WANTED—REAL ESTATE 31

WANTED—To hear from those who want to build; we will build you a modern bungalow or house, with basement, bath, No. 1 plumbing, from $1000 to $10,000. Call and we will give you an estimate, or we will make a plan from your own ideas.
L. F. CLARK & CO.,
411 Couch bldg., 109 4th st.

IF you own a lot and cottage and really want to sell, show me a bargain and the sale is made; owners only; will consider vacant property with a future. N-122, Journal.

WANTED—Vacant lots or house and lot to exchange for grocery doing excellent business.
208 FENTON BLDG.
84 6th st.

HAVE mining stock as first payment on acreage or property up to $1500. F-132, Journal.

FOR SALE—FARMS 17

Yamhill Places

None Better

138 ACRES

115 in high state of cultivation, best land on earth; river bottom land; crop in; county road by the place; a good orchard; water piped to the house and runs at the barn into a large trough and overflows, a good 7 room house and large barn 30x60, and other buildings; Yamhill county; $75 per acre; ½ mile mile to a good school, 4 miles to a good town; large store, banks, hotels, doing any business wished for; a home farm that you will always keep to hand to the boys. Crops included.

101 ACRES

Of which 70 is Yamhill River bottom; a rich sandy loam, will raise alfalfa or anything that grows in Oregon; 30 acres of bench land, 15 acres in oats and vetch, 50 acres in crop and clover, 2 brood mares, will weigh 2800 lbs., 2 fine colts and 1 4-year-old mare, 4 good milk cows, 2 brood sows, 8 fine pigs, 48 pure blood fowls, about 100 young chickens, incubator and brooder, plow, harrows, disc, garden cultivator, 600 gal. cream separator, good wagon and harness, 1 buggy and harness, a goose house with fine place, plenty of oak wood, a fair bank now building, and good new extensive orchard, good water, a good family orchard, 4 miles from good town, ¼ mile to school; R. F. D. mail. Price $7500; terms.

300 ACRES

First-class Yamhill land, bench and creek bottom land, 70 acres in high state cultivation; a good orchard; a fine trout creek runs through the center of place; the bench is oak land; all can be cultivated when clear; a good large house, with fireplaces, and worlds of oak wood; water piped to house and barn; all outside of the timber seeded to grass; a large barn and hophouse and other buildings; close to a good school and store; 6 miles from town and R. R., R. F. D. mail and phone in house. Price, $12,000; one-third down, balance easy terms, 6 per cent. Can't beat it.

40 ACRES

First class soil; no gravel; some standing timber, brush, has been slashed and ready to burn and seed to grass; good water on the place; on a good gravel county road; 2 miles from depot; $40 per acre; ½ down, balance to suit buyer, at interest. Columbia county.

Morrow County First Class Wheat Ranch

Of 864 acres, almost level, first class soil, all fenced and in cultivation; over 400 acres in summer fallow, and will plow more; also 160 acres of leased summer fallow; a good year. There ought to be 8000 to 10,000 sacks of wheat; I counted one bunch of wheat that grew from one grain over 50 stalks or stems; it beats the valley; good new 6 room house, pantry and cellar; house all finished inside, good water at the door, good soft water from spring, good wood and chickenhouses and toolhouse, large new barn, will hold 20 head and feed and granary. I know any one seeing the place would like it; 1½ miles from school, 8 miles to Ione, 5 miles to Jordan siding, where we haul our grain on good road; let the whole ranch go at $25 per acre; may throw in some of the tools and stock, if sale went quick; might take a little trade, but it must be good paying property. Persons wanting such a place want to get busy, as this place won't last long on the market.
213 Commercial bldg., 2d and Wash.
Portland, Or.

SNAPS

$1600—160 acres 1 mile to postoffice, best of soil, 3,000,000 feet of timber; A No. 1 fruit land, good as Hood River; no irrigation needed; no waste land.

500 acres of stump land, $11 per acre.

$5500—82 acres fine land, 30 acres in cultivation, 40 acres bottom land; good barn, fair house, other buildings, dandy spring, Tualatin river runs along north and east sides; land around this land is selling as high as $300 per acre; no better; 1½ miles to Cipole. $2000 cash, balance 5 years 6 per cent. This is a good buy.

80 acres—$300, about 40 acres cleared; 2 miles from depot and Columbia poorhouse; large barn, 24 tons of hay worth $16 per ton; fresh cow and calf; work horse; 24 chickens; price good only a short time.

Ministerial duties take up all my time; will sell my farm, 115 acres, $6000; 4 miles west of Forest Grove, best of county road; proposed Tillamook electric line at door; 20 acres cleared; trout stream; good 9 room house, large barn, A-1 fruit land; 4000 cords of wood. See me or my agents.

168—$5700—60 acres cleared, fenced and cross fenced, good house, barn, dry house, granary and chicken house; 3 cows, 3 heifers, 2 pigs, 80 chickens, stock all good; good reaper, mower, seeder, rake, planter and small tools; barn full of hay and grain ready to cut; 1,000,000 feet of timber on bank of easy driving stream to Willamette; part of the land onion land; all good land. Sell all or part of it.

