries, raspberries, gooseberries, 90-foot well with gasoline engine, water piped to house, barn and chicken yard, 1 registered Jersey bull, 8 milch cows, 3 yearling heifers, team, harness, 2 hogs, about 300 hens, new drill, harrow, 2 plows, spring-tooth harrow, rake, hand cultivator, old wagon, hack, new cream separator, hay fork, corrugated roller and mower.
This is only one mile from school, church, good stores and postoffice, on cream route and R. F. D. The spring work is well under way and ready for you to move in. One-half cash, balance mortgage, 5 years, 6 per cent.

41 ACRES, $7500.
25 acres in cultivation, balance pasture, 5-room house, barn 60x78, other outbuildings, fenced and cross-fenced, black loam soil, extra good team and harness, two cows, 3 yearling heifers, 1 2-year-old heifer, plow, spring-tooth harrow, some chickens, all small tools. This place is all seeded to grass; located 1¼ miles from paved road and good town, with high school and bank.
$1500 cash will handle; eight years on balance, interest 6%.

20 ACRES, $7500.
All in cultivation, 7-room plastered house, well and gasoline pump, water piped to house and barn, house has fireplace, bath, gasoline lights, equipment of cream separator, milk cans, mower, rake, disc, 2 plows, harrow, cultivator, roller, potato planter, team, harness, wagon, buggy, pony, seven Jersey cows, Holstein bull, brood sow, 9 pigs, 24 chickens; 50x54 barn, woodshed, blacksmith shop and tools, concrete potato house, chicken and hog houses, wagon shed; small tools, hay fork and ropes included; good family orchard, besides 1 acre young prunes and berries of all kinds; three acres beaver dam, balance clay loam; no gravel. Situated on gravel road three miles from good town and hard surface pavement. $3000 cash, balance 4½ years, 6 per cent.

79 ACRES—$11,500.
On hard surface road, 14 miles from Vancouver, 30 acres in cultivation, running water, eight-room house, barn 60x80, silo, other outbuildings, large chicken house, family orchard, road on two sides, five cows, 2 heifers, 1 bull, team, wagon and harness, about 100 chickens, disc, spike-tooth harrow, cultivator, two plows, drag saw, cream separator, milk cans, all small tools, some feed and potatoes; excellent clay loam soil, $4000 cash, balance on good terms. Will consider some trade.
ELWELL, WATTS & PERCIVAL, Eighth and Washington Sts. Vancouver, Wash. Phone 236. ALBERT MILLER, Manager Farm Department.

STOCK AND MACHINERY.
136 acres, 80 acres in cultivation and part in crop; all No. 1 soil, well drained; 4-room house, old barn, well, 12 acres in orchard, in fine shape; 6 acres in pears, 6 acres in Delicious apples, 1½ acres young prune trees, ½ acre loganberries. The pears and apples are just coming into bearing; with this place go 3 head of work horses, 1 colt, a year old; 1 colt 2 years old; 8 cows, good ones; 2 young heifers, 1 2-year-old heifer, will be fresh soon; wagon, mower, rake, orchard disc, 2 drag harrows, 1 spring-tooth harrow, 14-in. sulky plow, 2 12-inch walking plows, garden cultivator, potato plow, 7-ft. binder almost new, 2 sets harness, hay rack, dump boards, telephone right in line, new separator, buck saw, mattox, brush ax, sledges and two forks. Situated 2 miles from good town in the north part of Yamhill county. This farm is an estate and must be sold. Price $11,000 for all. Worth $16,000.
J. C. GILBERT, McMinnville, Or., I. O. O. F. Bldg.

20 ACRES.
15 acres in cultivation, 2 acres in bearing orchard, including walnuts, all kinds of small fruits, some timber, running water, 8-room modern house, with water system, barn, machine shed, 2 miles from Oregon City, good location. Personal property consists of team, 8 tons of hay, harnesses, 2 wagons, 2 buggies, 2 plows, 2 cultivators, small tools, furniture. All for $8500, $2500 cash, balance easy terms.
A. C. HOWLAND, 620 Main Street. Oregon City, Oregon.

