

HEAVY SALES SHOW BIG DEMAND

Realty Market Now in More Active Condition Than for Many Months—Large and Small Properties Are Purchased at Good Prices.

With one sale concluded involving a consideration of \$75,000, several new transactions in which the considerations were between \$10,000 and \$30,000 and numerous deals of a smaller nature, the realty market last week gave evidence of greater activity than for several months.

In addition to the actual sales that were negotiated, there were other important happenings that had a strong tendency toward buying up the spirits of brokers and operators in the local market. Among these was the letting of construction contract by the Union Meat company for the erection of massive \$300,000 worth of new buildings on the site of the proposed packing plant on the lower peninsula, the taking out of permits for two office buildings and one garage, the three to cost nearly \$500,000, and the positive announcement by officers of the Union Meat company that a sawmill with a daily capacity of 150,000 feet of lumber will be built adjacent to the site of the peninsula packing plant.

Market Is Humming.
Brokers were kept unusually busy throughout the week showing properties and many of them were confident of ample returns from their efforts.

That the conditions are better and are constantly improving is undeniable, but the market is by no means as active as it was two years ago, although infinitely better than it was one year ago. Following a dearth of what may be described as big business, extending over a period of several months, during which time the traffic in outside property has actually increased, transactions running into large figures are again becoming fairly frequent.

Buyers, both for speculation and investment, have taken on an active rather than a passive interest in the situation, and while it is yet somewhat difficult to meet their demands, the fact that money is becoming easier, if not actually plentiful, will result in an increased activity in realty buying as well as in all other lines.

Three Classes of Buyers.
A well known writer on subjects pertaining to market conditions in real estate has the following to say by way of criticism of buyers of real estate:

"Three classes of buyers are always more or less in evidence in all markets. Those who scout theory and follow the crowd as sheep follow their leaders, having no knowledge but that covering present and past values; those who are long on the theory of ultimate development with but limited facts upon which to base their conclusions; those who have a good knowledge of the theoretical elements back of the development of value, the method of its construction, and the necessary pertinent basic facts upon which all growth is founded."

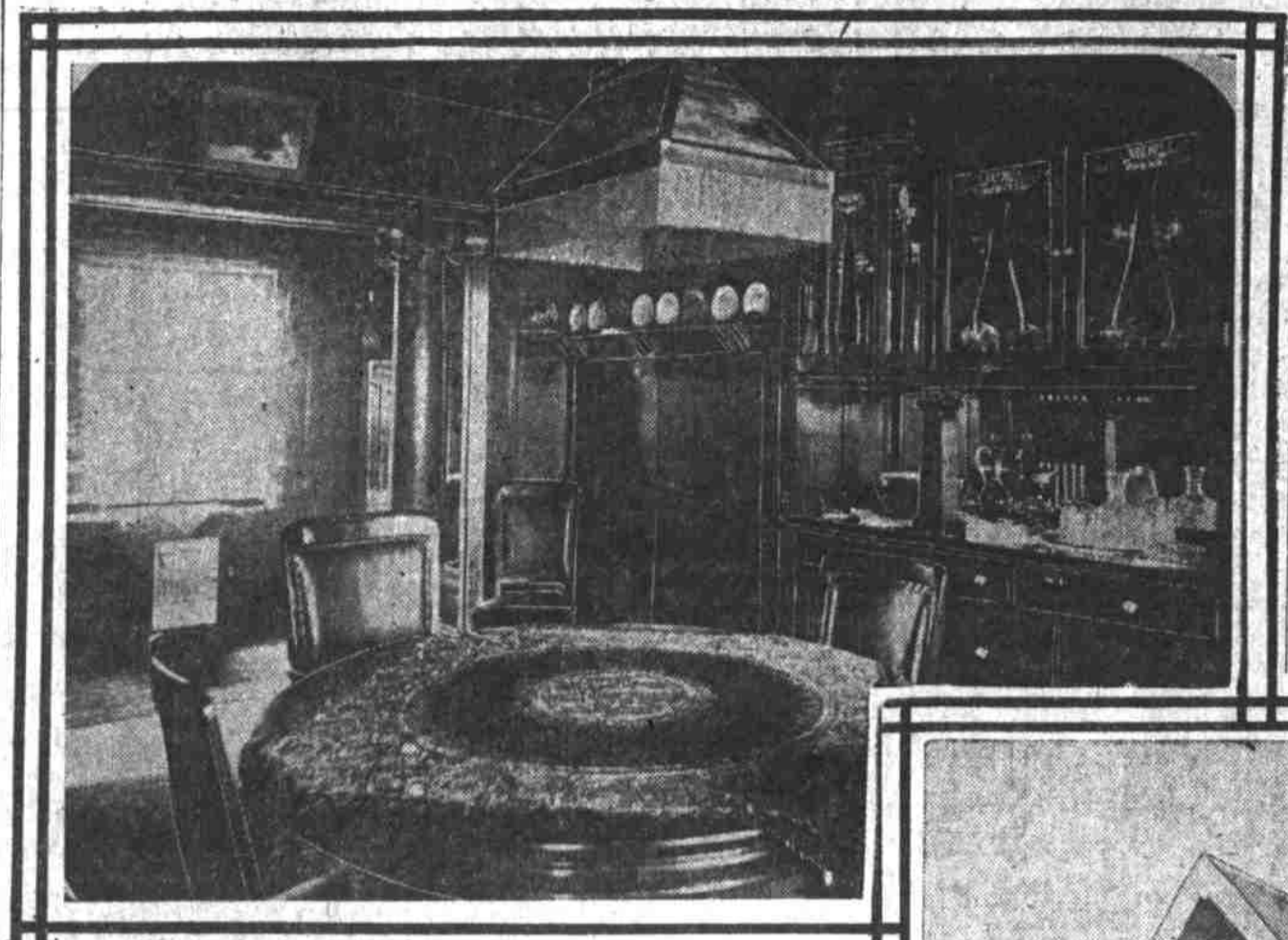
This classification may have aptly described Portland real estate operators at one time in the history of the city, but certainly there are none here