282 acres A-1 grain land in Wadena county, Minn.; will sell or trade for Portland property, timber or Oregon land. Will give a good deal to party wanting Minnesota grain land that will triple in price soon.

Iowa-Dakota Land Co.,
418 Swetland bldg.

50 ACRES 12 miles from Portland, ½ mile from station, new house, 7 rooms, good barn, running water all the year. Part of above is fine onion land. Price $75 an acre.

165 acres near the famous Lownsdale orchards, 40 acres in apples, choice varieties, good buildings, plenty of running water, all crops; tools, machinery, horses, cattle and everything on place. Price $10,000, terms.

175 acres near White Salmon, North Bank road, Columbia river, fine crops and garden, raise anything, house, 5 rooms, barn, handy to postoffice, school, good markets. Price $50 an acre.

40 acres on Salem electric, all in cultivation, good house and barn; a bargain at $150 an acre.

If they don't suit, we have others. Farms, stock ranches and fruit lands. Come and see us, we have it large or small.

Lang-Hill Land Co.,
414 Abington bldg. 106½ 3d st.

13½ acres, high state of cultivation, 12 miles from Portland; good house, barn, poultry house and parks, family orchard and nut trees, all kinds of berries, fine onion land, fine water, grand view of mountains and river, close to railroad and electric line; a number of things go with the place; price $4500. R-124, Journal.

FOR SALE—FARMS 17

$3200 for 36 acres, ½ mile from Oregon City suspension bridge; lies close to electric line overlooking river and town; beautiful site and good land; place is fenced and most of it easy to clear. Platted land all around it. This is a No. 1 investment and can be had on easy terms. Let us show it to you.

$400 an acre for 10 acres, about 1 mile from city limits of Portland on west side of river, on god road, soil fine, nice creek across land, easily cleared, cordwood will pay for clearing; a very cheap buy and ideal site for suburban home.

$3500—100 acre farm near North Yamhill; on R. F. D., telephone line and main county road; fine soil, no rock or gravel and almost level; 16 acres cleared, 35 acres easily cleared, balance green timber; good springs; 8 room house, large barn, outbuildings, good orchard and garden. Price includes team, buggy, harness, cow, 2 heifers, pigs, mower, 175 chickens, turkeys, incubator, brooder, household goods, etc.

$1200—40 acres fine land in Clarke county, 2½ miles from railroad station; county road, railroad and creek runs across place; 3 acres cleared, few fruit trees on place. A bargain and can be had on easy terms.

$3000—40 acres of black, level land, 8 miles from Washougal and North Bank railroad; 35 acres in cultivation; will produce 75 tons of hay; 5 acres saw timber; ¼ mile from sawmill, 7 acres winter apples, Baldwins, 1 acre mixed, fenced; plenty outrange; place all fenced, 5 room house, big barn, chickenhouse, good well, ½ mile to school; R. F. D.; good road to town; terms.

$60 per acre for fine farm of 281 acres, lying 6 miles from North Yamhill; mostly level; 153 acres cleared, 80 acres good timber, 7 room house, 2 barns, milkhouse, etc.; buildings all good; orchard, creek, spring, one of the best places in the valley. Place well stocked with horses, cattle, goats, hogs, chickens, all kinds of farm implements; everything included. Will take any part or all in good Portland property.

The Washington and Oregon Realty Company
308-309 Merchants Trust bldg., Portland, 6th and Washington, phone Main 2404; and 300 Main st., Vancouver, Wash.

Clarke County Farms

78 acres, 8 under cultivation, balance pasture, 2 miles from town, 12 miles from Vancouver. Price $20 per acre, terms.

147 acres 5 miles from Camas, 40 under cultivation, 4 room house, 2 barns, prune drier, 960 prune trees, 100 apple, cherries, pears, peaches and walnuts; cows, horses, all farming tools, 1 mile to school, church, telephone in the house, good road. Price $8500, terms.

160 acres on the Vancouver-Yacolt railroad, new 6 room house, barn, 25 acres fenced, 2500 cord of green wood can be cut on the place. Railroad passes through the place, 300 feet to depot. Price $2500; half down.

We have large dairy farms that are No. 1 places. Call and hear how easy you can buy them.
SWEDISH LAND & COLONIZATION COMPANY,
311 Worcester Bldg.

FARMS.

6 acres, 8 miles from Portland, 5 acres in crop, 1 acre timber, all fenced; half mile to car line; $1700; terms.

mile to car line; $1700; terms.

160 acres, 12 miles from Portland; 40 acres in cultivation, 7-room house, large barn, 100 acres heavy timber, 2 springs, good well, orchard; $12,000; easy terms.

40 acres, 3 miles from Troutdale; 5-room house, large barn, 25 acres in cultivation, 12 acres timber, all fenced and cross-fenced, fine orchard, big spring and good well, an exceptionally fine place; $8200; terms.