200 ACRES, MORE THAN HALF BOTTOM LAND.
Located about 70 miles from Portland down the Columbia river on a good rock road, close to 2-room schoolhouse, 5 miles from high school, with free transportation to same; large 7-room house with water system, large new round-roof barn that will accommodate 35 cows and hold 80 tons of hay, all necessary outbuildings, plenty of water in the pasture for stock; with this go 11 grade Jersey cows, 20 head of Shropshire sheep, cream separator, 6 10-gallon cream cans, 1 breaking plow, dragsaw, mowing machine, hay tedder, manure spreader, disc, lots of other tools; $17,000 for everything complete, on good terms. Owner is too old to run the place any longer.
STEWART & JOHNSON, 315 Northwestern Bank Bldg.

16 MILES from Portland, 208 acres, dairy and general farm, fully stocked and equipped, A1 dairy barn, good house, other bldgs.; 100 acres, mostly seeded, wheat and clover; 40 acres more nearly clear; water on every 40.
35-acre equipped and stocked farm near Woodland, Washington, $6750, terms.
80-acre farm near Washougal, with stock, machinery and H. H., $6000, terms.
We have bargains in all parts of Oregon and Wash. Peper & Walsh., 508 Buchanan bldg.

ESTACADA FARM.
40 acres, 37 in cultivation, 30 acres seeded to oats and wheat, 5-room house with fireplace, large barn, running water, fruit and nut trees, all kinds of outbuildings, ½ mile to graded school, less than four miles from Estacada; located on a good crushed rock road; this farm is well worth $5000; I am offering it for $4500; if you are looking for a real farm bargain don't delay for this one will be sold right away.
S. E. WOOSTER, Estacada, Oregon.

YES, LOGGED OFF LAND, NO not like the stuff you have in mind. This is really a ranch of nearly 1000 acres, 240 creek bottom, 50 cultivated including 3 acres orchard. All good soil, no rock, no waste; lies well. Plenty running water. Reservoir, water piped to buildings and barns. Water power for electric lights; 2½ miles to town, r. r., Columbia river and highway; 2 hours drive from Portland. Less than $20 per acre; some terms. J. B. Laber, 705 Broadway bldg. Main 769.

4½ ACRES NEAR THE ST. CAR LINE.
4-room house, cement basement, garage, poultry house, brooder house, orchard, all kinds of fruit, strawberries, raspberries, blackcaps, logans Himalaya, currants, gooseberries, 60 White Leghorn hens, some standing timber for wood, only $3000; near st. car line and paved road, 14 miles to Portland; $1500 cash will handle.
STEWART & JOHNSON, 315 Northwestern Bank Bldg.

EXTRAORDINARILY GOOD DAIRY FARM.
178 acres, near Chehalis, Wash; fully equipped; 28 head stock, all farm and dairy machinery, including milking machine; terms.
320 acres fine wheat land in oil belt of Montana; dandy speculation; must be sold, death in family; $5500. We have dozens of other good buys. Peper & Walsh, 508 Buchanan bldg.

5 OR 10 ACRES near Willamina; level, cleared, fenced; 3-rm. house, barn, well; $150 down. Jesse R. Sharp, 83½ 3d st.

FOR SALE—10 acres near Hood River; good soil, small orchard. East 1348.

REAL ESTATE.
For Sale—Farms.

SALEM, OREGON.
IS THE CHOICE AGRICULTURAL SECTION OF THE WILLAMETTE VALLEY.

5-ACRE HOME TRACT.
Located on good road and close to city limits of Salem. Good 4-room house, good barn, chicken house, etc.; 1 acre bearing loganberries, 1 acre young bearing prunes, some strawberries, etc. This is excellent dark loam soil and is in choice section. A bargain at $3600; half cash.

