

DEALS FOR WEEK NEARLY ALL IN RESIDENCE PROPERTY

BUYING IN SUBURBAN ADDITIONS VERY ACTIVE

Large Tract of Acreage on the Peninsula Near St. Johns Changes Hands at Large Advance Over the Price Paid Last January—To Be Cut Up Into Town Lots

Aside from a \$90,000 sale of Peninsula acreage, activity in the local real estate market last week was confined almost entirely to residence property. A number of transactions in high priced residence-sites were reported, but the heavy business of the week was confined to suburban property, almost every outside residence district coming in for a share of the sales.

Buying in the Rose City Park district was especially active, a large number of sites having been taken over by prospective home buyers. No let up in the buying movement in Peninsula property is reported; on the contrary, addition owners report an unusually large volume of buying throughout the whole peninsula territory.

The sale of the Columbia Arms Investment company to M. L. Holbrook of a large block of acreage at a considerably advanced price is the first large sale of that class of property to be made in several months.

Quick Return on Money.

The deal covers a tract of about seventy-one acres located at Smiths crossing on the St. Johns car line and the Columbia boulevard, near St. Johns, the Maagly Junction. The land in question is a portion of the 190-acre tract which was purchased by the Columbia Arms Investment company through W. M. Killingsworth last January for the sum of \$45,000. The company's profits amount to \$25,000, and it still retains one-fourth of the acreage. The land sold runs from the Oregon & Washington railroad line that bolts the Peninsula on its way to the Swifts packing plant, to the St. Johns street car line, and from Smith's crossing at Columbia boulevard to the Maagly addition, at Wall street, St. Johns, on the west. The sale is considered a significant one, as showing the increasing value of real estate on the lower peninsula. The sale was made by R. G. Brand.

Mr. Holbrook intends to cut the property into city lots. Streets are to be graded, water mains and sidewalks put in, as is being done in other suburban districts. Fessenden street, which extends along the south line of the property for about seven blocks, on which the St. Johns car line is to be widened and paved, in conjunction with the property owners along the same highway. The Fessenden Street Improvement club of St. Johns is now working on the widening of this street from sixty feet to seventy feet from the center of the Bank railroad to the Willamette river.

Good Residence Property.

E. T. McLean has purchased the handsome residence property belonging to J. S. Winslow and located at the north-east corner of East Eighteenth and East Washington streets, for \$3,500.

The Portland Trust Company of Oregon has sold to Mrs. Alice F. Smith a residence occupying 100 feet on Schuyler street, between East Seventeenth and East Eighteenth streets, consideration, \$7,500.

The improved property on the west side of Williams avenue, between Mass and Skidmore streets, which formerly belonged to John Ross, has been purchased by Mrs. Hattie E. Begue for \$400.

William Reidt, the realty operator, has closed a deal for one and a half lots on East Eleventh street, between Hancock and Tillamook. The property was formerly owned by T. M. Stark, and was sold for \$4,000.

George J. Bartlett has sold to Mrs. M. A. McQueen an improved lot and one half on Wasco street, between East Twenty-second and East Twenty-third streets, consideration \$6,300.

J. A. Peters has purchased from F. C. Rietig a 3 1/2 by 6 1/2-foot lot at the northeast corner of Tenth and Hall streets for \$5,000.

Property in Johnson.

John J. Higgins has concluded the purchase of a house and lot on Johnson street, between Twenty-fourth and Twenty-fifth streets. E. E. Ferris sold the property, receiving for it \$4,850.

Seven lots in Collings Addition have been purchased by H. E. Noble from Adrian McCaldan for \$4,550.

M. M. Deal has purchased from Albert Julien a house and lot on Gantenben street, between Skidmore and Mason streets, for \$4,500.

The Henry Abers residence property, on the southwest corner of East Tenth and Schuyler streets, has been purchased by F. C. Manchester for \$4,350.

August Grone has purchased from Mrs. Rose Hamilton a house and fraction of a lot on the southeast corner of East Seventh and East Harrison streets, consideration \$6,000.

David L. Rich and associates have purchased the improved property at the northeast corner of East Salmon and East Thirty-third streets from James E. Carpenter, consideration \$4,200.

Sales on the East Side.

Closset & Devers have sold to Otto E. Brooks the house and lot on the northeast corner of East Salmon and East Twentieth streets for \$4,000.

H. H. Spaulding has purchased from S. W. Hayden the house and lot on the northwest corner of Kerby and Webster streets for \$4,000.

