

PORTLAND'S DOCKS AND WHARVES TAXED BY GROWING COMMERCE

Now Have Capacity for 10,000,000 Bushels of Wheat, but Will Be Increased to Accommodate City's Rapidly Multiplying Trade—Largest Dock on Coast on Local Harbor.

It would take close to 300,000 tons of wheat to tax the capacity of the warehouses and docks that line both shores of Portland harbor. This means that approximately 10,000,000 bushels of wheat are now stored in the city. Every year Portland exports about 15,000,000 bushels of wheat, in excess of the amount that is needed for the best several years in the neighborhood of 4,000,000 bushels of the cereal have been not afloat from here for California ports.

But wheat is not the only article of export, lumber forms a great portion of the bulky cargo, and then there are quantities of canned goods, hops and general freight brought here from the continent or the west for shipment to the far east. Thousands upon thousands of tons of freight also are handled in the domestic trade by the coast steamers. If, however, the entire space was devoted for one single day to wheat alone, just about one half of the average annual shipments by water could be housed, and it would be approximately one fourth of the annual amount of the entire Pacific northwest, the average crop being 4,000,000 bushels. In four days this enormous quantity of wheat could be secured to handle it that rapidly.

But even the strings of docks that parallel the river channel through the port are not sufficient for the growing traffic, and steps are now being taken to have dock work upon one project which is expected to materialize this spring and if so the facilities for the handling of grain will be much augmented. A site for this elevator dock has already been secured but the location is being withheld until terminal arrangements are completed.

As even a dozen docks are devoted largely to the wheat and flour trade, and about as many to the handling of general traffic, freight and passenger. The largest dock in the harbor, and the largest on the Pacific coast, is the Welder dock, which was built some time ago by the Spokane, Portland & Seattle Railroad company. This warehouse dock and elevator works, located at one end of the dock at one time, or sufficient to fill ten of the large ocean tramps that come here for wheat for Europe or Asia for the orient. Ten of these large carriers could line up at the dock in quick succession and be filled with the golden grain in less than an hour. The dock has a floor space of 325,000 square feet, and it is equipped with every modern appliance for the rapid handling of freight of every nature. The dock is located in close proximity to the large terminal yards and in direct connection with the rail lines. The O. R. & N. company has two docks on the east side of the river and one on the west side of the river, being especially well equipped for the handling of freight at the least possible expense.

A monitor dock has been built at one end of the dock by the use of which the loading or discharging of heavy pieces of machinery is made easy. The docks devoted chiefly to grain shipments during the grain shipping season are the Grand No. 1 and No. 2 with a combined capacity of about 16,000 tons; Columbia No. 1, 8,000 tons; Columbia No. 2, 8,000 tons; No. 1, 11,000 tons; Montgomery No. 2, 23,000 tons; Spokane, Portland & Seattle Railroad Company's Welder dock, 45,000 tons; Pacific Coast Elevator dock, 12,000 tons; Oceanic dock, 20,000 tons, and the Portland Flour dock, 30,000 tons. The majority of these docks are located on the east shore of the river. During times when no grain is being shipped several of the docks enumerated are used as warehouses for cereals.

Greater changes are more noticeable on the east side than on the west side. The east side of the river is leading in the number of transfers and has the greater population on its side and this should have a tendency to build it up very rapidly. During the last weeks we have made half a dozen sales, the majority of them being east side property ranging from \$5000 to \$40,000, most of it being bought for investment purposes. Our York addition, C. J. Owen addition and Broadway addition are very popular and the prospects are that they will be sold out before the summer.

SUNSHINE STIMULATES BUYING DEE

William Mall of Mall & Von Borstel when asked yesterday regarding the real estate situation in Portland said: "The great activity in real estate which we all expected to come in the spring is certainly in great evidence, not only in the real estate line but seems to be improving in all classes of business. The large number of transfers which the daily papers show has a tendency to stimulate the 'buy' side of our system. Most every one seems to want to buy something somewhere and it is pretty hard to judge which is the best district. In fact all parts of Portland are flourishing."