275 acres, 2 miles from Dallas, quarter mile to school, 80 acres in cultivation, 20 acres hops, balance in pasture and oak timber, good 5-room house, good barn, well and orchard; $100 per acre; half cash.

152 acres, 3½ miles from Dallas; 100 acres in cultivation, balance in pasture and timber, quarter mile to school, 7-room house, good barn, fenced and cross-fenced; $7600; half cash.
J. O. STAATS,
618 Henry Bldg.

The Tract That Makes Money

5 acres of rich garden and fruit land, nicely improved, right in the best strawberry district in the county, close to carline and graded school; 250 choice varieties of apples, 50 fall varieties pears, orchard sprayed up to date, small buildings, good well, horse, buggy and harness, 3 dozen chickens and a number of other things, good garden, 10 miles from Portland; price $3500, terms $2000 cash, balance 4 years at 6 per cent.

Wm. M. Smith
Over Bank of Oregon City.
Box 45, Oregon City, Or.

GOOD FRUIT LANDS
ARE SCARCE.
SANDY RIVER COUNTRY,
EAST OF PORTLAND,
Is being selected by men who know for orchards. Lands in small and large tracts can be bought at reasonable prices. The elevation is proper for apple culture. Ideal air, drainage, free from late and early frosts. Go with us and be convinced that what you should have is a tract in this wonderful section. Remember that prices are reasonable.
CHAPIN & HERLOW,
332 Chamber of Commerce.

LOST

The opportunity to buy this fine tract of 280 acres of fine rich fruit or stock land, if not taken soon; 12 acres in cultivation, good small house and barn, 50 acres under good fence, some good timber, land lies well, fine spring and stream; is on good county road, 8 miles from Molalla and close to new proposed car line; if taken soon price is $15 per acre.

R. E. Woodward
Box 45, over Bank of Oregon City, Oregon City, Or.

WE are headquarters for Clarke county, Washington, farms. Our list is too long to advertise them separately. We have them large and small, improved and partly improved, unimproved and stumpland. We will take you out to see any of them. Buy now and get benefit of increased values when electric line is built right to some of them and close to others within 60 days.
MURPHY & CASWELL,
230 Stark st. Vancouver office 712 Main.

$2050—For sale by owner, 40 acres; 10 acres cleared, crops, corn, potatoes, kale and good garden, 25 acres slashed, some young fruit trees and berries; good well, 6 room house, barn, outbuildings, wagons, farm implements, 6 cows, 2 heifers, 2 hogs, milk cans and household furniture, 1¼ miles to R. R. station, 26 miles from Portland, and on R. F. D. D-114, Journal.

$1500; Must Have Money

160 acres, 2,000,000 feet of timber, box house, 3 acres of young fruit trees, located on Coal creek, near Scott's Mill, Clackamas county. Are you the lucky one?

J. M. Waggener
210-212 Abington bldg.

45 acres, 20 acres in crop, 2 good houses, good barn, family orchard, live water and good well, 8 head of cows, 3 hogs, 50 chickens, large team, wagon, surrey, buggy, harness and all farm tools; 2 miles from O. W. P. carline; price is $6500, 2-3 cash.

E. P. Elliott & Co.,
Stratton Bldg., Oregon City.

Mosier Apple Land

20 acres 2½ miles from Mosier; all cleared, 5 acres set to orchard, house and barn; $3500, easy terms.

24 acres adjoining above, all cleared, 7 acres set to orchard; $3000. Will take city property in exchange for above.
420 Lumber Exchange.

DAIRY farm for sale, 600 acres, 150 acres in grain and hay; west of Newberg; 14 living springs; price $40 per acre; 100 acre tracts, $45 per acre. Come quick and catch a bargain. Jerry O'Brien, Newberg.

12 acres, $1500, terms; all cleared. 80 acres in Dover, $2200, terms. 86 near Gresham, $3500, terms; snap. We have poor man's chances all over Oregon. Hedin, 430 Worcester bldg.

FOR SALE—FARMS 17

Oregon and Washington FARMS

$800—40 acres, 12½ miles from Vancouver, 2½ miles from good country town; land gentle slope, all can be cultivated; very best of soil; main county road, near school; some timber, mostly all easily cleared.

80 acres, 12 miles from Vancouver; all lays nicely; some timber; creek and spring; very best of soil; on county road, near school, 2½ miles from town; a snap, only $15 per acre.

$1100—142 acres, fronting on Cowlitz river; boat landing on place, 3 miles from good town on main line of N. P.; family orchard, new 7 room house, good barn 50x70; spring and well; on county road; school house on place; 75 acres bottom, balance upland, all slashed, very best of soil; hay averaged this year 3½ tons per acre, timothy and also clover; 85 tons of hay in barn, 900 bushels oats, 100 bushels wheat, 12 acres fine spuds, 3 good horses, 6 head cattle, 25 hogs, binder, mower, rake, all kinds of farm machinery. This is one of the best buys on the market; fine location; investigate; guaranteed as advertised; terms.