ART IN HOME-MAKING SHOWN IN OLSEN HOUSE

M. Olsen's new home which appears in today's Journal, is pronounced by all who have seen it one of the most artistically arranged and finely finished houses in the city. No expense was spared in carrying out the ideas of Mr. and Mrs. Olsen, the designers. The downstairs part, including the floors, is all finished in mahogany and quarter sawed oak. The three pairs of massive pillars in the drawing room, living room

and dining room, and the baluster are polished mahogany. The beams in the living room and dining room, and the panel work are all the best quality of eastern quarter sawed oak, as are also the hall tree, hall seats, bookcases, sideboards, closets, woodbox, lifts and mirror work, which are all built in, giving the house a rich, aristocratic appearance. The beveled plate glass windows and

doors also enrich the whole house, which is furnished with special furniture from Grand Rapids. Carpets are eliminated, Turkish rugs being used exclusively. The upper story is finished in white mahogany and white enameled spruce. Special French windows of stained glass of beautiful design, and many other features, including a sleeping porch of unique design, make this residence much admired by all lovers of artistic homes.



Dining Room in Olsen Home.

now save those who belong to the third classification.

Fifth Street Lot Sold.
The most important transaction of last week was the sale by Russell & Blyth of a 50 foot lot on Fifth street, one lot south of Ankeny, for \$75,000. This property was purchased by a syndicate of wealthy lumbermen, but title was taken by Jacob H. Cook, one of the purchasers, who will act as trustee for the syndicate. Russell & Blyth purchased this lot five years ago for \$15,000, and were told at the time that they were paying too much for the site.

Donald Mackay purchased last week through the agency of Wakefield, Fries & Co. two fractional lots on the west side of Second street, between Yamhill and Taylor. The larger of the pieces is a 22x15 foot lot, which formerly belonged to the estate of Arthur Davenport, and for which Mr. Mackay paid \$17,000, and the other has a frontage of 14 2/3 feet and was sold by E. Dalton and Mrs. Dowling for \$11,500.

John McKinney, a business man from Woodburn, Or., has purchased from C. Aetna, a two story concrete and corrugated iron garage on the east side of Chapman street, between Yamhill and Taylor. The lot is 43x100 feet and was sold for \$10,500. E. J. Daly negotiated the sale.

Eighty and Acreage Deal.
E. Menefee has purchased from H. C. Sahliem a 60 foot lot on the northwest corner of Sixth and Hoyt streets for \$30,000.

