

# \$5000 a Year INCOME FOR LIFE

If you can't make it yourself, we will make it for you.  
If you are making less than \$5000 a year, write to us immediately

## HOW WE DO IT

We have 960 acres of bottom land on the Umpqua River, just north of Roseburg, Oregon. It has a rich, alluvial soil—a true sedimentary deposit—a soil with a depth of from 25 to 60 feet, that will grow abundantly apples, pears, peaches, walnuts, cherries, plums, almonds, berries and vegetables of all kinds, and does it without irrigation—average rainfall, 35 inches. You can market your produce through the Roseburg Fruitgrowers' Association, at the least possible cost, and fancy prices are obtained in Portland and other markets for your early berries and vegetables.

Every acre ready to plant. No trees, no stumps, no brush, and overflow water never reaches a foot of this land. Price lower than for uncleared land in other sections of the state that are more widely advertised, and which offer in many ways fewer advantages than this favored valley. No dams, pipes or ditches to break or get out of order. No fertilization necessary. No alkali to be drained.

And we will do the planting if you want us to. We will plant, cultivate, care for, harvest and market your crops, and pay you one-half the net profits—every time we make a dollar, you make one—that's fair. You invest your money in the soil, we invest ours in labor and management; therefore, we are as much interested in making the land produce as you are. Where you pay a company a specified sum for caring for your land the case is different. Our way wins.

But if you manage your own orchard you get all the profits. So we advise our buyers to take immediate possession. The small fruits and vegetables raised the first two years will pay a profit equal to the cost of the land and setting it to orchard. Your annual income on ten acres after the fifth year will be from \$4,000 to \$5,000. We can take you to fruitgrowers near our lands, who are making from \$4,000 to \$10,000 every year on small tracts.

## WINNING POINTS

Two weeks earlier than other Oregon points—This means fancy prices. Irrigation not necessary—annual rainfall 35 inches—This means saving of labor and expense. Lands cost less than half what is charged elsewhere—This means saving on investment. Easy terms granted in paying for land—This means you can pay for land out of crops. Superior transportation facilities via S. P. R. R.—This means easy access to markets. Development for non-residents on shares—This means the best care possible. Immediate possession granted where desired—This means a home from the first. Beautiful valley and delightful climate—This means health and happiness. Rural free delivery of mails—This means country life with city advantages. Every acre ready to cultivate—no stumps—This means avoidance of delays.

## ROSEBURG HOME ORCHARD TRACTS

W. C. HARDING LAND COMPANY, Inc., Owners

80 Fourth Street, Board of Trade Building, Ground Floor

Phone Main 5465

Portland, Oregon

Phone Home A-3229

## Pacific Iron Works

O. E. Heintz, Manager. Phone East 57; Home B-1157

Castings of All Kinds  
Steel Buildings and Bridges

IN STOCK—3 to 24-inch Beams, 4 to 15-inch Channels,  
1½x1½ to 8x8-inch Angles.

East End Burnside Street Bridge Portland, Oregon

## If You

will take a ride on  
the Montavilla car,  
and get off at

## JONESMORE

we will show you the  
best investment for  
the money in the  
city.

Geo. D. Schalk  
264 STARK STREET

Main 392 A 2392

### SPECIAL

\$4750—New and modern 7-room  
dwelling, East Main street, easy walk-  
ing distance, your own terms. Must  
sell so act quickly.

\$4000—20x20, business location, or  
will exchange for small dwelling and  
some cash.

JACKSON & DEERING  
Phone Main 315 264 Stark St.

## An Eastern Opinion of Lake County Oregon

KINSELY, Kan., Sept. 1, 1908.—Mr. C. A. Griffith, Larned, Kan.—Dear Sir: In reply to your questions about Oregon and the Oregon Valley Land company's lands, I went there for the purpose of looking it over and found everything as good, if not better than represented by the company. In fact, it is the best proposition I struck in seven weeks' travel from Kansas to the Pacific coast. The climate is fine; the soil black, rich loam in the valleys; all crops good without irrigation and better when they use water; all kinds of fine fruits and vegetables; a nice little town of about 1,200 people, all well fed, happy and friendly. In fact, I felt more at home there than in any place in all my travels. I bought a contract as soon as I got back and expect to buy all I can and go back to make my home there. If you have one of these contracts, I would advise you to stick to it and buy as many more as you can carry. There is no possible way to lose out on it. When the railroad that is building gets there, and it will be there inside of a year, all this land will be worth two or three times what it costs you. There will be all kinds of business there, and if you want to live there, there is no finer place under the sun.

