

FOR SALE—LOTS 10

LOTS IN LYLE AT PRESENT OPENING PRICES ARE THE BEST INVESTMENT WE KNOW OF NOW.

Eastreed and Laurelcrest Eastreed Crest, overlooking proposed Reed Institute is now on sale.

We have also some choice lots in Laurel Crest overlooking Laurelhurst at prices way below their prices.

Fine Lots for Sale CORNER LOTS, 50x63 FEET, \$1450. INSIDE LOTS, 60x75 FEET, \$1250.

\$10 DOWN \$5 A MONTH. Make your selection out of 300 of these beautiful lots in PERRY PARK addition.

A SNAP. \$2750. Lot 88x100, facing east, between Tillamook and Hancock.

15 MINUTES From west side business center, owner will sell close in lot at sacrifice.

GOOD BUY. Fine close in apartment site on Grand ave., with fair income.

FARMS AND ACREAGE

HOLLADAY FARMS Located on the west side division and on the Forest Grove division of the S. P.

HOLLADAY FARMS Will have at least 20 trains a day to and from Portland.

EN 8 AND 10 ACRE TRACTS. \$150 to \$200 PER ACRE.

Adjoining Prince Walnut Orchards, for which \$20000 acre has been reserved.

Adjoining the Oregon Nursery Co.'s tract and the famous Lowndale Apple Orchard.

GOWEN-IDE TRUST CO. Ground Floor Lumbermens Bldg. And arrange to see the Tract.

SACRIFICE 73 acres of fine deep black soil, lies just like a garden.

BEAVERDAM 10 acres, 6 acres in cultivation, 5 acres genuine beaverdam in cultivation.

COOPERATIVE REALTY COMPANY 519-521 Railway Exchange, 4th and Stark.

UNITED TRUST CO. 917 Board of Trade, Phone Main 9416.

OTTO & HARKSON REALTY CO. 133 1/2 FIRST STREET.

J. H. SHIELDS 305 Geisinger Bldg., 3d and Alder, Main 4450, East 178.

BAI & KUNTZ 421-2 Lumber Exchange Bldg., Portland.

FARMS AND ACREAGE

A SAFE PREDICTION

We feel free to predict that North Plains, 23 miles from Portland, on the United Railways, will be a city of 5000 by 1915

NORTH PLAINS

Has already grown to a town of 200 in sixty days, the most remarkable progress ever made by any new town in the Northwest.

It is the trading center of the North Tualatin valley. All the principal county roads of Washington county lead to the town.

Plains are 3,000,000,000 feet of standing timber and more than 100,000 acres of fertile soil.

Doesn't North Plains Appeal to you as an investment?

North Tualatin valley acreage and North Plains town lots will double in value in less than Two (2) years.

RUTH TRUST COMPANY 235 STARK ST., PORTLAND, OREGON MAIN 5078 AND A-3774

TRAINS FOR NORTH PLAINS LEAVE FROM IN FRONT OF OUR OFFICE DAILY AT 8:15 AND 10:15 A. M. AND 1:15 P. M.—SPECIAL ROUND TRIP EXCURSIONS SATURDAY AND SUNDAY.

5-ACRE TRACTS FOR \$1250 IN GLENGO

For the small farmer, ideal for berries, truck gardening and poultry.

Near North Plains on United Railway. Terms to suit.

See us in regard to appointment.

UNITED TRUST CO. 917 Board of Trade, Phone Main 9416.

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Small Farms Pay Best in Oregon

This is the season for special interests in suburban and farm acreage and there are already signs that this year's movement will be greater than ever before in the history of Oregon.

How many of us realize that within 30 to 50 minutes' ride of Portland there are scores of little tracts from which their owners are not only making a comfortable living, but are actually laying aside every year a neat sum for use when the proverbial rainy day comes or when the frosts of time begin to sap the strength and whiten the head of the happy owner.

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In the state at large improvement continues largely in the form of colonization based on irrigation or reclamation in the eastern half of the state and on the widespread interest that has been aroused all over the country in fruit culture.

The crops of the state promise well, for so early in the season, and there is a feeling of certainty of a prosperous year in Oregon. Every country newspaper in the state tells weekly stories of sales in farms. In truth the demand for Oregon land is so great that a whole page in the daily edition of this newspaper would not suffice to tell in briefest form the stories of the farm lands changing hands.

From the Hood River district and from the Rogue River valley and other sections in western Oregon come reports of transactions in fruit lands in unprecedented volume. In the Willamette valley proper and throughout eastern Oregon the demand for farm lands is so great as to send prices higher than even the most optimistic land speculator hoped for.

The question might be asked, what does all this mean and where is it going to end? It can only mean that land hunger has come to be one of the factors of modern civilization and it will only end so far as this state is concerned when all of its tillable area has been reclaimed and converted into the homes of a prosperous, happy and contented agricultural people.

From time immemorial, men of large experience in life have pointed out the wisdom of owning a piece of land. It will only be a few years until land in Oregon will become so valuable that the man with only an ordinary salary cannot afford to own any of it.