George B. Walk has closed a deal for four lots in block 5, Peninsular Addition. The property formerly belonged to John B. Butenschoen, and was sold for \$3,800.

Thomas W. Turner has sold to Luoy C. Woodward a 50 by 120-foot lot on Sixteenth street, between Jefferson and Madison streets, consideration \$3,750.

F. M. Graham has sold to Clara L.

Saunders an improved lot in Montgomery Park for \$3,500.

Mrs. E. Flint has sold to Patience A. Durfield a house and lot on the north-west corner of Commercial and Felling streets.

H. T. Hudson has purchased a 50-foot lot on the northwest corner of Eighteenth and Raleigh streets. Adolph M. Brunswick sold the property for \$3,000.

J. A. Ainsworth has purchased from Frank J. Clarke a house and lot on the southeast corner of Union avenue and Brainerd street, consideration \$3,000.

R. B. Currier has sold to G. A. Riggs a house and lot on East Forty-fourth street, near East Harrison, for \$2,700.

Benjamin A. Towser has purchased from Charles Kaddery 200 feet of lot 7, tract "F," Overton Park, consideration \$2,500.

E. F. Day has closed a deal for 35 acres in John Rankin donation land near Astoria, for \$2,500. The property was sold by Helen N. Woolery.

C. L. Banks has sold to John M. Bennett a part of the Stephen Johnson donation land claim, the amount involved being \$25,000.

ROADS OF MULTNOMAH GIVEN HIGH PRAISE

Chicago Visitor Taken Out in Automobile by Ira F. Powers Says No Better of Their Kind Exists in Any Part of the Entire United States.

That Multnomah county's public roads are among the very best in the United States is the statement of F. K. Hill Jr., of Chicago, coast representative of Haywood Brothers & Wakefield, furniture manufacturers. Mr. Hill was out over the county last week in an automobile ride with I. F. Powers, the well-known Portland furniture man.

Trips were made over the principal roads in the county, and Mr. Hill was enthusiastic in praise of the county's highways.

"I know of no finer roads in the United States," said Mr. Hill, "and except in portions of Massachusetts and California, I have never seen anything to equal them."

"It is all the more surprising," continued Mr. Hill, "from the fact that in this part of Oregon the soil is easily cut up and unimproved country roads soon become practically impassable after the rains set in. It shows that an enormous amount of money and time must have been expended in bringing these roads up to their present state of efficiency."

"The good roads campaign is taking hold of the country generally. In my

travels I find a tremendous improvement in all parts of the country in the public highways. The people are beginning to understand that it pays to build good roads. Multnomah county is undoubtedly in the fore front of this movement. Too much praise cannot be given your county officials for their action in setting an example to the rest of the state in intelligent road-making."

Better Than City Streets.

Mr. Powers, who accompanied Mr. Hill on the trip, is also an enthusiast on the subject of good roads. "Too much praise cannot be given our county for the faithful and intelligent management of the roads department of the county government in the past few years," said Mr. Powers. "An average resident of Portland, who rarely gets out of the city limits, has no conception of the immense strides that have been made in road-making in this county, even during the past two years. In almost any direction from Portland there is a macadamized road extending to the county line that is better than most of the streets in the city. I had no idea of the good work that had been done in road-making in this line until I had occasion to go out over the county last week."

WILL SELL MILLS FARM FOR WALNUT GROVES

Within the past few years it has been demonstrated that growing walnuts in Yamhill county is the most lucrative and most reliable of all uses for the soil. Yamhill county walnuts are superior to those grown elsewhere, and they bring the highest market price.

One of the latest and largest enterprises is that promoted by E. E. Morgan. The company of which he is president recently purchased Oregon's most celebrated farm, which was established by A. L. Mills, president of the First National bank, and for the past 18 years owned and improved at great cost by Charles E. Ladd of Ladd & Tilton, bankers having taken first prizes at St. Louis and Lewis and Clark world fairs for best herd of cattle.

This farm, containing about 1,100 acres, is now being cut up into five and 10-acre tracts for walnut planting, and the fact that a fine grove of about 25 acres in full bearing in the center of the place produces larger nuts and better results generally than any grove on the Pacific coast, demonstrates the whole tract to be exactly right for walnuts.

Out of the heart of this magnificent plantation, Mr. Morgan has sold 100 acres to the board of school trustees of the Episcopal church, as a site for a boarding school for boys, which means that the old Bishop Scott's academy will be reestablished here on this lovely spot, and will have at least 50 acres in walnuts to provide an endowment fund. The Episcopal church has shown unusual wisdom by making such splendid provision for a school.

