HEAVY SALES OF IRRIGATED LAND

Eastern Oregon Feels Beneficial Effects of Spring Colonist Rates.

Pendleton, Or., March 14.—Real estate sales in eastern Oregon and Washington have been enormous this spring, especially in the irrigated districts, where people are looking for small homes. These tracts are being purchased largely by men of small means, many of whom will come from the middle west. A great many tracts have been sold in the Milton and Freewater country, while thousands of acres have been purchased in the Hermiston and Echo district which will be irrigated by the Umatilla project and other private enterprises.

So seriously are the transcontinental railroads taxed to accommodate the colonist travel that it has been necessary to draft into service every available coach along the O. R. & N., and Oregon Short Line and the Union Pacific lines. The spring time rates are proving more satisfactory than at first anticipated. The officials believed the traffic would be heavy, but nothing like that which existed last fall. According to every indication the spring colonist rates will bring as many people to Oregon as the fall cut rates did.

LOOK FOR HEAVY SALES ON PENINSULA

Extension of Car Line to Swift Plant Will Open New Tracts.

Property holders on the lower peninsula are considerably exercised over the route to be selected by the Portland Railway, Light & Power company for the proposed extension of the street railway system to the plant of the Swift Packing company on Columbia slough. Several different routes have been discussed, but the one that it is generally supposed will be adopted, follows Mississippi avenue, Pippin street, and from there to the center of the Graybrook tract recently purchased by the Swift interests; through the Graybrook tract to Willis boulevard; thence west to Delaware avenue, and along Delaware avenue to the packing plant.

A number of desirable residence tracts will be opened up along this route, provided it is selected, which will bring about a heavy selling movement in that district this spring and summer.

ORGANIZE REALTY EXCHANGE TUESDAY

Constitution of New Organization Will Be Adopted by Members.

The Portland Real Estate exchange will be formally organized next Tuesday night at a meeting of the realty board which is to be held in the rooms of the Commercial club. The report of the committee on constitution and by-laws will be submitted and adopted, when the local real estate exchange will become a reality. Members of the Realty board will celebrate the occasion with a banquet in the dining-room of the Commercial club.

Officers of the Realty board for the ensuing year will be elected at this time.

Schmeer Flats, Park Street, Between Harrison and Hall.

W. B. Gadsby Residence, Overton Street, Between Twenty-fourth and Twenty-fifth Streets.

BROKERS SEE BRIGHT HORIZON IN REALTY

Chapin-Herlow: "The real estate market today, from our point of view, shows marked activity in certain lines. The inquiry for moderate-priced residences and acreage is very heavy. The inclination is to buy homes. The people who are inquiring have a limited amount of money and they are looking for the very best possible bargains. As soon as they find something that suits them, and after spending a few months investigating, as they are all doing now, we believe that the buying will be very heavy. We do not find the market extremely active nor the inquiry brisk on high-priced residences or business property, although there is a little inquiry in this direction from time to time. The majority of the prospective buyers are looking for snaps in that line, but there are sufficient inquiries to maintain prices of a year ago.

"In some sections in the business part of town the prices today are considerably higher than they were a year ago. All through the warehouse district prices are firmer than they were last fall, and comparatively few are desirous of selling.

"The majority of the property seems to be held by people who have the means to carry it and have no intention of sacrificing it. With that condition existing, the customer with a little money need not expect to find any snaps."

The Dunn-Lawrence company report a rushing business in vacant lots and suburban acreage, especially at Covell, on the Oregon City car line, between Oak Grove and Jennings Lodge, where Meta Morris and Isabel Hyatt bought five acres at $2,500, Carrie Dunn three acres at $1,500, James G. Hess two one-acre lots for $950. M. L. Higgins, recently from Iowa, bought 11 acres for $5,750, Emmett O. Bainter of Mount Tabor bought three acres for $1,350, and William Kennedy of Sunnyside three acres for $1,350. The Holly Nursery company are proceeding with their nursery plant on land bought last month. All these places will be built on as soon as material arrangements can be made. Messrs. Smith and Covell are in communication with parties connected with the Mechanicsburg (Pennsylvania) Automobile & Bicycle Works, offering a free site for the establishment of a branch of that industry, which is more than likely to be accepted.