Eighty and Acreage Deal.
L. H. Maxwell has closed a deal with James W. Cook for the sale of an irregularly shaped lot on Terrace road, Portland heights, for \$12,000.

The largest deal in acreage reported for several weeks was that of 140 acres in the Stephen Roberts donation land claim, which was purchased by C. Ruby from Theodore Nicolai for \$21,550.

E. R. Rice, who has built a large number of handsome homes in Holladay park and vicinity, has just concluded the sale of a large two story dwelling on Clackamas street, between East Seventeenth and East Nineteenth streets. The property was purchased by C. C. Hinds for \$8,000.

Ellis G. Hughes has sold to Charles G. Keers four lots facing east on East Eighteenth street, between Thompson and Brasse streets, consideration, \$7,000. Morris B. Wells has sold his handsome home on East Twenty-first street, between Hancock and Tillamook streets, to J. C. Bracher for \$8,750. Mr. Wells has taken up his residence at Newport, Or., where he will hereafter be associated with John Fleming Wilson in the conduct of a weekly newspaper.

Smaller Deals Negotiated.
Peter Lorati has purchased from John A. Patterson a fractional lot on East First street between Welder and Halley streets for \$5,000.

C. W. Boost has sold to Vincenzo Cornelio a half block fronting Taggart street, between East Seventeenth and East Eighteenth streets, for \$42,000.

Samuel Osborne has sold to Mabel V. Roberts a quarter block on the northwest corner of Mississippi avenue and Fremont street. The property is improved and was sold for \$6,000.

Charles O. Brown has purchased from the Overlook Land company a



Home of M. Olsen, East First and Multnomah.

house and lot in Overlook, for \$5,000. John Albert Wilson has purchased from Fred N. Belcher a lot on Northrup street between Twenty-fifth and Twenty-sixth streets, for \$18,000.

M. A. Carey has purchased from J. Smith a house and quarter block in City View park, consideration, \$3,000.

Robert B. Beat has sold to John Bencke a house and lot on Kirby streets, for \$3,800.

Francisca Jaeger has sold to Leona J. Gardner a quarter block on Wasco street, between Twenty-fourth and Twenty-fifth streets, for \$3,550.

here was pretty well covered and that it would be difficult to secure the necessary skilled labor for such an enterprise. However, he was determined to establish a chair factory, and in spite of the discouraging advice he received and in face of big odds, built a small plant and commenced operations with less than 20 men. The plant had just got fairly under way when the October, 1907, panic struck the country. In spite of this heavy handicap, the company has made steady and substantial progress and now employs about 60 men and has a daily output of 250 chairs.

The completion of this link between Portland and Puget sound will make the lower peninsula the greatest railroad center on the coast. Within a half mile will be the Spokane, Portland & Seattle, the Northern Pacific, the Great Northern, the Oregon & Washington, the Union Pacific, the Southern Pacific, the Oregon Railroad & Navigation company, besides the traffic arrangement, which permits the entrance of the Chicago, Burlington & Quincy, the Canadian Pacific, and the Chicago, Milwaukee & St. Paul.

Into certain portions of the orient. The importance of such industries to Portland is better understood when it is known that this company alone has brought 25 skilled workmen from the east during the present year. These men with their families are desirable additions to Portland's population.

More than 1,000 persons are employed in the manufacture of artificial pearls in the Gulf of Lower California, by a company working under a concession from the Mexican government.

CHAIR FACTORY IS TO EXPAND

Local Company Will Build Second Plant and Greatly Increase Its Output.

Chair manufacturing, including all grades from the ordinary cheap house chair to the very finest turned oak mahogany and other hardwood creations, is taking high rank in the constantly growing list of Portland's manufacturing industries. The Oregon Chair company's plant in South Portland has grown from a very small beginning, less than two years ago, to where it now has a paid up capital of \$100,000, an annual output of over \$100,000, employs about 40 men and has a monthly payroll of \$3,000.

The past week this company took out a building permit for the erection of a second factory building adjoining the first, which, when completed, will mean the doubling of its annual output. A. J. Kingsley, president and general manager of the company, leaves this week for the eastern manufacturing centers for the purpose of buying machinery for the new factory. While in the east Mr. Kingsley will investigate the latest styles in chairs and will make a special study of recent methods of treating hardwoods, with a view to keeping his Portland plant up to the standard of the very best eastern factories.

