

MELINDA HEIGHTS DEAL IS CLOSED

Syndicate Formed to Handle
61 Acre Tract West of the
City Park.

First among the realty transactions of the past week was the final closing up of the Melinda Heights deal, which had been under consideration for the past month or more. This property consists of a 61 acre tract west of the City Park and just south of Washington street across from the Kings Heights property which was taken over some weeks ago by the same syndicate. The consideration was \$274,500, or just \$4500 an acre. The tract was purchased by a group of local investors headed by Dr. J. R. Wetherbee. Among the purchasers was Dr. Andrew C. Smith, Tom Honeyman, I. N. Fleischer, Philip Buehner, C. C. Coit, J. M. Letter, Mrs. Sol Hirsch, and E. G. Crawford of Vancouver, Wash.

Part of Donation Claim.
The deal was negotiated through the offices of Kenney, Humason & Jeffery, the same firm having brought about the sale of a large amount of heights acreage, Melinda Heights, as it is called, is a part of the donation land claim of Amos King, which was taken up in the early history of Portland and has remained in the King family until very recently.

For the purpose of handling the property a corporation has been formed to be known as the Melinda Heights Realty Syndicate. It will have a paid up capital of \$200,000, the excess over and above the purchase price will be employed in beginning the improvements which will be made there this summer. These improvements include hard surfacing the streets, the addition, putting in cement sidewalks and curbs, installing a complete sewer, water and gas system, and laying the wires for lighting the entire tract under ground.

Nothing but Fine Homes.
While Dr. Wetherbee and associates are not prepared to announce at this time the restrictions as to cost of residences to be allowed in the district it is rumored that they plan to allow nothing but the very handsomest homes to be erected and will bar every character of a building except single dwelling houses and individual garages.

Among the plans of the owner of that and adjoining property is the building of the streetcar line up Washington street. Nothing will be done in selling the residence sites until the extensive improvement program is well under way.

This syndicate is composed largely of the same men who bought Kings Heights last September at a cost of about \$250,000. The Melinda Heights property as well as Kings Heights exclusively by Kenney, Humason & Jeffery.

Planting Sugar Beets.
(Special Dispatch to The Journal.)
Nyssa, Or., March 19.—The Nampa Sugar company will have 1000 acres planted to sugar beets this year in the Nyssa vicinity. Much of this sugar beet planting will be on the K. S. & D. ranch. Other farmers will set out considerable acreage to sugar beets.

"The most valuable man of this or any other country is the man who owns the land from which he makes his living"—Gifford Pinchot.

AN ORCHARD AND GARDEN TRACT —IN OUR— COLUMBIA COUNTY ACREAGE

Will give you that freedom and independence which comes from owning your own business and directing your own daily work. There is no business you can enter that is as independent and one that is as sure and profitable as fruit culture and gardening. This acreage is but a short ride from Portland, and can be reached by either rail or water. The transportation facilities make it possible to reach the market quickly, with freight rate that is greatly in favor of the producer on account of keen competition. The soil is the very best, no rock, no gravel, and will produce fruit, berries and vegetables in great quantities. Climatic conditions are such that crops are assured. The prices that we are now offering this acreage for is

\$20 TO \$40 PER ACRE EASY TERMS

Taking into consideration the soil, location, transportation facilities and price, there is no better acreage proposition on the market today. You want to see this land. We are willing to show it to you any time. Call or write to our office and we will gladly give you full particulars.

THIS IS THE TIME TO BUY — THIS IS THE PLACE

COLUMBIA COUNTY INVESTMENT CO.

214-215 Board of Trade Bldg.,
Portland, Or.

Please send me further information in regard
to your Columbia County acreage.

Name

Street

State

Columbia County Investment Company

214-215 Board of Trade Bldg., Portland, Or.

BRANCH AT GOBLE, OR., IN CHARGE OF ANTHONY HARDY

DO YOU WANT TO LIVE IN THE CITY?

There are those who prefer to live in the suburbs.

There are many who like to invest their money in lots where the improvements look beautiful on paper and where car service is eloquently promised—and they are investing their money that way. That's all right—that is their preference. They are acting with their eyes open.

But this advertisement is meant for neither of those classes of buyers.

It is meant for people who like to live in the city, in the choicest residence section of the city, close in—who would like to live in Irvington.

IRVINGTON

We offer you Irvington lots, right in Irvington itself, only 12 minutes out by car, and cars only 3 to 5 minutes apart, streets that are completely improved NOW, with asphalt paving laid, cement sidewalks, curbs and gutters, 8 and 10 inch sewers, 6 and 8 inch water mains, 3 inch gas mains—everything in and service connections brought inside the curb, ready for you to build.

In addition to the present car service, the Irvington car will run out Fifteenth street within a block of the property. Franchise ratified by the Supreme Court, and construction is now under way.

And the prices are surprisingly low.

You may have looked at some of the far-out property. If so, you will readily appreciate what we offer, for you can see the finished improvements, can time the car service and can appreciate the advantage of living right in Irvington, the choicest East Side residence section.

Come out Sunday to the Irvington office—only twelve minutes out on the Woodlawn, Alberta or any other car running out Union avenue—get off at Knott street, walk one block east and you are on the property.

ROUNTREE & DIAMOND

DOWNTOWN OFFICE—241 STARK ST.
IRVINGTON OFFICE—EAST 7TH AND KNOTT.

Our Irvington lots are a part of the original plat of Irvington, all of which is restricted to residence purposes.

SUBURBAN HOME ACRES

Why pay \$600 or \$800 for a lot 50x
100 feet, when you can for the same
money get an acre, being as much as
six lots, and but a little farther out?

Suburban Home Acres are located just
1 1/4 miles from the city limits on the
O. W. P. line, at Gilbert Station, 10c
fare, 35 minutes from Morrison bridge

We want you to see Suburban Home Acres. Go
out today. We have an agent on the tract all
day Sundays and in the afternoon week days

The Suburban Home Acre Tract is a beautiful nearly
level piece of land of the very best soil for the grow-
ing of all kinds of fruit, berries and vegetables

Suburban Home Acres are all cleared
and water piped to each acre. Water
free for one year from this date

\$10 Do You Want to Make \$10? \$10

If you do, read this. We want you to write us an advertisement for Suburban Home Acres for next Sunday. We intend to run a quarter page advertisement in next Sunday's papers. Get us up an advertisement and send it in before Friday morning, March 25, for the space we speak of, and we guarantee to pay you \$10 if we use the advertisement you send in. Go out today and look the tract over, so you will know how to get up the advertisement. Don't think you cannot write an advertisement; it may be just your forte. If we think your advertisement is the best, we will use it and pay you the \$10. If you want more information call at our office or see us on the ground.

\$10

Acreage Is Going to Be in Demand

People have been buying lots until they are tired of it. A lot is only sufficient to build a residence on, but on an acre you can not only build your house, but a little barn, keep a cow, raise chickens, grow fruit, berries and vegetables—in fact, make a living for your family if you get out of work.

Price of acre tracts in Suburban Home Acres from \$600 to \$1000, but we are going to make a special offer on the first ten lots sold, to parties that will commence building a home within thirty days from the time of purchase, of just \$100 off of the list price.

Moore Investment Company

304-305 HENRY BUILDING

Phone on Ground 2823, Call Lents

Main 2707, A 2707

The following firms are authorized agents for Suburban Home Acres:

BUILDING & INVESTMENT COMPANY
(J. A. Harbke and J. T. Ennis) 428 Henry Bldg.

L. K. MOORE
517 Board of Trade