Samuel Holm has purchased the residence of Lee Hendricks, at 347 Ross street, for $3,500. George Pope, who recently sold his 20-acre apple ranch at Hood River for $35,000, has located in the city and bought the residence of C. L. Rottermund in Woodstock for $2,000.

A great many eastern capitalists are looking for investments, among whom are S. A. McCloud of Boston, Dr. A. C. Burroughs of Colorado and C. E. Stipe of St. Paul.

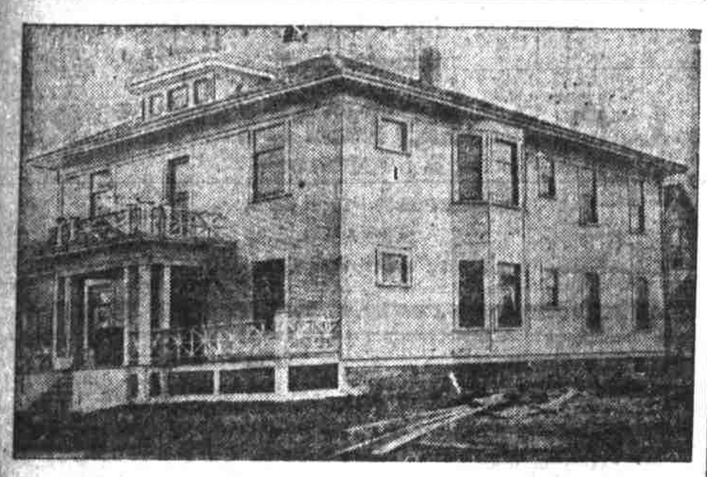
L. O. Raison: "If the real estate market is to be judged by the movement in South Portland Heights and Green's additions in the Terwilliger homestead, then it certainly is very bright for the future, judging from the past. During the past four weeks over $30,000 worth of property has been sold in the above tracts alone. We have been too busy with these tracts to visit others for information. These purchasers came from Nebraska, Utah, Missouri, California and many other states, and have purchased one and two lots to build on and make their future homes in Portland. One noticeable fact is that in the above amount of sales only one check has been given; the balance was all cash payments. With the advent of the Oregon electric and United Railroads and a 5-cent fare in the city limits, South Portland should now forge ahead as never before. These roads are the connecting links that will make a greater Portland, and if the council will grant the large proposed packing plant of Schwartzschild & Sulzburger a permit, it will enhance the value of property in this vicinity double what it is now. A fine large school building three stories high has just been completed in Green's addition. A subscription has been started for a church, many dwellings have just been completed, many under way, and lumber scattered over the tract for many more.

Mall & Von Borstel—We can safely say that Portland never before had a brighter outlook than it has at the present time. There isn't a city in the northwest than can see the wonderful future for itself that the Rose City has. It no doubt will be a leader and can hold its head up with pride above all other cities on the coast, because of the amount of large capital that is being spent which is not yet in operation, but which will be within the next year, and the numerous manufacturers that have their eyes on Portland for their new field of operation, picking Portland in preference to other cities. Perhaps the greatest benefit to Oregon and Portland and its suburbs is the new railroads that are entering and the new carlines that are extending their lines throughout the state. Of course this will nourish the realty market both in the city and country, that none of us can hardly realize the opportunity we have, but it is before us and native sons should be in on the ground floor and not let our eastern friends buy from under our eyes. Values have not gone down and property is not selling any cheaper and the indications are that it will advance. Good investments are being taken up every day and the demand for property in all parts of the city is amazing. There are very few empty stores and houses and this has a tendency to build up new districts. We in the last week made the following sales of which the new owners intend improving with flats or dwellings: Quarter block on Twentieth and Broadway to McKeen & Burgey; quarter block on Fifteenth and East Davis to J. H. Settlemeyer of Woodburn, and lot in Irving's addition to F. Mechen.

The Spanton company report the sale of 15 lots in Alder Springs to Salem people at prices ranging from $225 to $300, and although the property has not yet been placed on the market in Portland, they are receiving a great many inquiries. The doubling up of the car service on March 15 will have a tendency to bring this country prominently before the investing public, and undoubtedly property values will increase rapidly this summer. Few people realize what a beautiful country lies back of the hills or how convenient it will be to the business district. Lots with a 5-cent fare within 15 minutes of the business section for from $200 to $350 are bound to be an excellent investment.