$8500—90 acres, 3 miles from good town on main line of N. P., ¼ mile from boat landing, on Cowlitz river, 25 acres in cultivation, 10 acres bearing orchard, 400 apples, 400 prunes, cherries, pears plums; good 1½ story 7 room house and barn, spring near house; very best of soil, ½ mile to school, gravel road; give terms.

$2500—40 acres, 3 miles from Castlerock, on N. P., ½ mile from boat landing, 15 acres in cultivation, 1 acre bearing orchard, small creek, new 5 room house, fair barn, on main county road, ¼ mile from school; very best of soil; team, 2 cows, farm implements; all crops.

$3500—60 acres, on the Cowlitz river, 2 miles from good railroad town, on main line of N. P., boat landing on place, 18 acres in fine state of cultivation, 1½ acres bearing orchard, good 5 room house, good barn, 60x62, water piped in house, all farm implements, very best of soil, all fenced; will exchange for Portland city property. A snap.

145 acres ¼ mile from Salem Electric station, 125 acres in fine state of cultivation, 20 acres green timber, 15 acres in hops, all level. Family orchard, 1½ story 8 room house, good barn, on main county road, fine location, all in crops; very best of black loam. This is one of the best buys on the market, lays well for platting in 10-acre tract. A good investment. Guaranteed as advertised. Price only $90 per acre; good terms.

$3500—60 acres on the Cowlitz river, ½ mile from boat landing, 3 miles from good town on the main line of N. P. R. R., 20 acres in fine state of cultivation, 20 acres very easily cleared, all level, all fenced, some timber, small creek, family orchard, on main county road, 40 acres of ash, alder and vine maple, no better soil, fair 6 room house and barn, 4 acres of fine spuds, 8 acres oats, balance in hay, 3 cows, 11 hogs, 2 dozen chickens, mower, rake, other farm implements; all crops. Give good terms. R. F. D., telephone in house, near school, fine location. A snap.

$2000—160 acres in Clarke county, Washington; 10 acres cleared, small box house, 1 mile to railroad station, 1,000,000 feet of saw timber, very best of black soil; give good terms.

640 acres 1 mile from R. R. station in Clarke county, Wash., 24 miles from Vancouver; 2,000,000 feet good saw timber, several acres cleared, small house, good soil; price only $12.50 per acre; good terms; a snap.

J. H. Shields
205 Gerlinger Bldg., Cor. Second and Alder. Office, Main 8430; residence, Woodlawn 2169. Portland.

WE have several of the choicest 2, 3, 5 and 10 acre tracts in Clarke county for sale on small payment down and balance on easy terms; let us show them to you; will take vacant lot in part payment.

NORTHWESTERN REALTY CO.,
404 Wash. st., Vancouver, Wash.

20 ACRES, 10½ miles from Portland; 7 acres cleared, balance slashed, 10 acres beaverdam, all in good fence, small house, good barn and other outbuildings, 3 heifers, 1 dozen chickens, hack, cream separator, plow, harrow, cultivator and other farm implements; family orchard, good variety of small fruits and vegetables; 300 yards from R. R. station and store; telephone in house; R. F. D. and on cream route; will take Portland property as part payment; price $2150; good terms.

20 acres, 11 miles from Portland, on good county road, 3½ acres cleared, 1000 cords of wood on balance, ¼ mile from school, 1 mile from R. R. station; price $1500; easy terms.
COLUMBIA TRUST CO.,
84 4th St. Board of Trade Bldg.

A BIG BARGAIN.

50 acres, all improved, 20 acres bearing prunes; will bring $2000 this year; some cherries; balance of land in hay; large new prune dryer, latest model; new home, 7 rooms, new barn, will hold 4 horses, 8 cows, place for hay; also grain bins on first floor; upper floor will hold 50 tons of hay; some personal property, consisting of team, cow, chickens and some tools. Price, $6000; good terms. Phone East 2095 mornings and evenings. Owner.

LINCOLN COUNTY BOTTOM LAND.

159 acres rich bottom land; black loam; 35 acres good timber; watered by creek and springs; family orchard, 7 room cedar house, barn 40x40, root house, shop and henhouse; 1¼ miles to school; price, with growing crop, $1100. (Improvements alone worth the money.)
OVERLAND INVESTMENT CO.,
401-402 Board of Trade bldg.

78 ACRES in Sandy river country, 20 acres cleared, 5 acres good orchard, good house and barn; uncleared land covered with fine piling timber; ¾ mile from Mt. Hood electric road, on county road. Best of soil. You will like it. Price $3000. It pays to see us. Chapin & Herlow, 332 Chamber of Commerce. Main 1862.

200 ACRES fine land in Linn county, 2 miles from railroad and town, 165 in cultivation, balance timber and pasture; large stream water through place; good buildings; $15,000; will take income property to value of $3000.
ATLAS LAND CO.,
420 Lumber Exchange.