The J. Kingsley, president and general manager of the company, met with little or no encouragement. In fact, he was advised not to attempt the venture, was told that the field of operations

PENINSULA SEES BRIGHT FUTURE

Will Be Railroad Center as Well as Packing Plant's Location.

The letting of the contracts for the construction of five immense brick and reinforced concrete buildings, six stories high, by the Union Meat company near the stockyards on the lower peninsula, has produced new life and energy in every enterprise from Albina to St. Johns.

In fact, the people of Portland everywhere are only beginning to comprehend the magnitude of the advantages to Portland of the new packing plant now rising on the peninsula. Five hundred thousand dollars in buildings for meat packing purposes seems large, yet it will be almost insignificant when compared with the magnitude of the business that will be transacted annually by the stockyards and packing houses when in active operation. The bank clearances of Omaha run from \$10,000,000 to \$12,000,000 weekly and fully one half of the amount comes through the packing interests.

The bank clearances of Portland will be increased by a half million dollars daily within a year after the packing business gets under full headway. This money will continue to circulate between the stock ranges and meat producing farms and the packing centers. A considerable portion of this money will be paid for labor.

The lower peninsula is now on the tip of expectancy over the prospect of early renewal of the construction

If you are a wise young man or a wise young woman or a wise married man, you will make provision for the future and invest your money in a piece of Oregon land.

METZGER ACRE TRACTS

Are situated on the Oregon Electric line, on the west side of the Willamette, only 30 minutes from the station at the corner of Jefferson and Front streets. This road gives a frequent service so that it is more convenient to live at Metzger station than it is in many city additions where single 50 foot lots cost more than an acre of fertile land in our tract. If you consider the location, the choice land and the choice location of our tracts you will realize how cheap these tracts are at

\$200 UP PER ACRE

And you will own one or more before next Sunday. This land is unequalled in Oregon for the production of fruit, vegetables, and particularly for cherries and walnuts, which pay well. We have hundreds of acres to choose from and can show acre tracts to suit all conditions of men and suitable for the cultivation of any products that grow in Oregon. You can work in the city and reach your country home or reach the city from Metzger in a

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There are no impediments to traffic and you know just when you will reach your destination, as all trains start and stop on schedule time the same as a standard railway train. Land along the Salem line will be held at a premium within a year; then you will either be sorry for not securing a piece or happy for having secured an acre or two within easy reach along the

OREGON ELECTRIC LINE

We have agents on our property at Metzger Station every day, including Sunday, and we advise a visit to the tract today. Explain what kind of land you wish—cleared, partly cleared or all timber—and our agents will show you something that will please you and fit your means. Remember, you can get easy terms on these tracts.

HERMAN METZGER OWNER

Call at our office, 226-228 Front street, for printed plats and other information, or at our Metzger office at the station. Our city office phones are Main 474 and A-1374, and our Metzger office phone is Main 6409.

LUMBER OUTPUT AT HIGHEST POINT

(Special Dispatch to the Journal)
Washington, Dec. 5.—That the top notch of production of lumber in the United States was reached during last year and that from now on the annual production will either remain the same or show a decrease, is the startling announcement made by Overton W. Price, associate forester in the United States forest service. He also says the annual cut of timber last year would cover a piece of land 1000 acres in area and would make a pile as high as the Washington monument.

"It has been estimated," said Mr. Price, "that our industries subsist wholly or mainly upon wood pay the wages of more than one and a half millions of persons; that the original forest covered one-half of the United States and existing forests cover one-fourth; that only one-fifth of all our standing timber is publicly owned, and that only 70 per cent of our public forests and less than 1 per cent of our private forests are conserved."

"The average growth in all our forests is about 12 cubic feet per acre, or a total of 7,000,000,000 cubic feet. But we take from the forests 25,000,000,000 cubic feet each year, or over three times what the forests produce."

CARIBOU SCARCE IN YUKON TERRITORY

(Special Dispatch to the Journal)
Seattle, Wash., Dec. 5.—Caribou are very scarce in the section east of Dawson this year. Hunters who have returned to the Yukon city from up the Klondike report no caribou. They have been to the mountains in former years they have found many caribou after going that far.