UNITED RAILWAYS LINE TO DEVELOP NORTHERN SUBURBS

The United Railway company's new electric line north along the Willamette river will soon be in operation to Linton and Holbrook, and is being pushed with all possible haste over the heights and into the valley beyond. C. J. Owen, president of C. J. Owen & Co., has just returned from a personal trip of inspection along the new line building, and says: "For months agents of large corporations have been quietly buying up waterfront and other property between Portland and Linton. This means that the great center of activity which has been so apparent in North Portland is to continue on down the river; the bringing in of large manufacturing industries, and under the impetus of the manufacturing plants there will be a general awakening of land values along the new electric line. In fact acreage now is selling from \$500 up."

"The desire of the modern man to locate his home and family away from the congestion of cities; the demand that there shall be little loss of time in traveling between business and home, have caused transportation companies to make wonderful changes in caring for the traveling public. Rapid transit has changed the suburbs of all large cities, and a great increase in land values has followed. Rapid transit has spread the city of Los Angeles from 10 miles to 25 miles; Berkeley, Cal., from a population of 12,000 to 40,000, and the same will be done for Portland's northward growth along the United Railway."

ment and miscellaneous freight brought out from Europe in sailing vessels or steamers. Thus they are seldom idle, one season following another, and often they are taxed to capacity.

Five large docks are devoted almost exclusively to the coastwise traffic. These are Martin's dock in north Portland, the Alsworth and Alaska docks at the foot of Gilliam street, the Couch street dock and the Oak street dock. Of these the Alaska dock, owned and operated by the O. R. & N. company, is the largest with a capacity for approximately 12,000 tons weight. Alsworth dock is credited with a capacity for 10,000 tons. Martin's dock has about 4000 tons capacity, and the Oak street dock and Couch street dock about 3000 tons each. These docks are the landings of steamers plying between Portland and coast cities, and are present busy scenes at all times of year. Regular lines are in operation between Portland, San Pedro, San Francisco, Eureka, Coos Bay, Newport and Tillamook, and the amount of freight handled daily by several hundred longshoremen runs up into large figures.

The O. R. & N. Alhina dock, on the east side, has been devoted chiefly to oriental shipments so far, excepting as referred to above in cases requiring the handling of heavy machinery. Oriental liners leaving from this dock carry from 6000 to 7000 tons of freight, dead weight, and they leave ordinarily at the rate of one every three weeks. Their cargoes consist principally of flour; the average value of a cargo being \$25,000. Portland's waterfront is extensive, but plans are now being prepared to eventually vastly increase the dock and warehouse facilities. Superintendent J. B. C. Lockwood of the Port of Portland some time ago drew up plans that would give the port a number of basins and docks in a favorable location where the river has its greatest width, at the lower end of the main harbor, and when that, or some similar

scheme, is finally carried out, Portland will have docking facilities equal to any port in the world. This dock scheme will be in keeping, it is argued, with the progress that is being made in the matter of deepening the channel to the sea. Since the Port of Portland assumed control of this project a 25 foot channel has been secured without difficulty, and vessels drawing 27 feet of water navigate with perfect safety through the channel during the flood tide, the rise and fall of the ocean being felt to the extent of nearly two feet even at Portland, excepting during the freshest periods, when the largest vessel afloat could come to Portland without the least difficulty. The aim is to secure, ultimately, a 30 foot channel, and then to strike out for 40 feet additional. It is said this work has been accomplished and before very long. The government is continuing work on the immense jetty project at the mouth of the Columbia and \$200,000 has been appropriated for repairs and the operation of the deep sea dredge, Chinook, at the entrance to the Columbia. It is argued that by placing this dredge in commission the depth of the bar will readily be increased to 30 feet at low water. It now ranges from 25 to 26 feet, giving it about 24 feet at high water.

July 1 the Port of Portland will assume charge of the pilotage and towage systems between Portland and the sea and also this is expected greatly to facilitate shipping, and will be piloted and towed up or down the river or about in the harbor at the most reasonable rates possible and every endeavor will be made to avoid delays. The Port of Portland also operates a drydock capable of handling vessels of 10,000 tons, dead weight, carrying capacity, and another dock is being built by a private corporation. The new dock will be equipped to handle small vessels at low rates, but will also be thoroughly equipped for large work. It will be ready for business next summer.