FOR SALE—17½ acres of A-1 Hood River orchard, 3 years old, under a fine state of cultivation; 1½ miles from city, new house and barn, newly painted; is a good bargain.
SQUARE DEAL REALTY CO.,
918 Board of Trade bldg.

IF you want to buy a farm or any fruit lands in Clarke county, Washington, Yamhill or Jackson county, Oregon, better let me figure with you. Thornton, 639 E. 10th. Phone Sellwood 949.

ARE you looking for a fruit farm? I have a 25 acre farm 10 miles from Vancouver, Wash.; good house and barn; price and terms reasonable. Phone Tabor 575.

ALL GOOD ONES—SEE US.
COLUMBIA TRUST COMPANY,
Board of Trade Bldg.

FOR SALE—FARMS 17

40 ACRE, BEARING, PRUNE AND WALNUT ORCHARD.

Within 15 miles of Portland; rail and river transportation. A trolley line surveyed and assured passing the door; 20 acres full bearing prunes (crop contracted at highest price and conservatively estimated at $5000), 4 acres bearing apples, 2 acres (grafted) English walnuts, 3 acres young walnut trees, 2 acres bearing filberts (interset with almonds), 3 acres pears, peaches, quinces, cherries, grapes, currants and small fruits, 4 acres grass; an up to date, $3500, prune dryer, 50 cords of wood for dryer; a good dwelling, a $500 barn, 3 cisterns of 5000 gallons capacity each, a windmill with tank, school house at corner of place cuts out one acre. Price, including this year's crop of prunes and other fruits, $20,000. Terms, half cash, balance 3 and 5 years at 7 per cent. Properly handled this orchard will pay good interest on a valuation of $30,000 dollars.
OVERLAND INVESTMENT CO.,
401-402 Board of Trade bldg.

We Are Agents

For the Canadian Pacific Railroad Company's lands in the famous Alberta country for Wasco, Crook, Sherman, Gilliam, Wheeler and Morrow Counties, Or., and Klickitat County, Wash.

Write to us for our circular, giving a description of this country and land that will grow from 40 to 60 bushels of wheat to the acre every year.

The price of this first class wheat land is $12 to $18 per acre with ten years' time to pay for it. Irrigated land up to $30 per acre, on same terms.

Now is the time to buy. It will never be as cheap again. It's a good investment for the rich or the man with moderate means that wants to farm and pay for his farm out of his crops.
MOORE INVESTMENT COMPANY,
5 Lafayette Building,
Sixth and Washington Streets.

Dairymen Your Chance at Last

Have secured a large tract on one of the best roads leading out of the city within a short drive; has oak timber in abundance for fuel and some fine logs for furniture, which will go a long way to pay for the place; fine pasture and enough upland to care for stock when the low land is overflowed. Call in and have a talk about what you want and get the full particulars about this place.

J. M. Waggener,
210-212 Abington bldg.

111 ACRES fine land, 30 in cultivation, 50 more slashed, balance has 1,000,000 feet timber salable at $1 per 1000. Lays on county road, close to good valley town; running water, good well; close to school and church, R. F. D., telephone and milk route; fenced and cross fenced; good family orchard, abundance of fruit and berries; good 5 room residence, excellent outbuildings and barns, 2 fine horses, 5 cows, 37 goats, 60 chickens, 2 hogs; good wagon and harness, hack, all necessary farming tools and part of the crop goes with the place. This place is a positive snap at $4200. Half cash will do. Or might exchange for good Portland residence and some money. If interested, call early or write 513 Chamber Commerce.

FARM BARGAIN.

145 acres rich soil, 40 acres cultivated, fenced and cross fenced, 4 streams from springs, well, orchard of 130 bearing trees, 6 room house, barn 60x70 feet, new milkhouse, good school, town and boatlanding 1½ miles, 12 milch cows, 6 heifers, 5 young stock, excellent team, 2800 lbs.; wagon, hack, plows, harrows, mowing machine, horserake, new roller, cultivator, 2 sets of harness, 1 colt, 3 saddles, 5000 feet of lumber, all farm tools, De Laval cream separator, household goods; no waste land; all for $6500, with terms.
ALFRED A. BAKER,
211-212 Abington bldg.
106½ Third st., Portland, Or.

80 ACRES, 15 miles from Portland, 70 acres cleared, 1000 cords of green wood on balance, 30 acres of A1 beaverdam, good 9 room house, large barn, 4 wells, large family orchard and some full bearing walnut trees, in high state of cultivation, 1 mile from R. R. station, 1¼ miles from electric line and on good county road, telephone, R. F. D. and on Hazelwood cream route. This year's crop will bring $3000. Has produced 200 sacks of onions per acre. Price $125 per acre. Will give terms. This property will bring $200 per acre in small tracts.
COLUMBIA TRUST CO.,
84 4th st. Board of Trade bldg.

160 Acres for $1900

35 acres cleared, 20 of which are in cultivation, good 8 room house, barn, 1½ acres of good bearing orchard, also a large quantity of good cedar timber, fine well and several springs, 5 miles of R. R., 8 miles of town.