6-ACRE TRACT.
On fine road and ½ mile from Pacific highway, few miles from Salem and close to store; this is the best of dark prairie loam soil; 3 acres cherries, pears and other fruits; 1 acre strawberries, few gooseberries; good barn, fine double-deck chicken house, 12x34; a fine tract where you can build your little house according to your own plans; price $2700, cash.

DIVERSIFIED FRUIT FARM.
If you want a 21-acre tract of unexcelled quality of fruit and berries, this place will suit; 3 acres finest kind of logans, full bearing; 1 acre bearing strawberries, 1½ acres young family orchard and 10 acres of 10-year-old Italian prunes, as fine as you will find in the Willamette valley. The balance of farm is new land and is under cultivation; good 4-room house, fine new barn, chicken house, etc. This is an ideal farm located on good road and is half mile from Pacific highway. A bargain at $11,000, half cash.

INCOME FARM.
20 acres of fine loganberries in full bearing and 30 acres full bearing prunes; on good road, 1 mile from town in Marion county; 6-room house, barn and camp houses for berry pickers; a diversified farm with fine income, and will soon pay for itself; price $500 per acre; finest kind of terms.

FINE PAYING DAIRY, EQUIPPED.
86-acre farm adjoining city limits of good town; 80 acres under cultivation; good large house, big barn, 2 silos and other buildings; completely equipped with 23 cows, horses, hogs, all kinds of farm implements, etc. Price for everything, $17,500; terms. This dairy is returning more than $750 per month.
We also have a 160-acre dairy in Linn county with all stock and equipment included at $100 per acre; $3000 down, $5000 good trade and balance on time at 6 per cent.
Also have a fine tract of land (nearly 50 acres), close in and is excellent for sub-dividing; finest quality land and lies nice. Price $20,000; mostly cash. Very close to school and streetcar.
KINNEY & SMITH, P. O. Box 264, Salem, Or. 469 State Street.

FOR SALE—Nicest located 40-acre farm in Yamhill county, right on the paved highway at the four corners, 2 miles from Dayton, 2 from Lafayette, 4½ from McMinnville. All under cultivation and in growing crops. Family orchard, nicely finished 6-room house, woodshed, 2 chicken houses, large red barn, new garage opening out on the pavement, well at house and barn. Going with the place is a fine span of young mares, harness and wagon, hay rack, new plow and harrow, mower, broadcast seeder, new cream separator, an extra good Jersey cow, quantity of hay, straw and potatoes. A sacrifice price for short time only, $7500, half cash, bal. terms to suit. Inquire of J. C. Gilbert, Oddfellows bldg., McMinnville, Or.

160 ACRES, 100 of it good tillable land; 15 in cult., under ditch, 70 inches of free water; 2,000,000 ft. good timber, 250 apple trees, also cherries, peaches and berries; new 8-room house, water can be piped in; on good hard-surfaced auto road, Hood River dist., sacrifice price $6000; no trade, but terms.
78 acres, 35 in cult.; large family orchard, balance pasture; 6-room house, large barn and silo and other outbuildings; 10 milch cows, heifer, bull, hogs, chickens, good team of horses, all tools and implements; located on good auto road, 3 miles from Castle Rock, Wash. $8500 and easy terms.
TALLMADGE REALTY CO., 619 Henry Bldg.

FARMS FOR SALE.
7½ acres, 1 mile from Hillsboro highway, near Reedville; 3½ acres cult.; cozy 3-room house, barn, small orchard. $2850, cash $800, bal. easy terms.
30 acres, 3 miles Oregon City; 20 acres cult.; house, barn, family orchard, etc.; $5000, easy terms.
50 acres, 1 mile from Beaver creek; 30 acres under cultivation; house, barn, orchard, spring, etc.; $7500.
80 acres, ¾ mile off Newberg highway; 35 acres under cultivation; good house, barn, etc., spring and stream; $8500, terms.
COE A. McKENNA & CO., 82 Fourth st. Main 4522. Portland, Or.