218 ACRES—One of the best farms in the locality, one mile from the Salem electric line; 130 acres in cultivation, all level land, the balance is covered more or less with timber, partly saw timber; it has running water, 7-room house, 2 barns, wagon and implement sheds, new granary, about 2 acres of orchard of choice fruits, fairly well fenced, on good road; would make a good place for dairy, stock or general farming; the neighboring farms are all well improved. Price of this farm is \$16,000, \$10,000 cash, balance at 6 per cent on reasonable length of time. This place is about 30 miles from Portland.

126½ ACRES, 80 acres under cultivation, running water, besides good well, 600 bearing fruit trees, large 2-story 8-room house worth about \$1500, basement, barn 44 feet square; about one mile to post-office, 4 miles to town, good roads that can be traveled at any time of the year with a 6000-lb. load; all fenced, mostly with board and wire fence, the main road passes through the place; place is suitable for fruit or general farming, especially for clover and dairy; good school within a mile, 9 months term; also a good store carrying about a \$5000 stock. Price \$8500, \$2000 cash, balance on or before five years with interest at 5 per cent. This place is only 25 miles from Portland.

430 ACRES—Best dairy proposition in the market within easy reach of Portland, about 120 acres in meadow of natural grass, will produce from about 175 to 200 tons of hay; balance of land is partly covered with timber, but makes splendid pasture nearly all the year; land all level, fenced and cross fenced, a small house, barn 65x96, 71 stanchions, hay room for about 130 to 140 tons; personal property, 71 head of cattle, 2 horses, 2 wagons, 2 hay rakes, 2 hay forks complete, steam cream separator, 1700 pounds capacity per hour, boat landing on place, cream can be shipped to Portland daily. Price for all \$14,000; terms can be given. We have a large list of small farms with and without stock, which can be bought on good terms. Would lease this place for five years and sell personal property; about \$3500 would handle it.

OTTO & HARKSON REALTY CO.

133½ FIRST STREET—MAIN 6398

Casmur Acreage

WHY PAY \$500 OR MORE FOR A 50x100 FOOT LOT when you can buy an ACRE for the same price?

OUR ACREAGE IS NOT MILES AWAY IN THE COUNTRY, but practically right here in the CITY. It fronts on the BARR ROAD, which is an extension of East Halsey St. The County Commissioners are now improving the BARR ROAD, and when completed, it will be like the BASE LINE ROAD, the finest in Oregon.

WHY CONFINE YOURSELF TO A 50x100 FOOT LOT? Give the children a chance to play and grow up. If you want to you can make a good living on a 2 1-2 acre tract raising strawberries and vegetables.

Get breathing space, NOW, in a choice location, while opportunity offers.

You can buy cheaper acreage, just as you can buy cheaper cigars than four-bit ones, but the BEST is the cheapest in the end, and you CAN'T BUY ANYTHING IN ACREAGE TODAY as high and sightly, level and as close in as CASMUR ACREAGE for the money.

25-foot lots within a stone's throw of CASMUR ACRES sell for \$125 and up, at a rate of \$2,000 an acre and more, and their location is not to be compared with CASMUR ACRES.

With the building of the Mount Hood Electric Railway the value of every acre will double. BUY NOW.

MURPHY & CASWELL

230 STARK STREET

Oregon and Washington FARMS Right Prices and Terms

228 ACRES—25 miles from Portland, 1½ miles from good town and railroad station; 120 acres under cultivation, balance fir and oak timber and pasture, family orchard, is sandy loam soil with clay subsoil, on level road, with R. F. D. and have telephone; place is all fenced and has the living water, 2 room house plastered and painted, barn and other outbuildings all in very good condition; price \$2000 per acre; \$5000 cash and balance on easy terms, and might consider some city property in exchange.

229 ACRES—2 miles to railroad station on the S. P.; 125 acres clear, 80 acres under cultivation, orchard of 10 acres, all kinds of fruit, near school and church, on R. F. D. route, has telephone; place is fenced and lies on level road, living water on place; 3 story 9 room house, with bath, pantry, hall, hot and cold water, toilet, painted in and out, plastered, 2 fireplaces and all in O. K. condition; 20000 lbs. of apples, 2000 lbs. of other outbuildings; the best place in the Willamette valley; price \$2000, half cash and balance easy terms; might consider some city property as part payment.

