

# Northwestern Guarantee & Trust Company

Lumber Exchange Building, Second Floor, S. E. Corner Second and Stark Streets

## We Have

## Many Good Investments

In this age of modern activity the men with money to invest—whether the amount be large or small—are often much concerned as to just where to place that capital that it may bring the very best returns on the investment. No man can make a mistake in the purchase of the right kind of securities or bonds. You will do well to read carefully what we say of "Otero Bonds." After you have read our statements pertaining to this subject it will then pay you to investigate further by calling at our offices and getting the full data on these bonds.

It is hardly necessary to say much about the timber lands of the Northwest as an investment. Men who know anything about the profits attached to the manufacture and sale of lumber are not slow to see a profitable investment in a good body of timber. If you are seeking a first class timber investment, or if you have timber lands for sale, we would especially call your attention to our splendid equipment for handling large and small timber tracts throughout the Northwest.

It is an old story that is well worth repeating that "farm land" is always a good investment. This company has sought to list only those farms which are the most desirable at the prices asked. We have been painstaking in obtaining a correct description of these farms we describe below—as well as all the other choice properties we have for sale. We especially invite newcomers, who are seeking the best farms in Oregon, to call at our offices and get further information concerning our list of good "Oregon farms." They are all desirable for investments. It will pay you well to investigate these properties at once, if you are interested in farm lands.

Portland business properties need no introduction to all intelligent investors. When a Seattle real estate dealer advises his clients to "invest in Portland down town realty"—because it is a better investment than Seattle business property—the evidence is sufficient to make all wise investors want Portland business realty at the present prices. It will pay you well to come to the offices of the Northwestern Guarantee & Trust Company and get full descriptions of our gilt edge down town business properties without further delay.

## At Your Command

## Profitable Farms

Oregon Farms are gilt edge investments now. For the stockman, the horticulturist, the agriculturist as here in Oregon. It will pay you, Mr. Newcomer, company and get a complete description of our farm lands. We have a representative in each county in the State. We know just where the best farms are; and can find just what you want. We describe only a few of these many choice properties here—we will be pleased to talk the farm question over with you at any time. Call at our offices.

There is no State in the Union where opportunities—the man who seeks diversified farming—are as good to call on the Northwestern Guarantee & Trust Company.

33 acres located in Clackamas county; about half rolling and half level, good clay loam soil; 15 acres fenced and cross-fenced; 500 to 800 cords of wood on the place; there is one creek, one spring and one well on the farm; plenty of berries and fruit trees; good 4-room house, barn in fair condition, chicken-house and woodshed. This place is 2½ miles from Oregon City. This would make a good chicken ranch, or fruit and vegetable farm. Dairying could be carried on with little expense. The price of this farm is \$2,150.

283 acres near Amity, Oregon; 85 acres bottom land, 198 acres rolling, fine soil; about all fenced; 85 acres in cultivation; there are 10 acres of oak and fir timber, also some light timber; there is 1 creek, 1 spring and 2 wells on the place; sufficient berries for family use; 12 acres of fine apple orchard, 1,600 bushels this year; good 7-room house, painted, which cost about \$800; one good barn 32 x 64. This is a good farm for diversified farming and is cheap at \$35 per acre.

58 acres of Linn county land, mostly all level, clay soil; 38 acres under cultivation, 5 acres of light fir and oak suitable for fire wood; 1 well; about 40 fruit trees; good 4-room house, painted; 1 good barn, henhouse, hoghouse, woodshed; this place is located about 1¼ miles from school and about 2 miles from Planeview; rural free delivery and telephone. There are on the place 12 cows, 1 sow, 2 horses, harness, wagon, plow, harrow, mowing machine, cream separator and all dairy utensils. The price of this is \$3,000, including stock.

400 acres in Douglas county, good clay creek bottom soil, wire, rail and board fence; 10 acres plowed, 10 acres meadow, 100 acres heavy fir, oak and cedar timber; 200 acres light timber; 1 creek, 3 springs and 1 well on the place; enough berries for family use; 4-room house and 1 barn. This place is 1½ miles from school and 3 miles from Roseburg. There are on this place 3 head of cattle. Price \$3,200. Price including cattle, \$3,500.

214 acres in Marion county, partly rolling, good black rich soil, all rail fenced; 74 acres in cultivation, 90 acres of heavy red fir and oak timber suitable for lumber; 3 good springs; enough berries and large fruit for family use; good 6-room house, 2 good barns with several outbuildings; 4 miles to Turner, Oregon. This would make a good farm for diversified farming. Can be bought for \$50 per acre.