BY OWNER—30 acres fenced and cross-fenced; small bearing apple orchard and berries; water piped to all fields; fine barn; tenant house; four poultry houses; hog house; root cellar; beautiful large brick home; all modern conveniences; cement basement; hot water, heat; two fireplaces, two baths, two sleeping porches, wired for lights, city water, phone, etc.; 35 miles from Seattle, just outside limits of thriving little city; has replacement value of $35,000; will take less than half, if sold soon; might take Portland property as part payment. George E. Frost Jr., 519 Northwestern Bank Building, Portland, Oregon.

SMALL WHEAT FARM—$4500.
240 acres in Eastern Klickitat Co., all tillable, 150 acres in grain and 90 acres more in grain on rented land; all lies good, fenced hog tight; fair buildings with water piped; family orchard, full equipment of farm machinery. Price $4500 cash. This is a snap.
LUEDDEMANN COMPANY, 913 Chamber of Commerce.

STOCKED AND EQUIPPED.
163 acres, 50 acres in cultivation, 43 acres timber and pasture, rolling land, running water, nice family orchard, ½ acre prunes, 6-room house, barn and outbuildings, 3 horses, 8 cows, 2 heifer calves, 7 sheep, 19 hogs, 50 chickens, 5 stands of bees, 400 bushels oats, 80 bushels wheat, potatoes, wagon, buggy, all farm tools and machinery; 28 miles Portland, ¼ mile to store, church, school, R. F. D. Price $12,000, $4500 cash, $7500 mortgage, 6% on or before 8 years.
R. M. GATEWOOD & CO., 165½ 4th st.

BEST RANCH BUY IN STATE.
A real money-making fruit land investment, located in most desirable part of the famous Pajaro valley; 340 acres, 75 per cent ideal fruit land, 40 acres in apples, cherries and apricots, 25 acres in grapes, annual fruit value $15,000; 2 sets buildings, delightful climate, no forests, no irrigation, springs, well and brook, settling estate, sacrifice price now $140 an acre. Get full details and photos Farm & Forest Co., 467 Main, Watsonville, Cal.

50 ACRES SHORT WAY FROM BEAVERTON ON MAIN ROAD.
40 acres in high state of cultivation mostly in crop; live creek on corner; 7-room house, barn and outbuildings; 8 cows, team and all kinds of machinery; everything to go right ahead with; milk and mail routes by the door; this is something good and worth investigating if you are in the market for a farm.
STEWART & JOHNSON, 315 Northwestern Bank Building.

87 ACRES, stocked and equipped, one of the finest farms in Clackamas county, 80 acres in cultivation, 25 acres seeded, grain to seed balance; plenty feed for stock; running water, fine buildings; 29 miles from Portland, 3 miles to electric line, 2 blocks to church, school and store, on rock road, price $167 per acre, ½ cash, bal. 5 years at 6%. Come in and let us show you this farm. 618 Chamber of Commerce bldg.

48 ACRES VERY rich bottom land; all cultivated; no rock or gravel; good 6-room house; chicken house; barn with silo; only 1 mile from railway station; on rock and paved road to Portland about 35 miles; here is a place that will bring more money; price $7500, $2000 cash; will take part trade. Ralph Ackley, 327 Corbett Bldg. Tabor 604, Sunday.

CALIFORNIA FARMS.
Rich, productive loam, irrigated, capable producing $500 per acre excellent climate, rail, electric and water transportation, good market, near million population. Send postal free farm list, photos, map, etc., Paul Rossier, Stockton, California.

320 ACRES, best fruit growing district in San Joaquin valley, three miles town, ½ mile to paved highway, good land, bearing orchards adjoining. Will sell in 40-acre tracts; $100 acre, terms if desired. W. S. Reeves, Terra Bella, Tulare Co., Cal.

200-ACRES all improved; equipped for stock farm; good general farm; price $16,000, $3000 cash, or will trade for equity in apartment building and fixtures. Mr. Hare.
A. J. DeFOREST & CO., 320 Henry Building Bdwy. 5590.

WHO WANTS the best stock farm proposition money can buy; $10,000 required to handle; money secured; near Portland and hard road. AV 254, Oregonian.