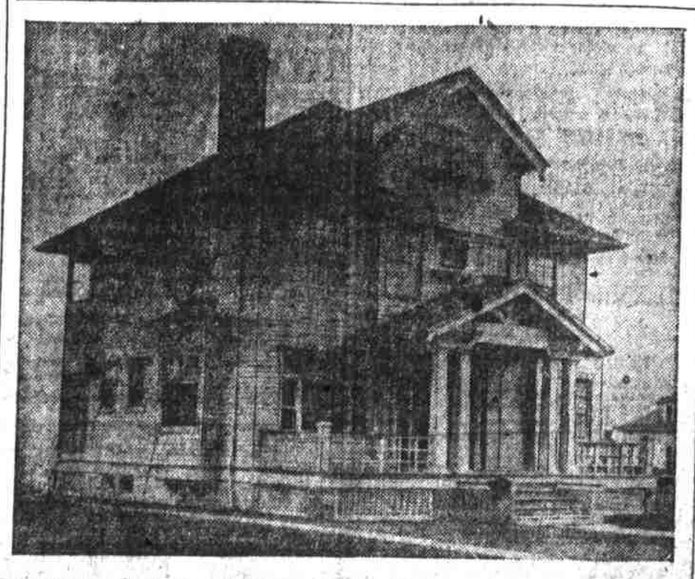
Mac Rae & Angus—"There is no doubt that this will be the greatest summer Hood River has ever seen, and the same seems to be true of all other fruit sections of Oregon. Beginning with the financial panic and the closing of the banks the fruit lands began selling like the proverbial hot cake, and the demand for them has never been equalled in the history of the state. The public seemed to feel that money safely invested in rich land was so well secured that there could be no question about the outside markets of the world, for trees grow and come to maturity irrespective of financial conditions and people are coming to see that the farmer and horticulturist are the most independent of all independent American citizens.

"The past month has seen a rise in Hood River land values of from 15 to 25 per cent; but this must not be construed as a boom, for values there are steady and rational. It is true that lands are selling at high prices, but in every instance on record the production of these high priced orchards has paid an enormous percentage on the investment. Portlanders are taking greater interest in orcharding every year, and I can name several hundred who now own fine places in the Hood river valley. We have been compelled to get an automobile to handle our customers and I understand that several other firms operating in the valley expect to do the same."



Morris & Nolta Flats, Killingsworth Avenue.

New Warehouse and Salesroom of Mitchell, Lewis & Staver, East Morrison and East First.



Residence of P. E. Froehlich, Overton Street, Between Twenty-fourth and Twenty-fifth Streets.

BEGIN WORK ON NEW RESIDENCES

Ground Broken for Immediate Construction of Many Handsome Dwellings.

Announcement was made during the past week that construction had commenced on half a dozen elegant new homes in the choicest residence district. E. L. Harmon has broken ground for a $7,000 dwelling at the junction of Lovejoy street and Cornell road. The building will be a two-story frame, modern in every respect. The contract has been let to C. A. Martin.

A two-story frame dwelling is under construction for E. Corbett on the Barr road. The building will cost when completed about $6,000.

Mrs. J. Yocum has let a contract for the erection of a two-story frame residence on East Eleventh street between Broadway and Schuyler, to cost between $4,000 and $5,000.

Architects Whitehouse & Honeyman have completed the plans for an eight-room frame residence for George D. Schaik to be erected at the head of Lovejoy street. The structure will be quite an elaborate affair and will cost between $7,000 and $8,000.

Dr. H. S. Nichols is about ready to begin the erection of a beautiful residence on Portland Heights. The site is one of the most desirable places for a home in Portland. It overlooks the entire city and is so situated that the view cannot be cut off by any subsequent improvemnet. Architects Doyle & Patterson, who designed the Nichols residence, are also getting up plans for a handsome dwelling for Dr. James F. Bell, to be erected at the head of Irving street.

PLANS TO BUILD REAL MODERN APARTMENTS

New Structure on Kearney Will Make Provision for Children.