24½ ACRES FOR $1200.

7 acres in cultivation, 6 acres slashed and seeded, 2 acres bearing orchard, good soil, creek and spring, house, barn, etc., 7 miles of Hillsboro, 5 miles of Cornelius, R. F. D., near cream route.
M. S. CADONAU,
270¼ Washington st., room 3.

CHOICE 101 acre farm; choice 101 acre crop, No. 1 buildings, good fences, water piped to house and barn, 2 fine orchards, lays level and very best soil; all farm machinery nearly new, best makes, choice horses and cows, hogs, chickens, near Tigard station, close to Portland, on R. F. D., telephone in house; wishing cannot make it any better; will take some city property in exchange.
GREBE & PALMA,
189½ 4th st.

Good Buy

370 acres in Yamhill county, fruit and dairy land, best of soil, 2½ miles from R. R. and town. Price $20 per acre; one-third cash, balance easy terms
OREGON LAND & COLONIZATION CO.,
515 Rothchild Bldg., Portland, Or.

ALL READY TO MOVE IN.

If you want a home it's here. 98 acres, all in cultivation, all level, loam soil and fenced, fine orchard, fine house and barn, blacksmith shop, tools and other good buildings. Close to school and P. O., horses, wagons and farm machinery; on electric line soon; $13,500; terms. 711 Rothchild bldg. Main 3510. Mount Hood Land Co.

A Perfect Ranch

80 acres, square and level, all in fine state cultivation, fenced into 10 acre fields, hog tight, good buildings, all implements, stock and crop; $8000, ½ cash. Nothing better on the market, 24 miles of Portland.
CHAPMAN,
517 Chamber of Com. Main 1677.

OUR HOOD RIVER FOLDER IS JUST OFF THE PRESS.

It will be of great interest to intending purchasers of fruit land. Tells all about the Vanderbilt tract. Call or send for one. It pays to see us.
CHAPIN & HERLOW,
332 Chamber of Commerce.
Phone Main 1862.

170 Acre Farm

1 mile from Willamette river in Yamhill county; all choice land, 85 acres cultivated, 40 acres pasture, balance timber, creek and spring water; land all fenced; $40 per acre.
HENKLE & HARRISON,
511 Gerlinger Bldg.

EASTERN man doesn't know the value of his land; 160 acres, 15 acres cleared, orchard, springs, trout stream and about 15,000 cords of wood, 20 miles from Portland; price $2000. John Obermeier, 54½ 4th st.

Farmers, Attention!

PLEASANT VIEW FARM.

50 acres, 40 acres cleared; good buildings. See owner, 1276 E. Stark. Phone Tabor 161.

25 acres; 11 acres in cultivation; living water; on main county road; 10 miles to Portland; small house and barn; $4500. Charles Fleck, 264½ Taylor st.

18 ACRES A-1 farm land, ½ mile from Reedville, 15 acres under cultivation; $2500, terms.
MARGULIS & SCHUBACH,
627 Board of Trade.

TEN acres, bearing fruit, Vancouver, $2000; trade east side, north, residence, near same value. Hedin, 430 Worcester bldg.

FOR SALE—FARMS 17

We Know You Are Interested in Irrigated Land. You Know It. Everyone Is, More or Less. Now, Then, That You Are Interested, You Will Have to Read This Ad.

Of course when you figure on buying, you naturally want the best for the least money. Human nature, isn't it? We don't think that you can make a mistake in buying irrigated land anywhere in the northwest, and we don't want to throw mud at anyone's proposition. But there are a few things that we know and know positively. First, that we are 50 per cent cheaper than any other similar proposition in the northwest. Second, the Richland valley has the earliest fruit in the northwest and we have as fine a gravity ditch as there is in the northwest. As to soil and other conditions, we can show you better than we can tell you. It doesn't take much time to call at our office for further information, and we will try to make it plain to you just what we have to offer.

Richland Land Co.
A. W. HOVER, Mgr.
110 2d st.

Dairy and Stock Ranch Cheap

435 acres, all good rich land, 400 acres perfectly level and under cultivation, 35 acres green fir timber; 6 room house, horse, hay and cow barns, stone dairy house, with spring at same, from which water is piped to house, etc.; place fenced and cross fenced; suitable to subdivide; adjoins small country town, to which the new electric railway is building, and 10 miles from Vancouver, on good level graded road. This is absolutely the cheapest and best dairy and stock ranch in the northwest. If sold soon only $70 per acre; half cash, balance on terms.

Thompson & Swan
Citizens National Bank bldg.,
Vancouver, Wash.

TILLAMOOK COUNTY RANCHES.

80 acres on north fork of Nehalem, 15 acres bottom, balance hill land, 2 miles town and new railroad; $1100.

80 acres, on good road, 20 acres in cultivation, running water, 100 fruit trees, bearing, house, barn, root, milk and henhouses, 3 miles town, all tools, implements, stock and chickens, daily mail; $2100.