Colonel Harry E. Doack, in referring to the walnut industry of Oregon, said in an article published in the Pacific Homestead that his earnest advice is to plant a few walnut trees if it is desired to plant a grove. He said: "To illustrate: A friend called upon

me some nine years ago and said he had two acres he wanted to plant to fruit trees and I advised him to plant Franquette and Mayette walnuts, which he did, as his soil was well adapted to nut culture. These trees are now eight years old from the nut and yielded this last fall two tons of fine nuts, which he sold in Portland to a grocer at 18 cents per pound, or \$360 per acre.

"These trees will increase in productivity from year to year and eventually make their owner independent. To further illustrate: One tree near Albany, 16 years old, produced \$30 worth of good nuts; another Franquette tree, now 15 years old, near Brownsville, produced nearly eight bushels of nuts, which were sold for \$40. Many others are just as productive. These are samples of what walnut trees will do on good and proper soil."

Following is an extract taken from the horticultural report on the state of Oregon for the year 1907, page 190: "As stated in the beginning, there are now many small walnut groves in full bearing, which are as profitable to the acre and soon will be more so than any other horticultural pursuit, even the famous apple. The trees are generally healthy, have few enemies, either insects or fungus, and require but ordinary good care. The nuts fall to the ground as soon as the hull bursts, which it does when the nuts are ripe, and can be picked up easily."

All the Miners Escape.

(United Press Leased Wire.)
Pittsburg, Pa., Oct. 24.—An explosion in the Hazel mine of the Pittsburg & Buffalo Coal company at Canonsburg, this afternoon, caused a report that 300 men had been entombed. There was great excitement for a time but all the miners escaped.

After the play the Perkins Grill, Our Chafing Dish and Sea Food Specialties are worth while. No better Oysters in the World.

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Mr. Stimson's two sons, Oscar and Fred have also bought quarter blocks in the same vicinity, which they will improve in the near future.

At the corner of Fifty-second and Tillamook street, J. Adlin will build a handsome residence as soon as the plans can be drawn.

At Fifty-fifth and Tillamook, Dr. Kendall will build a \$2,500 home.

In figuring on the approaching election many of those best acquainted with the situation agree that there are between 90 and 100 close congressional districts scattered through the country, most of them in states which are now classed as doubtful states. A knowledge of these conditions accounts for the deep concern felt over the house of representatives by the managers of both political organizations.

Arrangements have been made by a number of recent lot purchasers in Elmhurst to proceed with the erection of handsome residences. F. E. Hilton, who has a 200-foot square residence site in Elmhurst, has plans prepared for a dwelling which will cost about \$5,000 when completed. The site is being cleared and work on the building will be under way in a short time.

Floyd J. Campbell is also preparing to build a \$5,000 home in Elmhurst. Mr. Campbell is having his four lots cleared and will let the contract for the building in a few days.

Leon C. Kendall will build a \$2,500 cottage on East Fifty-first street, between Hancock and Broadway. C. H. Leopold will build an attractive home on the lot adjoining the Kendall building site.