Portland is soon to have a modern apartment house where families with children are not excluded. In nearly all the large apartment houses with comfortable quarters the doors are locked against the little folks. Architect W. L. Morgan is preparing plans for a three-story frame building to be erected at Twenty-first and Kearney streets that will be especially designed for the accommodation of the rollicking, romping little ones.

The building will contain 10 apartments of five rooms each, and all the floors and walls will be deadened so as to prevent noises. It is estimated that the improvement will cost about $20,000, and that four months will be required in which to complete it.

LOS ANGELES PEOPLE BUY ANKENY BLOCK

A Building Site Between Fourth and Fifth Sells for $40,000.

Frank C. Perrine has sold his one-quarter interest in the half-block on Ankeny street between Fourth and Fifth streets to a Los Angeles capitalist for $40,000. In the transaction, the purchaser acquires a $25,000 residence in Los Angeles and $15,000 in cash.

This gives the half block a value of $160,000. The property was purchased two years ago by the holding syndicate as an investment.

HEAVY INCREASE IN REALTY DEALS

Transfers of realty filed during the past week amounted to $268,398, all of which represents sales of residence property and small acreage tracts, except a $45,000 purchase by the Gambrinus brewery of a holding at the head of Washington street. This record shows an average in daily transactions of nearly $50,000, or considerably more than $1,000,000 a month.

KEEPING FLOWERS.

Cut Stems With Knife to Insure Supply of Moisture to Leaves.

From the St. Louis Globe-Democrat.

"Very few persons understand the art of keeping flowers," says a south end florist, "and yet by a little attention flowers may be kept fresh for three or four times as long as people expect them to stay in good condition.

"The matter is simple enough. It is merely a question of temperature and moisture. Roses, for example, are grown at a high temperature in the greenhouses and are then generally spoiled by ill treatment after they have been cut. Grown in a temperature of 65 to 75 degrees, they are placed in an icebox, where the thermometer stands at about 40. Then when sold they are taken into a dining or ballroom, where the temperature is 75 or 80. Of course they wilt in a few hours, sometimes in a few minutes. Nothing else could be expected.

"They could, however, be kept in proper condition for a week by placing them in water and standing the vase in the coolest part of a living room. Every day half an inch of stems should be cut off in order to present a fresh suction surface to the water. If this precaution is neglected the stem becomes clogged with a glutinous matter something like the gum that exudes from peach and cherry trees, the water in the vase, however pure, cannot be drawn up, and the leaves and flowers wither for lack of moisture.

"In cutting off the stems a knife should always be used, never a pair of scissors. The reason is plain enough. The knife makes a smooth cut, leaving the cells of the wood open and unobstructed. The scissor blades, no matter how sharp they are, always compress the woody fibers at the end of the stem and leave them so tightly pressed together that it is almost impossible for sufficient moisture to find its way through to support the leaves and blossoms."

NEW TODAY.

Auction Sales

ELEGANT GOODS TO BE AUCTIONED OFF

ON TUESDAY NEXT

AT

Baker's Auction House

PARK AND ALDER STS.

Offering a rare opportunity to newly married people starting housekeeping as the furniture is equal to new and of good quality, including pretty parlor suite, massive center tables on crystal ball casters, automatic Davenport in golden oak, genuine leather seat rockers in quarter-sawed oak, elegant dining room suite in quarter-sawed oak, viz., pillar dining table with claw feet, high grade buffet, also beautiful Colonial sideboard and set of box seat chairs, roll edge lounge, velvet and Brussels carpets, Axminster and Brussels 9x12 rugs in rich patterns, full size box couch, all brass Colonial beds in satin finish, fine all steel springs, good quality iron beds, silk floss and other mattresses, handsome mahogany, oak and birdseye maple dressers and washstands, goose feather pillows, sanitary steel couch and pad, pictures, large gold frames, a quantity of miscellaneous books and the usual kitchen requisites.

Sale on Tuesday morning at 10 o'clock. BAKER & SON, Auctioneers.