140 acres in Benton county, nearly all level, dark clay soil; 90 acres in cultivation, 20 acres of light timber; 1 creek and 2 wells; 35 fruit trees; enough small fruit for family use; 5-room house, painted, cost about \$800; 1 new barn 36x40, also 2 stock sheds 30x36; this place is 1 mile from school and the town of Monroe. Would make a good dairy farm. Price \$4,200.

30 acres in Yamhill county, nearly all level, half river bottom land, good board and rail fence; 25 acres in cultivation; 1 creek, 5 or 6 springs and 1 fine well of water; 7 acres of loganberries and plenty of large fruits; a 3-room house with attic and good barn 30x40, hog-pen and chicken-house; 1 mile from Newberg. Price of place is \$125 per acre. This is a splendid fruit or poultry farm.

25 acres, all rolling, black loam soil; about 4 acres in cultivation, 21 acres of heavy fir timber; there is 1 creek on the place; enough fruit for family use; 1 good house and good barn; this place is 2 miles from Buell and 8½ miles from Sheridan, Oregon. With this farm will be sold 3 horses, 2 cows, 1 colt and turkeys and chickens, hay and grain and household goods. Price \$1,500 cash.

160 acres, all level, volcanic-ash soil, wire fence; 150 acres under cultivation; small cabin on the place; 7 miles from Lexington; the place is all sown to fall wheat. This is a good wheat and barley farm. The price is \$3,000.

50 acres in Clackamas county, all slightly rolling, good rich loam soil, all fenced; 37 acres in cultivation; 2 wells, and cistern in barnyard; about 15 fruit trees, also plenty of small berries; a 4-room house, good barn, chicken coop, milkhouse; 3 miles from Oswego, 1 mile from Bryant railroad station. This is a good fruit and vegetable farm. Price \$3,500 cash.

10-acre fruit and poultry ranch, rich loam soil, woven-wire fence, all hog-tight; this farm is all under cultivation; has one windmill and tower; some berries; 9 acres Italian and French prunes; good 6-room painted house with porch, 1 new barn and fruit dryer. This place is one mile from Salem. The price \$5,775.

1,000-acre stock farm, half level and half rolling, volcanic-ash soil, all fenced with wire fence; 50 acres in cultivation, balance of soil broken; there is a creek, spring and well on the ranch; good 4-room house, with sheds and 2 barns; this place is only 3 miles from Lexington, Oregon; it is especially adapted to wheat, barley and alfalfa and would make a fine stock and hog ranch. Price \$20,000. Satisfactory terms.

## Income Property

It is unnecessary to say much about investment in Portland downtown city business property—however, we will say that now is the opportune moment to invest—while the property is rapidly advancing—get in to line now and the upward trend of values all over the city will drive the value of your investment upward, until some fine day in the near future you will awake to find your money has doubled and trebled.

We have for sale some very desirable business properties—some large ones—some smaller ones. It will be to your best interests to call on the Northwestern Guarantee & Trust Company at once, and get full particulars, data and prices on these respective properties.

We now have ready for delivery a \$25,000 issue in the City of La Junta, Colorado. The bonds were under an act of the General Assembly of the State of per acre. Every formality of the Colorado law has been complied with, relative to the issue of these bonds. They have the same standing value in the bond market as an issue of bonds by a municipality or county. The interest (6 per cent) and principal of these bonds are payable in gold coin in the county treasurer's office at La Junta, Colorado, or at the Merchants' National Bank of New York.

The local banks of La Junta, Colorado, are loaning on these bonds as collateral up to a small percentage less than par. These bonds are absolutely as good as the very best of corporation bonds offered anywhere—and it goes without saying that they will not be available much longer.

We now have a \$25,000 issue in denominations of \$500 and \$1,000, respectively, ready for delivery. Another \$25,000 issue will be ready on March, April, May and June, respectively. Write or call on the Northwestern Guarantee & Trust Company immediately for further particulars.

## BUY "OTERO" BONDS

of Otero Bonds. These bonds are now selling at par issued to cover an irrigation project of 23,000 acres Colorado. This land is now worth from \$100 to \$150

## Timber Investments

Timber owners and prospective buyers from all parts of the country are fast recognizing our timber department as the one "THAT LEADS" in all the important timber deals of the Northwest. We have tried to build this department along safe and reliable lines—where good judgment and reliable information has been foremost in all transactions. The rapid increase of the business in this one department of this company is sufficient proof of the abundant confidence owners and buyers have in our methods and procedure in the handling of timber throughout the Northwest.

## Fire Insurance

Is the property owners' assurance against loss by fire. Every owner of buildings or merchandise—or any goods which will burn or are liable to damage by either fire or water—knows that the "best policy" to follow is a good Fire Insurance Policy. We are prepared to furnish all property owners with insurance in three of the best companies in the United States. We will be pleased to take up the Fire Insurance matter with any one who desires protection of this kind. For further particulars call on the Northwestern Guarantee & Trust Company.