233 ACRES—175 acres cleared, 135 acres under cultivation, balance pasture; small family orchard, 5 miles to railroad station, 12 miles to Eugene, on R. F. D. route, has telephone, school, on R. F. D. route, has living water on place, all fenced, on good county road, good 5 room house, all painted and celled and in O. K. condition; barn 62x64, granary, chicken house and hoghouse, and some machinery, 2 horses, 2 cows, 2 calves and 200 lbs. price \$50 per acre; half cash and balance easy terms; would consider some good city property for part value.

160 ACRES—Monier fruit lands, 3 miles south of town; 20 acres under cultivation, about 3 acres of apples just coming into bearing, 1 acre prunes, living water, partly fenced, lies on county road, 6 room house, painted and celled and in good condition; in O. K. condition; barn 2 or 3 other small barns, apple house, sheds, etc.; price \$6000; half cash, balance terms.

160 ACRES—All in crops, no timber or brush or stumps; sandy loam soil with clay sub-soil; place is fenced and on good county road, 1 1/2 miles from town, condition, small barn and other outbuildings; price \$20 per acre, and will consider some property on exchange.

25 ACRES for \$1200, spot cash, half can be easily put under cultivation, and is all the best of soil, lies about 1/2 mile level and half rolling; right on county road, 3 1/2 miles from town, 1/2 mile school, R. F. D. passes the place, has living water, and is the cheapest buy in Oregon. Inquire about this.

28½ ACRES—13 miles to Portland; 3 miles to Tigard; 13 acres under cultivation, balance pasture, 1 acre family orchard, is sandy loam soil with clay sub-soil, on level road, with R. F. D. route and telephone passes by the door; all fenced and is in good condition; has a dam by house, hoghouse, etc. Sickness forces owner to sell, is a dam by house, close to Portland; Price \$4000, \$2500 cash, balance good terms.

160 ACRES—30 acres under cultivation, orchard of half acre; good soil, on good county road, and R. F. D. route, living water on the place, partly fenced, small barn but no house; price \$1800, half cash, balance easy terms. Might take part in good city property.

160 ACRES—25 under cultivation, small orchard, 2 1/2 miles to railroad station, living water, 2 good barns, houses, place all fenced, on good road and all good soil; price \$2600; half cash and balance easy terms.

30 acres, all the very best Willamette valley soil, and all under cultivation, orchard of 3 acres, all kinds of small fruits, only 3 1/2 miles to Salem, on a good level road, with R. F. D., 1 1/2 miles to Salem Electric station, living water on place, 8 room house painted and celled, 2 barns and other outbuildings.

For anything in ranches, farms, acreage, city homes or vacant lots, either for sale or exchange, call on us, as we have the goods.

PINE TREE LAND COMPANY

509-10 Buchanan Building, 286½ Washington St.

GREENOHE HEIGHTS

On Line of United Railways now Building

\$20 a LOT

\$5 Down and \$5 Per Month NO INTEREST

C. J. OWEN CO.

414 Lumber Exchange, Second and Stark Sts. Phones Main 150, A 3463

OPEN SUNDAY AND EVENINGS

LINTON

The Business and Residence center of the Lower West Side. United Railways will be completed April 1. Lots, Acres, Waterfrontage With Rail Facilities and Factory Sites for sale by

C. F. BUNKER

514 Chamber of Commerce, Portland, and Linton, Oregon

price \$2500; half cash, balance easy terms.

30 ACRES—Suburban home, 1 1/2 miles to electric station at Oregon City; 17 acres in high state of cultivation, 3 acres timber, orchard of 200 trees, over half in bearing; all kinds of small fruits and berries, 1/2 mile to school, has telephone, newly fenced and has the very best first class soil with no rocks or gravel; on good road, 12 room house with pantry, plastered and painted outside and in, in a new place and all O. K.; 2 large barns, 1 new; milkhouse, root house and all outbuildings necessary, with complete poultry plant for 1600 chickens; buggy, wagon and lots of other implements on place, 1 cow, 1 horse, 300 Rhode Island chickens, 2 incubators & brooders; everything goes for \$2000; half cash, balance good terms, or will take property in Portland to \$2000 or \$4000.

40 ACRES—1 miles from Dallas, on good county road, 10 acres cleared and under cultivation, balance good fir and oak saw timber, with no underbrush, all best of soil, has small house 16x20, with good well and place is all fenced; price \$1500; \$1000 cash, balance easy terms.