ON TUESDAY NEXT

AT 2 O'CLOCK AT

THE PORTLAND ANNEX

334 YAMHILL ST. COR. SEVENTH ST.

700 yards of body Brussels and velvet carpets of 17 rooms, several of the carpets are bordered square rugs, velvet hall and stair carpets, the whole of which is nearly new. Bring the size of your room and see if you can't be accommodated at this auction. Sale at 2 o'clock sharp. Terms cash. BAKER & SON, Auctioneers.

ON WEDNESDAY NEXT

At Private Residence, 109 Park Street

Near Morrison street, we are instructed by Mrs. Maling (who is leaving the city) to sell by auction the household goods, furniture and nearly new carpets of 12 rooms, comprising lady's desk, hall mirror, lounge, Brussels carpets and rugs, hall and stair carpets, Morris chair, center tables, cable net curtains, window shades, oak bookcase and desk, folding beds with French plate mirrors, very neat sideboard, dining table, chairs, iron beds, springs and mattresses, large quantity of bedding, feather pillows, separate dressers and commode in birdseye maple and quarter-sawed oak, toilet ware, heating stoves, oak bedroom suites and other bedroom furniture, arm rockers, Majestic steel range with hot water attachment (nearly new), kitchen linoleum and many other useful lots. On view morning of sale only. Auction on Wednesday next at 10 o'clock. BAKER & SON, Auctioneers.

ON THURSDAY NEXT

AT BAKER'S AUCTION HOUSE, PARK AND ALDER STS.

Consignments of furniture and household goods from various housekeepers and others consigned for positive sale by public auction, at 10 o'clock on Thursday next. BAKER & SON, Auctioneers.

SALE ON SATURDAY NEXT

AT UNION MEAT CO.'S RANCH, TROUTDALE.

Three saddle horses, also several good work horses, farm implements, mowers and large quantity of tools of husbandry, household goods, furniture, etc., fully described in catalogue which can be obtained upon request to the auctioneers. BAKER & SON, Auctioneers.

Offices Park and Alder Sts., Portland, Oregon.

Portland Auction Co.

INCORPORATED.

Main 5655; A-4121.

We Hustled and Got It

The finest and most elaborate pieces of used furniture in the city of Portland. We are always on the lookout for furniture and we get it, because we have patrons who are money savers waiting for it. The goods are just like new. The birdseye maple dressers and commodes are just the swellest things you ever saw and the perfect antique mahogany dresser is a gem; the handsome hand polished quartered oak buffet, the full swell front china closet and the pure leather box seat dining chairs and extension table are the finest of the fine. It's a shame to sacrifice such superior quality goods, but the auctioneer has no choice, he simply does the best he can. All goods, fine and common, go alike at our regular

AUCTION SALES

TUESDAY, 10 A. M.

THURSDAY, 10 A. M.

FRIDAY, 2 P. M.

At these sales everything goes and there is plenty of all kinds of house-furnishings and then some. It differs not whether it is steel ranges, carpets, parlor suites, bedroom suites, folding beds, couches, bedding, draperies, refrigerators, pretty upholstered pieces or kitchen or laundry articles, you will find them all at the

Portland Auction Co.

211 FIRST ST.

NEW TODAY

FARM--BARGAIN

120 ACRES, 17 miles from Portland, in Washington county, 1¼ miles of railroad station, 90 acres tillable, 30 in cultivation, 45 acres timber, good fruit orchard, 5-room house in good condition, 2 large barns, chicken house, and all kinds of outbuildings, all under fence, 2 good horses, 8 milch cows, 4 yearlings, 4 hogs, 50 Plymouth Rock chickens, wagon, hack, manure spreader, mower, rake, cream separator, disc harrow, drag harrow, plows, all kinds of tools, etc., etc. A bargain at $7,000; half cash, balance terms to suit.

BARGAIN—157 acres on the O. W. P. line, a few miles from Lents; 143 acres tillable, 40 acres in high state of cultivation; 75 acres of fine timber, which will almost pay for the land, 4 acres fruit orchard, 50 acres fine bottom land; new 10-room plastered house, cost $2,200; 2 barns, 36x50 each; outbuildings of all kinds; fine spring water and river front; all under good fence; a very good home and a bargain which will bear inspection; price $90 per acre; terms to suit.

167 ACRES, in the Willamette valley, one of the best improved farms in the neighborhood; 90 acres in cultivation; fruit orchard, fine buildings, windmill, etc., etc., 2½ miles to a good town. Price $7,000. Easy terms.