T. B. HOFFMAN,  
Kinsey, Kansas  
(Ex-County Treasurer of Edwards  
County, Kansas.)

Farms Here for \$200 Each

THE OREGON VALLEY LAND  
COMPANY, 211 CHAMBER OF COM-  
MERCE, IS SELLING THESE LANDS  
AT \$50 PER ACRE, IN MONTHLY  
PAYMENTS, A LAKEVIEW LOT IN  
SIXTH FIVE WITH BROWN FARM.

### Own Your Own Home

New modern 5-room home, corner lot  
on S-31st, desirable location, close to  
two carlines; price \$3,500; \$500 cash,  
balance 20 per month.

IF YOU SEE US,  
CHAPIN & HERLOW  
227 Chamber of Commerce,  
444-445-446, A-4716.

## Oregon & Washington FARMS

SALE OR EXCHANGE  
JUST WHAT YOU ARE LOOKING FOR

480 ACRES fine wheat land 3 miles  
west from Heppner, Or., 300 acres in  
crop, plenty of water, house and  
barn, also 8 full lots on Commercial  
st., central Albina; good 7-room  
house, 50 fruit trees, 600 miscellane-  
ous berry bushes, plenty garden  
truck; this is a swell place. Price  
for all \$18,000, or will exchange all  
for a good wheat ranch of about  
1,000 acres.

183 ACRES, 1½ miles to Toledo, Or., 80  
acres cleared, remainder pasture, fine  
8-room house, good large barn, 80  
acres tidelands, remainder uplands,  
all tillable when cleared; fine springs,  
water piped to house and barn; on  
river; 4 acres orchard, 30 acres in  
crop, 10 acres potatoes, 35 tons hay,  
30 hogs, 15 cattle, and all tools, im-  
plements and feed goes with the  
place. Price \$8,500, and will ex-  
change.

650 ACRES, 5 miles to Heppner, Or., on  
county road, 7-room house, barn  
30x35, granary and other outbuild-  
ings, steam threshing machine, head-  
er, header boxes, 5 wagons, 2 gang  
plows, 2 drills, harrow, disc, etc., 4  
horses, 1 cow, chickens etc., 1 acre  
orchard, 550 under cultivation, re-  
mainder pasture. Price \$20 per acre,  
or will exchange for ranch between  
Portland and Salem.

100 ACRES, White Salmon valley, fine  
fruit lands, ½ mile to school,  
church, postoffice, and mill, unutilized.  
Price \$65 per acre, and will exchange  
for Portland real estate. Big snap.

40 ACRES, 12 miles to Portland, 2½  
miles to electric line and R. R., 27  
acres under cultivation, house, barn  
and other buildings, 20 tons hay, 2  
horses, 4 cows, all implements and 8  
acres late potatoes. All goes for  
\$5,200. Half cash.

100 ACRES, ½ mile to R. R. and boat  
landing, 10 miles Vancouver, Wash.,  
40 acres hay and grain, 11 acres  
prunes and cherries, 1 acre apples,  
balance timber and pasture, 30 tons  
hay, grain, steam prune dryer, wagon,  
carriage, all other tools, 12 cows, 4  
horses, all go at \$10,500, and will  
take \$8000 property in on exchange.  
Best buy in this country anywhere.  
Finest dairy ranch.

500 ACRES on the Willamette river, 9  
miles to Salem, 300 acres in crops, all  
fine land, good buildings, windmill,  
lots of stock and implements; \$50 per  
acre; will exchange part or all for  
city real estate. Let us tell you  
about it.

IT'S TRUE  
50 ACRES, 27 acres under cultivation,  
balance fine oak, ash and fir timber;  
this would make a fine stock or hog  
ranch; \$3,000 worth of hardwood on

place; plenty hay, feed and garden  
truck; lays on the Tualatin river, 3  
miles to 3 good towns and electric  
line, 1½ miles to S. P. R. R. station,  
good roads, good house, barn, imple-  
ments and livestock. Price \$75 per  
acre; half cash, balance long time at  
6 per cent.

### YES

80 ACRES in the famous Tualatin val-  
ley, 2½ miles Tigardville, on Salem  
electric line, 20 acres cleared, bal-  
ance timber and pasture, small house  
and barn, plenty water; a snap; \$6,-  
000, \$1,000 cash, long time.

### IT'S SO

47 ACRES, 1 mile to Reedville on the  
S. P. R. R., 20 acres in crops, fine  
good house and barn; this is a good  
place at \$120 per acre, with good  
terms.