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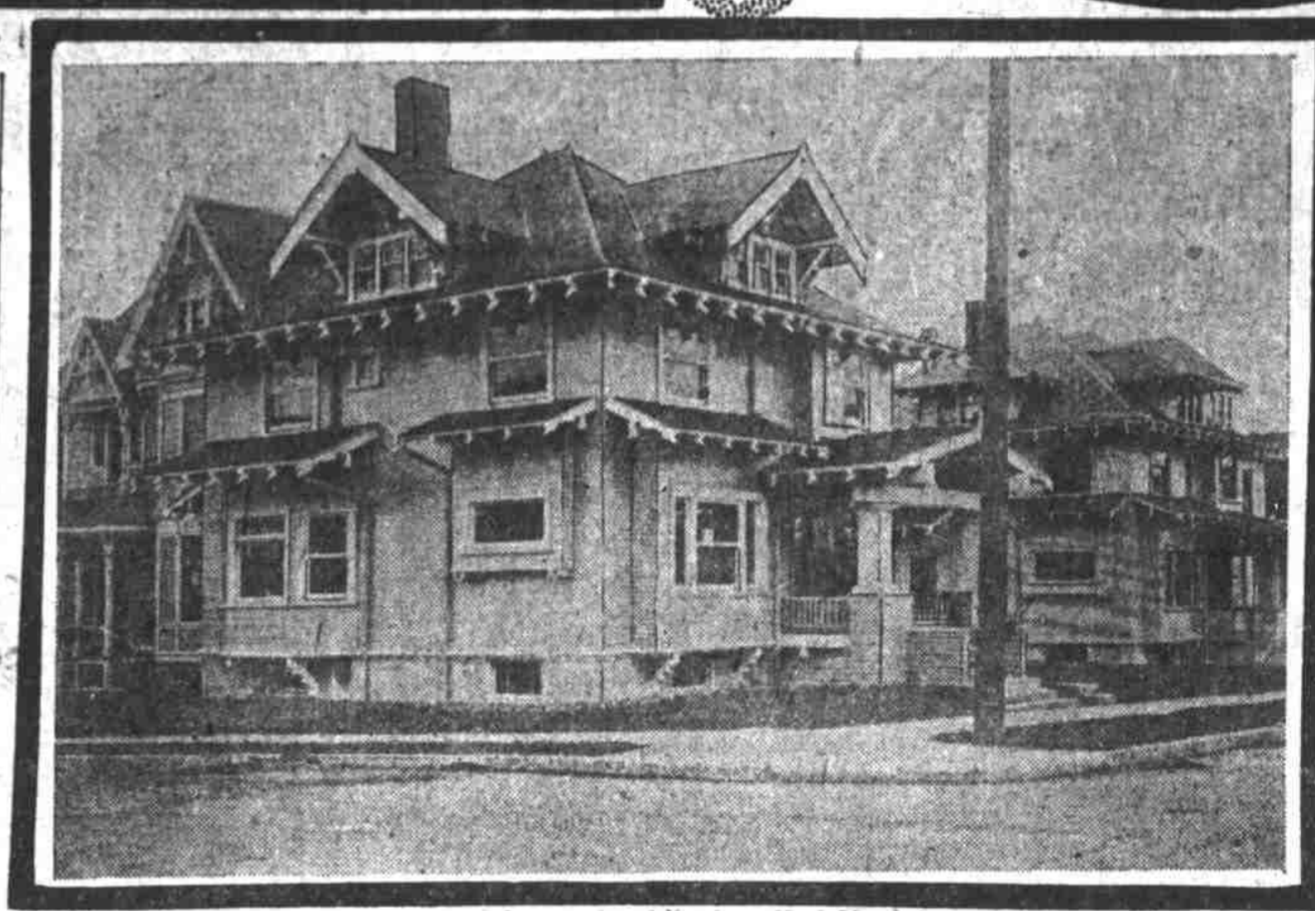
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Residence of W. J. Van Schuyver, Twenty-fifth and Marshall.



Residences Erected by J. T. Burchaell, Twenty-fourth and Marshall Streets.

HENRY CLEWS IS OPTIMISTIC

Comments on Remarkable Revival in Real Estate and Building.

Henry Clews, the New York banker, in his weekly letter on general trade conditions throughout the United States, takes an altogether optimistic view of the real estate and building condition.

"While bankers are still in a discriminating mood, they now lend with greater freedom on all legitimate enterprises. Natural and much needed relief is being extended in various directions, as a result of improved conditions in the money market."

"Real estate is feeling the advantage of this relief; property is changing hands more freely, and better class developments which were blocked by the panic are being carried out with more promise. Now that mortgages can be more readily placed, building operations are being resumed under more favorable auspices, encouraged by the lower prices for building materials and more settled labor conditions."

"In consequence there has been a better demand for constructive shapes in steel and iron; lumber is more active, and the various metals are stronger."

"According to the best statistical authorities, the new construction work contracted for in September in the leading cities was 7 per cent greater than a year ago, and in the city of New York alone the increase was 14 per cent; a much more gratifying exhibit than expected."

Here in Portland, the increase in new construction contracted for so far in October is at least 25 per cent ahead of last October's total.

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Residence of F. D. Laurence, Garfield and Pearl Streets.

REAL ESTATE IS BEST INVESTMENT

R. W. Hill Points Out to Seattle Dealers Road to Wealth.

In a lecture recently delivered before the Seattle Real Estate association, R. W. Hill, president of that organization, had the following to say in discussing the value of city real estate for the purposes of permanent investment:

"Proper estimates of value of real property are based upon the income which the property will produce under average conditions when adequately improved. This is particularly true of central business property. Suburban property is speculative. The value of fine residence property is largely a matter of sentiment."