454 ACRES in Linn county, 1 mile from town, 250 acres in cultivation, balance pasture; good fruit orchard, 30 acres timber, 8-room first-class house, cost $1,500; barn 45x90; 4 cattle barns, machine sheds, wagon and woodshed; spring water piped to the buildings; river and creek through the place; 200 acres in winter wheat; water piped to the buildings; 1-5 of a mile to school and church, R. F. D. This is one of the best improved farms in the valley and a bargain at $31 per acre. Easy terms or trade.

86 ACRES of fine fruit land, 56 acres in cultivation, 3 large fruit orchards, fine sandy loam soil, 8-room house, cost $1,000, barn 40x60, blacksmith shop and all outbuildings, spring water piped to buildings, 2 cows, 2 calves, 4 hogs, chickens, 2 wagons, mower and hay rake, harrow, plows, etc.; 50 bushels potatoes, apples, hay, etc.; price, $2,600.

COAST COMMERCIAL CO.

Main 7342. A-2314.

CHOICE FARMS

480 ACRES—Near Clatskanie; 4-room house, barn and other outbuildings; 10 acres in orchard, trees assorted, 6 to 10 years old, all in fine condition; about 15 acres in cultivation; 160 acres fine piling; remainder logged off land; two large springs. We will sell this entire tract for $3,000.

280 ACRES—In Yamhill valley; 220 in cultivation, balance in pasture, no rough or waste land; half mile from railroad station. This is one of the most beautiful farms in the valley. Price, $50 per acre.

9 ACRES—At Oak Grove, 1 block from the carline; very fine soil; some swale land; no rock; adjoining land selling for $1,000 per acre. We offer this tract as a whole or will sell half for $400 per acre.

SPECIAL BARGAIN—Two beautiful lots, with small, comfortable house, furnished complete; elegant view; 15 minutes from center of city; 10 fruit trees, raspberries and strawberries; all for $1,100.

$600—5 acres in Clarke county, Washington, 3 miles from Vancouver ferry; $150 cash, remainder $10 per month.

BEAUTIFUL BUNGALOW—On 25th street. This is a fine home, with 2 lots; $1,700, $300 cash, $20 per month.

11 ACRES—3 miles from Vancouver; all in cultivation; house, barn and fine orchard; horse, cow, wagon, buggy, all farming tools, fine flock of chickens; all $2,500.

$3,500—One acre overlooking the river; 7-room house; 75 bearing fruit trees; all kinds of small fruits; 1 block from car. Terms, one fourth cash.

DENISON & WAGGENER

107½ THIRD STREET

$15,000

For 115 front by 100 feet deep on Mill st., 1 10-room and 1 7-room residence, which cost over $10,000 new, and room for large flat. Can be made a first-class paying proposition at little expense. A bargain at the price. Ground worth $100 front foot.

PORTER & FRENCH

607 COMMERCIAL ST.

$1,250—House and lot in North Irvington on installment payments; much better than paying rent.

$500—Half acre tracts under cultivation near Tremont; small cash payment.

$560—Five lots in Crest View, near Country club and carline; graded roadway and Bull Run water, without expense to purchaser; installments.

$20 per acre; 320 acres half mile to railroad switch; good soil, timber enough to more than pay for the land.

O. W. TAYLOR

Room 7 Commercial Club bldg. Phone Main 907.

Mt. Tabor

Buy a home site on the west slope of Mount Tabor, facing on electric cars; large lots; unobstructed view; nothing better can be had; nothing cheaper; a reasonable building restriction; terms to suit.

F. W. TORGLER

106 Sherlock Bldg.

Have A Client

Who will build to suit tenant. Lot 50x100, corner Front and Montgomery streets.

J. F. O'DONNELL

230 Stark St.

22--PENINSULAR--22

Lots one block from car, Peninsular station. Street graded, wood sidewalk.

J. F. O'DONNELL

230 Stark St.

FOR SALE OR EXCHANGE

For Portland city property and pay difference, 5 acres bearing prunes, 7-room house, large barns, adjoining Vancouver; prefer improved property.

F. W. TORGLER

106 Sherlock Bldg.