A number of Moosehides left Dawson over the winter for the sixty-mile caribou, and may be coming in with some soon. After getting into the Sixty-mile country, one does not have to travel far northward to cross the international boundary into Alaska. In that country it is not permissible to kill caribou or moose for sale, not even for sale to prospectors or miners. One may kill for one's own use.

Last year two Dawson prospectors, while returning from Ketchumstock killed a few of the caribou and sold them to miners on the Forty-mile. They were arrested, taken before Judge Brady at Wickersham and heavily fined.

National Apple Show Spokane.

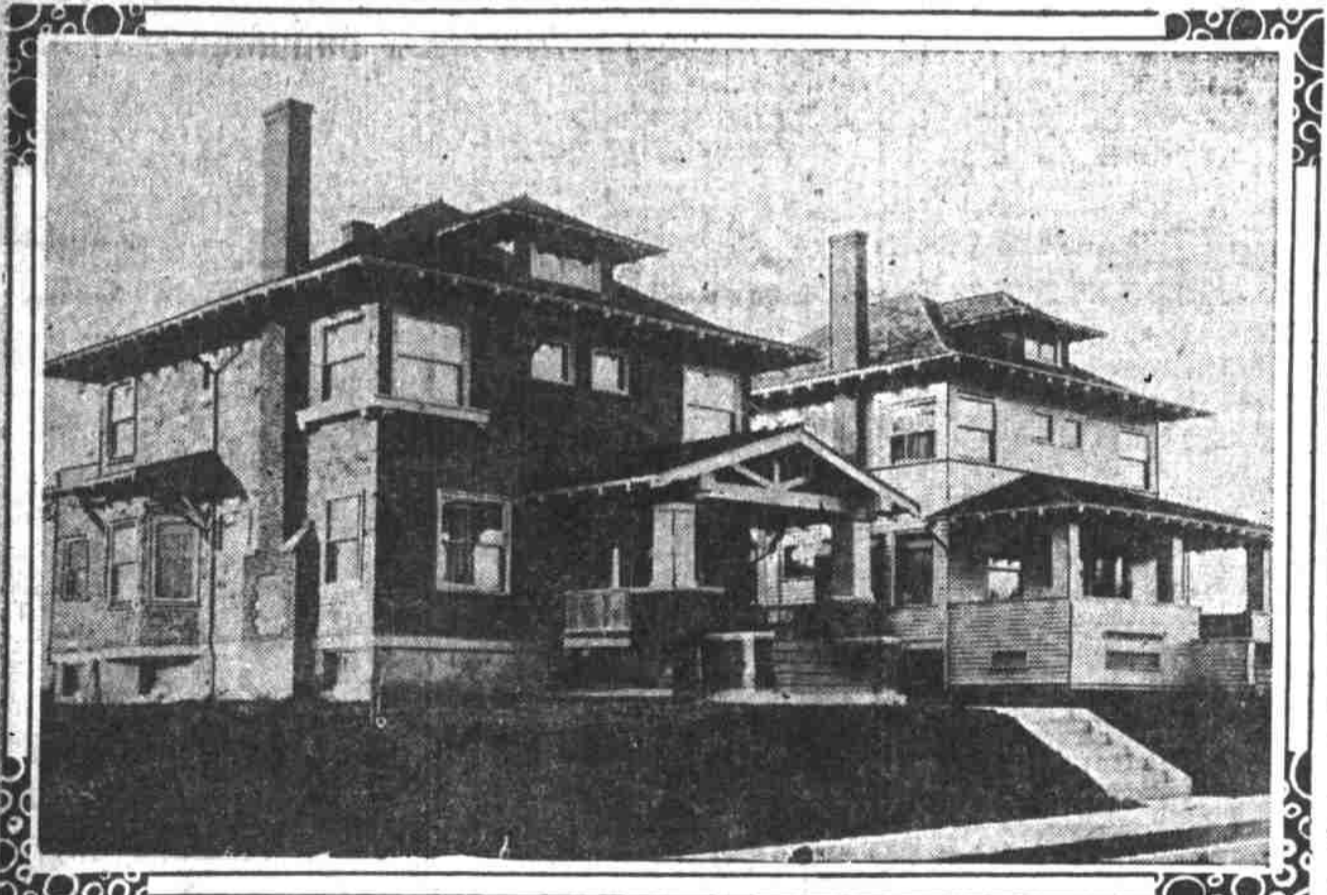
The National Apple show to be held at Spokane, December 7 to 12, inclusive, will be an event of world wide importance and of far reaching results.