ACREAGE

5 ACRES—On Troutdale branch of O. W. P., close to station, nearly half under cultivation, balance easily cleared, lies also on level, surrounding property all laid in nice blocks about this now.

2 1/2 ACRES—blocks from station on good county car; lies sightly, close in; price \$1100.

31 ACRES—Right in city limits of county seat seat, 3 blocks from city hall, all cleared and under cultivation; surrounding land laid out to resident lots; price \$4000; half cash, balance good terms.

8 TRACTS—From 15 to 20 acres each, all partly under cultivation, all of which are right at or near the station on S. P., not far from Woodburn; best of soil, good transportation facilities, school and other advantages, and the best acreage buy in the country. Call and inquire about this.

CITY HOMES

LOT 50x100 FEET—Modern 7 room house with pantry, hall, bath, separate toilet, all fiber plaster, walls tinted, nice inside finish, 1 1/2 blocks to station, nice car service; sidewalks in and in an elegant location on the east side; price \$3000; half cash and balance terms. Inquire about this.

NEAR YOU ARE—Well all modern 7 room house, new, has never been occupied, with reception hall, 4 large closets, fine bathroom, pantry, elegant porch, 1 1/2 blocks to good car service, in one of the best locations on the east side; lot 50x100; price \$3500; half cash and balance easy terms.

CORNER LOT 50x100 FEET—with dandy 5 room all modern cottage, good barn, nearly new; with all furniture and furnishings; right on carline on the east side; slightly location and good neighborhood; price is \$2500; \$500 cash and balance terms.

DOUBLE HOUSE, 10 rooms, an entrance hall, bath, toilet, 2 large porches, lawn, all new and in the best of condition; 3 blocks from carline, Sellwood; price \$3000; \$500 cash, balance like rent.

WHERE IS A NUMBER of a place—Lot 75x100, 6 room, all modern house, full cement basement, porches both front and rear, also sleeping porch, electric lights, piped for gas, double floors, large attic, floored and stairway to same; fine lawn, cement sidewalks and curbs, 1 block to carline, in Rose City Park, locality of all beautiful homes; price \$4000; half cash, balance terms. This is an elegant home, and to see it is to buy it. None better.

IDE-McCARTHY Land Company

Canadian Pacific Railway Lands
311-314 ABINGTON BLDG., PORTLAND, OREGON

Remember that the Canadian Northwest is the "Last Great West"—your opportunity IS NOW.

SUNNY SOUTHERN ALBERTA

WHEAT LANDS \$15.00 AN ACRE

Payments Extend Period of 10 Years Thus Farms Pay for Themselves

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2 1/2 ACRES—blocks from station on good county car; lies sightly, close in; price \$1100.

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CORNER LOT 50x100 FEET—with dandy 5 room all modern cottage, good barn, nearly new; with all furniture and furnishings; right on carline on the east side; slightly location and good neighborhood; price is \$2500; \$500 cash and balance terms.

DOUBLE HOUSE, 10 rooms, an entrance hall, bath, toilet, 2 large porches, lawn, all new and in the best of condition; 3 blocks from carline, Sellwood; price \$3000; \$500 cash, balance like rent.

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Buchtel & Kerns

360 EAST MORRISON STREET

Make a Specialty of East Side Business Property

And offer you today the cheapest and best unimproved 100x100 on Union ave. at \$3000 less than it is worth. Is solid ground and will support with safety any weight building.

100x200 on East First, all covered with 2 story building. This will pay 10 per cent on investment.

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CORNER LOT 50x100 FEET—with dandy 5 room all modern cottage, good barn, nearly new; with all furniture and furnishings; right on carline on the east side; slightly location and good neighborhood; price is \$2500; \$500 cash and balance terms.

DOUBLE HOUSE, 10 rooms, an entrance hall, bath, toilet, 2 large porches, lawn, all new and in the best of condition; 3 blocks from carline, Sellwood; price \$3000; \$500 cash, balance like rent.

WHERE IS A NUMBER of a place—Lot 75x100, 6 room, all modern house, full cement basement, porches both front and rear, also sleeping porch, electric lights, piped for gas, double floors, large attic, floored and stairway to same; fine lawn, cement sidewalks and curbs, 1 block to carline, in Rose City Park, locality of all beautiful homes; price \$4000; half cash, balance terms. This is an elegant home, and to see it is to buy it. None better.

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