40 ACRES, ½ mile west of Portland,  
all in crops, nice level land, orchard,  
8-room house, 2 big barns; a cheap  
place at \$125 per acre.

40 ACRES at Tualatin station on  
Salem electric line, 14 miles south of  
Portland, 21 acres in crops, fine land,  
orchard, 8-room house, big barn,  
plenty water. Price \$125 per acre,  
or will take city property to half its  
value; long time, 6 per cent.

### THERE'S

30 ACRES of nice level land, good soil,  
1 mile to Reedville station, half mile  
to Witchazel station, good house  
and barn, the best in the valley for  
the money; \$120 per acre; good terms.

10 ACRES, ½ mile to Tigardville on  
Salem electric line, nearly all cleared,  
good house and barn, berries and  
fruit, plenty water, a fine summer  
home. Price \$175 per acre.

10 ACRES, 1½ miles to Tigardville on  
Salem electric line, fine land, 8 acres  
cleared. Price \$175 per acre, small  
payment down, balance long time, 6  
per cent.

10 ACRES, 6 miles south of Portland,  
near Bertha station S. P. R. R., all  
nice land and under cultivation, to  
exchange for city property. Price  
\$5,000.

FOR FARMS or acreage we have the  
largest list in the city, from 1 acre  
to 100, on the different electric lines  
and from 10 acres to 15,000 acres in  
all parts of Oregon and Washington.  
The owner's price is our price. We  
charge no commission. We also give  
you all information free of charge.  
Our motto is a square deal to all.

## Pine Tree Land Company

509-10 Buchanan bldg., 256½ Washington st. Phone Main 6195.

There Are Only a Few Samples

## HOLLADAY'S ADDITION

The one best place in Portland to buy. Geographical center and most de-  
sirable residence property of the city.  
Seeing is believing. Better go and see the many choice residences under  
construction and the marvelous scenery.

THE OREGON REAL ESTATE COMPANY  
281 THIRD STREET, PORTLAND, OREGON.

## "IN ALL THE WORLD NO VIEW LIKE THIS" COUNCIL CREST PARK NATURE'S MASTERPIECE

### LOTS \$500 and UP 10 PER CENT DOWN—\$10 PER MONTH

Bull Run Water, Unexcelled Car  
Service, Streets to be graded, Cement  
Walks, Parking System, Electric  
Lights, Telephone, Building Re-  
strictions.

If you would have a home site good,  
And if you're wise of course you should;  
You'll buy a lot on Council Crest—  
The fairest spot in all the West.

## JNO. P. SHARKEY CO.

122½ SIXTH STREET, COR. WASHINGTON

A 2537—PHONES—MAIN 550

Our agents will be at the tract all day and every  
day whether the LID is on or not. We show the  
property on SUNDAY, and take your money Monday.

## METZGER ACRE TRACTS

### Acre Tracts

ONLY

### 30 Minutes' Ride On

OREGON ELECTRIC  
LINE

### \$250 Up

10 PER CENT DOWN  
THREE PER CENT  
MONTHLY

Call at Office for Plats.

## HERMAN METZGER, Owner,

226-228 FRONT STREET, PORTLAND — PHONES MAIN 474; A-137.  
METZGER BRANCH OFFICE PHONE MAIN 6409

## Rich Man's Delight-- Poor Man's Paradise

Metzger Acre Tracts afford the rich man an  
everlasting delight. With a few acres of this  
rich land so delightfully situated at Portland's  
door—only 30 minutes' ride on the Salem line—  
the man of means can have a world of pleasure.  
Some acres are beautifully wooded with various  
kinds of trees, some partly cleared and some all  
cleared.

The poor man owning an acre or two of this  
profitable land where he can reach the city  
quicker than he could from many city additions  
where a lot 50x100 feet would cost him more  
money, will be master of all he surveys and can  
live independently the rest of his days.

It will not be long before it will be impossible to  
secure an acre so situated at three times the price  
now asked—then the poor man will be forced to  
go further and fare less. The wise men of the  
West are buying Metzger Acre Tracts now.

## Glen Harbor

Will soon be too late. Only a few choice  
lots left.  
GLEN HARBOR REALTY CO.  
227-210 Chamber of Commerce

## Bargain in Sunnyside

House of 7 rooms, strictly modern  
and nearly new, well built and warm,  
newly finished. Price \$2,700. Open till  
4 p. m. Sunday, 145 E. 20th, near 2nd  
street.

## \$4,000

Corner 34th and 1st, on East Main  
street, close to 1st, half cash, balance  
paid up or before 1st year.  
Owner, 713 Dekum Bldg.