"Comparing the returns from rentals and growth of land values through long periods, from a large number of real estate investments made in various American cities with an equal number of investments in commercial ventures, the result is highly favorable to real estate. Less skill is required to make the investment, less application to detail is necessary, and the element of risk is minimized. Instances are cited where prices of property are lower today than in some former boom period. Risk, however, is the prime factor in real estate investments. Buy property under normal conditions, make it productive, hold it indefinitely, reinvest the income, and you will grow wealthy."

ELEVEN HOUSES HAVE BEEN BUILT

George D. Schalk reports good activity in Jonesmore, the pretty addition on the Montavilla car line. Eleven modern houses have been built there and four more are under course of construction. These homes range in price from \$2,100 to \$3,500 and are strictly in keeping with the beautiful surroundings. Jonesmore is practically the only moderate-priced tract with building restrictions. Houses must be built at least 20 feet from the lot line. It will not be long before this little beauty spot will be dotted all over with artistic homes.

MODJESKI'S BRIDGE PLAN IS APPROVED

Engineer Ralph Modjeski's plan for a bascule bridge across the Willamette at Broadway was heartily approved at a meeting of the North East Side Improvement association Friday night, only three members failing to vote in favor of it. The three were from the district north of Broadway and all wished to have the bridge built at Albina avenue.

Fully two hours was taken up in a discussion of the question and there were many plans suggested. After talking these over on motion of Judge M. G. Munly, who was chairman of a committee appointed to consider the matter, Mr. Modjeski's plan was adopted. J. M. Pittinger was one of the most ardent workers for another site for the bridge, but after listening to the long discussion he with several others were ready to vote on the Broadway site for the bridge.

A special meeting will be called for next Friday evening to discuss the question of the bridge.

The International Cotton Spinners' union has recently presented Samuel Rose of New Bedford, Mass., its veteran secretary, with a silver service containing 50 pieces, as a token of appreciation of his faithful services.

PORTLAND MEN BUY LAND IN SUBURBS OF SEATTLE

Acreage Purchased by Blind Pool Near Exposition Grounds, Says Story Which Lacks Confirmation—Alleged Deal of Purely Speculative Nature.

Portland capitalists are reported to be buying acreage in the vicinity of Seattle. In a recent number of the Seattle Times a story is printed to the effect that a blind pool was formed by a number of wealthy Portlanders and the proceeds invested in land in the vicinity of the Alaska-Yukon-Pacific exposition grounds. The Times story goes on to say that this buying by Portland residents has been in progress for some time and that the investments are of considerable magnitude. The fact that lots and acreage in the vicinity of the Lewis & Clark fair grounds increased greatly in value as a result of the fair is given as the reason for the heavy buying in Seattle by Portlanders, who believe that the same thing will occur at Seattle.

The activity of the Portland buyers is said by the Times to have caused a heavy increase in property values in the vicinity of the Seattle exposition grounds; lots in the district having doubled in value in the past 60 days, and acreage prices advanced from 30 to 50 per cent.

The Times story could not be verified among Portland real estate dealers; those who were seen declared the story without foundation.

"There is ample opportunity for profitable investment of Portland capital right here at home," said a well known Stark street realty dealer. "Several handsome fortunes have been cleaned up in subdividing acreage in this city and in the vicinity of the exposition grounds. There are numerous opportunities of this character still existing."

"I very much doubt if any considerable sum of Portland money has been invested in Seattle acreage."

MANY FINE RESIDENCES ARE SOON TO GO UP IN ELMHURST

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Portion of a large walnut grove, Yamhill County, showing purchase of site for Bishop Scott Academy.

The LADD FARM

At Cove Orchard R. Y. Station

CLOSE TO PORTLAND, IS OFFERED FOR SALE IN FIVE AND TEN-ACRE WALNUT GROVES. EASY TERMS

A fine walnut grove of about 25 acres, in full bearing, situated in the heart of our plantation; this year broke all world's records for walnuts of both size and quality, demonstrating our conditions to be exactly right for walnuts. The largest walnuts in the world are on exhibition in our office. We grow them. Ask for our book on Oregon walnuts. You can make the round trip to see this place in a few hours, free of cost. We will care for your trees 5 years without cost to you. Our tracts are selling on sight. Bishop Scott academy bought 100 acres and will rebuild in the heart of our place. Only 20 tracts now left in the present allotment adjoining our bearing grove. Our first price is the ground-floor price, it will double in a few years.

WALNUT GROVE CO., Owners

228 STARK ST., GROUND FLOOR.
E. E. MORGAN, President. Telephone Main 5338