120 acres on Little Nestucca, 4 miles town, house, barn, orchard, 15 acres creek bottom; $1100.

Come in and get list, prices and see what they make in the dairy business in Tillamook county.
THE JOHN W. JOHNSTON CO.,
301 Buchanan bldg., 286½ Washington.

A Real Snap

Fifteen-acre fruit farm, 6 miles from Portland and close to electric car; one half out to fruit; splendid improvements. It's a beautiful home and well equipped; just as good as others are asking $1000 per acre for. Price $600 per acre, including all stock and implements. Would take modern small home as part pay. Be sure and see this; it's the best thing on the market; crops will bring $1500 this year. Neal Brown, 709 Swetland bldg.

YOUR MONEY BACK IN 3 YEARS.

13¼ acres joining Beaverton, beaverdam land, new house, new barn, new machinery; crops will net $4000 this fall; $9400 will handle this.

160 acres close to Portland, good soil, $1600 cash.

19 acres close to electric line, $1500; terms.

See us for bargains. 7 Board of Trade bldg.

Want an Orchard?

Then Hither Hood is the place, for: It's 30 miles from Portland, 1000 feet elevation and grows a good keeping apple like upper Hood River, but a finer flavor, as no irrigation is needed. This section is beautiful—one fifth Hood River prices. Join our auto party and see for yourself.
MT. HOOD LAND CO.,
711 Rothchild bldg. Main 3510.

320 Acre Yamhill Co. Farm

Note this carefully; it reads like a snap. 320 acres, 200 acres cultivated, balance pasture and timber, house, barn and outbuildings, orchard, only 3½ miles from McMinnville; $55 per acre.
HENKLE & HARRISON,
511 Gerlinger Bldg.

160 ACRE DAIRY FARM.

Lincoln county, Or.—Black, loam soil; well watered by creek and springs; 4 room cedar house, barn, 14x20, sheds, 10x40 and 10x12; 17 head of cattle, 9 calves, implements and hay. Price $3400; terms, cash $2000, balance one year at 8 per cent.
OVERLAND INVESTMENT CO.,
401-402 Board of Trade bldg.

A BARGAIN—$3200, 40 acres, 20 acres cultivation, 2 acres orchard, spring water, black loam soil, 5 room house, barn 40x70, mower, rake, disc harrow, plow, 2½ miles from boat landing and railroad station, on county road, R. F. D.; half cash.
LEE & MOODY,
Washougal, Wash.

FARMERS AND HOMESEEKERS.

$10 a day and expenses paid if not found as represented. We have choice fruit, dairy, stock, wheat ranches and general farms of all sizes throughout the northwest. If you want good value for your money and a square deal, see
F. PUCHS,
221½ Morrison Street.

SEND for our booklet on the Vanderbilt Orchard Land company's tract, Hood River; just from the press, and very completely describing the lay of each individual 10 and 20 acre tract. You should know all about it. Free for the asking. Chapin & Herlow, 332 Chamber of Commerce.

5, 10, 15 and 20 acre tracts all in crop, good 7 room house and outbuildings, 2000 gallon water tank, gasoline engine, 75 bearing fruit trees, 4 acres in berries, all fenced; a grand place on Section Line road, 1½ miles from city limits. Loucks & Rabb, 90 5th st.

Acreage and Small Farms

See me if you want acreage or small farms near Portland. I have a fine list, ranging in price from $150 to $500 per acre, and among them some fine homes. Neal Brown, 709 Swetland bldg.

TEN acres, 2 acres cleared, balance will clear for $40 per acre, 9 miles from Portland, on good county road. A snap. Price $1200. Easy terms.
COLUMBIA TRUST CO.,
84 4th st. Board of Trade bldg.

20 acres excellent fruit land on the Columbia; protected from frost; irrigation not necessary; close to R. R. station and boat landing. Cheap at $35 per acre, half cash. Real Realty Co., 522 Worcester bldg.

25 ACRES under cultivation, fair house, outbuildings, 2 springs and good well, milk route and mail route; ideal place for chicken ranch; value $100 per acre. Price $2100 if sold before 15th of August. Apply 307 Gerlinger bldg., 242½ Alder st.

First-Class Fruit

and dairy land in White Salmon valley at good prices. Call or write J. C. Young and Wright, 212 Washington st., Vancouver, Wash.

FOR SALE—800 acres, second and old growth fir timber, close to transportation, land valuable when denuded, splendid investment. Address owner, box 244, Eugene, Or.

I HAVE the best bargain in 14 acre farm, 9 miles from Portland, 2 miles from car station, all good land, well improved. Wade Real Estate Co., 614 Swetland bldg.

DUCKS—Wild duck hunting healthy exercise, 999 acres complete dairy ranch in running order; best hunting lakes near Portland; on river bank; $41 per acre. See Parker, 502 Corbett bldg.

10 ACRES, $125 down, on R. R. close to thriving valley town; all cleared and in high state of cultivation; price $1250.
COLUMBIA TRUST CO.,
Board of Trade Bldg., 84 4th st.