The O. R. & N. will sell special low rate excursion tickets for this occasion. The round trip from Portland being \$14.50. Sale dates, 6th, 7th and 8th; limit December 15.

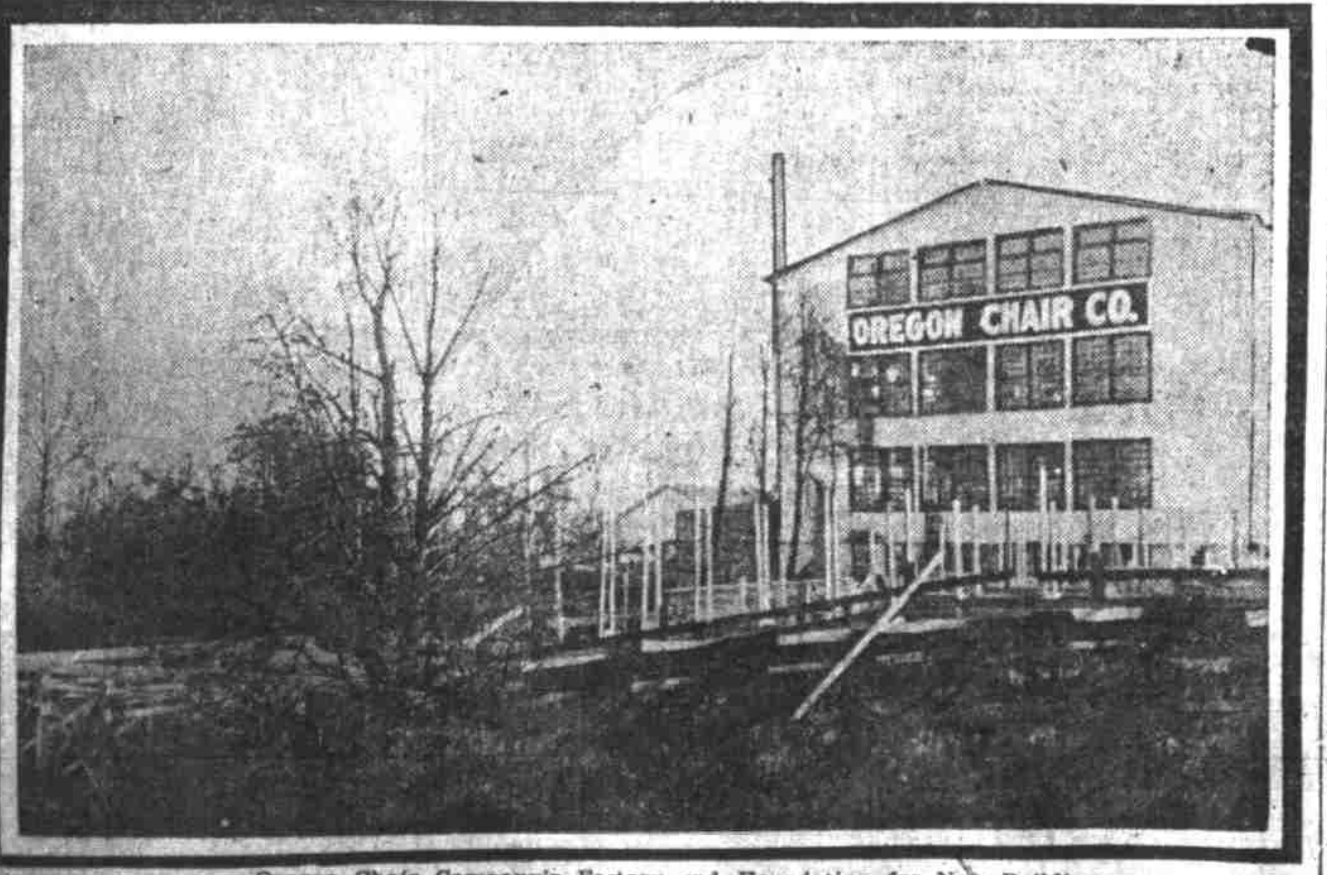
Tickets at O. R. & N. city ticket office, corner Third and Washington streets.

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Oregon Chair Company's Factory and Foundation for New Building.