FOR SALE—FARMS 17

Farms and City Property

A FEW OF OUR GOOD BARGAINS.

$2100—A strictly up to date, modern 6 room house, with lot 50x100, on Killingsworth ave.; has a full basement and concrete floor.

$1500—A fine corner lot 50x100, on Emerson near Killingsworth; has a beautiful yard and fine fruits and garden; a good and well finished 4 room house, full basement.

$1150—A 5 room cottage near East Burnside. 26x100 lot; this is a fine little home and you can have it by paying $200 down and $15 per month.

$1150—A good 4 room house with a nice improved lot, and close to car.

$1100—A fine 5 room house and a beautiful lot 40x130, fronts to a fine graveled street; fine fruits and flowers and garden; close to car.

$2350—23½ acres of fine unimproved land close to Sycamore; this is good land and can exchange for a less acreage and improvements; only 15c fare from city.

$2500—20 acres of fine level land close to Portland and the electric railroad; 2400 cords of fine large fir wood; land is selling for $125 per acre with wood off.

$70 per acre for one of the best producing farms in the valley; ½ mile from a fine valley town of 3500 inhabitants; soil is rich river bottom and sandy loam, nearly all plow land and in crop. Owner lives in town and farms the land; 110 acres.

$70 per acre for a farm of 391 acres, 230 highly improved and every bit fine soil; buildings cost $4500; 3 miles from the same town as the above farm.

$70 takes another fine farm of 70 acres, all improved and fine land and fronts to a fine road; close to town.

$65 per acre for 217 acres of fine land and close to Portland; this is a fine dairy proposition and while the improvements are poor, the land is good and is a cheap buy.

$40 per acre for a farm close to a fine town and not far from Portland; 140 acres improved and 120 acres in crop; good buildings and plenty of fine water; this is all fine land.

$50 per acre for a fine farm with good improvements, and 75 acres plow land; 4 miles from town and lots of water and fruits; all farm land except 30 acres; free delivery and telephone; this farm is for exchange, if you have got city property; 160 acres.

12 acres, highly improved, on car line, 5c fare, 30 minutes ride from city; lays fine; it must go; $4800.

TIMBER.

We have some fine relinquishments for sale.

Some deeded timber lands, with fine timber and good saleable land after timber is off.

Some large tracts of good farm lands, suitable for colonizing; one very fine proposition of 1800 acres, close to R. R., and in a fine country, and only $12.50 per acre. A large portion of this tract is in cultivation and it is fine bottom land.

We have city property to exchange for outside property, and if you have a small place to trade for a nice city home, come in.

We are not advertising anything that is not a good bargain.

Don't forget the place, for we have the bargains.
EVERETT & M'CLEOD,
Room 206, Rothchild bldg.,
4th and Washington sts.

Choice Apple Land

Why pay $100 per acre for unimproved fruit land when we will sell you for $30 the equal of the very best apple land in the northwest. It is located in the Firwood fruit belt, some 30 odd miles southeasterly from the city, on the survey of the Mt. Hood Electric line, where the soil, the elevation, some 1200 feet, climate, etc., make it an ideal fruit section, which is claimed by horticulturists of note will in the not distant future be one of the leading apple raising belts in Oregon. Absolutely the very best fruit land proposition on the coast. A thorough investigation solicited. Our auto lands you there in little over an hour. Don't delay as prices are advancing. Vanduyn & Walton, 515 Chamber of Commerce.

DOUGLAS COUNTY RANCHES.

320 acres, 8 miles Oakland; good house, barn, running stream, springs; price $3500, terms.

525 acre stock ranch, 8 miles town; 50 acres plow land, 300 open pasture, plenty outrange, house, barns, 2 streams, spring and well; $5250, terms.

80 acres, 6 miles town, 20 acres cultivation, balance wood and pasture, most of which can be plowed after clearing; house, barn; $2000, terms.
THE JOHN W. JOHNSTON CO.,
301 Buchanan bldg., 286½ Wash st.

Stock Farm Bargain

1248 acres, 6 miles from railroad, 7 miles from county seat, 90 miles south of Portland; 200 acres bottom, 800 acres pasture, 300 acres timber; all well fenced and watered; some orchard; buildings just fair; 100 acres in cultivation; all good soil; no rock or gravel; upland all good grass land; bottom land rich black loam; close to thousands of acres of outrange. This is a splendid stock farm and will feed 1000 sheep and 100 head of cattle; $15 per acre, on good terms. Neal Brown, 709 Swetland bldg.

Stockman, Read This

917 acres, ¾ mile from R. R. station, 150 acres in grain, 250 acres more can be cultivated if wanted, 200 acres of good timber, balance of land is good grazing land; good house and 4 large stock barns; 20 acres in bearing orchard, on good county road and R. D. route; watered by running streams and springs; has access to unlimited outrange; price $17.50 per acre, ½ cash and terms to suit. Lincoln Investment Co., room 301, 286 Washington st.

15 ACRES, 12 miles from