FARMS AND ACREAGE

LOOK THESE OVER 6 1/2 ACRES, all in cultivation, excellent water, 1 acre bearing orchard, room plastered house, chicken house and other outbuildings, good barn, on county road and Salem Electric line, at Tigard station, 1/2 mile to Tigard station, price \$4200, one third cash, balance 3 years at 6 per cent.

5 ACRES, 5 1/2 in cultivation, balance stumps, pastures and timber, some beaverdam land, good 5 room house, storehouse, etc., bearing orchard, timber for barn on place, 1/2 mile to Tigard station, price \$4200, one third cash.

10 ACRES of exceptionally rich soil, only 3 miles from Portland, overlooking the Sandy river, the fisherman's paradise, and affording an unexcelled view of the mountains, close to railroad and automobile road, enough timber on these tracts to pay for them, easily cleared, and only \$125 per acre, with terms to fit your requirements.

46 2-5 ACRES, all in crop, old buildings, 5 wells, family orchard, rich black loam soil, on Forest Grove, 2 1/2 miles to Woodburn, price \$120 per acre, \$2000 cash, balance 3 to 5 years.

56 ACRES, 30 in cultivation, rich black loam, 2 miles to St. Paul, Marion county, 1 1/2 miles to best landing, Willamette river, price \$4500, terms.

300 ACRES, at Willamina, Polk county, 15 miles from Portland, overlooking the Tualatin valley, balance timber and pasture, 2 houses, 5 barns, fine running water, 1 acre orchard, 1/2 mile to school, 1/2 mile to best landing, price \$1000.

Kirk-White Realty Co. 215 Lewis Bldg., Phone A-1213.

OREGON & WASHINGTON FARMS

A Real Bargain A fine farm within 15 miles of Portland, for \$100 per acre. On account of sickness this farm must be sold at once.

Choice 10 Acre Tracts on Mt. Hood Electric We have several choice tracts on the Mt. Hood electric, located about 14 miles out of the city; splendid soil, running water, on good road and near station.

Investment of 100 Per Cent Profit 18 acres of as fine a platting proposition as has anywhere been located about 14 miles out of the city; splendid soil, running water, on good road and near station.

N. B. CLARKE & CO. 207 ROTHCHILD BLDG., 4TH AND WASHINGTON.

Some of the choicest farm Buys in Clackamas County 80 acres, between 25 and 30 acres under cultivation and in crops; young orchard; there is a good 7-room house, barn and other necessary buildings; it is all fenced. Personal property consists of 1 team, 7 head cows and calves, 9 sheep, 7 dozen chickens, 1 wagon, 1 truck, 2 sets heavy harness, 1 mow, rake, plows and other tools; about 70 cords of wood cut. Place is on good road and only 4 1/2 miles from Oregon City. Price \$7000, everything included; \$3500 cash, balance 7 per cent.

80 acres, 24 acres level, balance rolling; all under fence; 10 acres heavy timber, 26 acres light timber suitable for cordwood, 24 acres in cultivation, watered by spring and by live creek; 12 acres in orchard; 4 room house with bath, value \$800, old barn, woodshed and chicken house; personal property: Span of mares, 4 cows, 2 calves, 1 heifer, wagon, new separator and all farming tools; 3 acres in potatoes, 1 acre in wheat, 1 acre in corn; 1 acre from Oregon City. Price \$6000, half cash, balance 3 to 5 years at 6 per cent; would consider 2000 acre property as part pay; would prefer house in Albina district.

For rent—200 acres, 40 acres sown to oats and 10 or 15 acres will be planted in potatoes, balance in pasture. The following stock and implements: 12 milch cows, 2 heifers, 2-year-olds; 4 calves, 2 horses, 1 head of hogs, 100 chickens, 4 turkeys, 2 sets double harness, binder, mow, rake, disc harrow, another harrow, potato planter, feed mixer, fanning mill, spraying outfit, 1 new cream separator and small tools and household furniture. Price \$2500, terms: rent \$300 per year.

Otto & Harkson Realty Co. 133 1/2 FIRST STREET.

J. H. SHIELDS 305 Geisinger Bldg., 3d and Alder, Main 4450, East 178.

BAI & KUNTZ 421-2 Lumber Exchange Bldg., Portland.

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FARMS AND ACREAGE

ESTACADA LAND SNAPS

THE ONE BEST BUY IN ORCHARD LAND ACREAGE

All of these within 30 miles of Portland.

30 acres, 19 acres good bottom land, balance rolling. Price only \$1200; \$800 cash, balance to suit.

40 acres, 35 of which are under cultivation, all tillable when cleared, 1/2 mile church and school. Price \$550, \$1600 cash, balance to suit.

120 acres, few under cultivation, 30 acres more cleared, 80 acres tillable when cleared. Only \$30 per acre; \$1000 cash, balance to suit.

\$50 acres at only \$25 per acre. This is practically all tillable. Very best of soil, only 27 miles from Portland. Make your own terms.

The four above mentioned properties will stand any amount of investigation you may give them. All will make big money from the investment standpoint.

F. E. TAYLOR & CO. LAND DEALERS. 404-5 LEWIS BLDG., 4TH AND OAK.

THE FARMER IS THE ONLY INDEPENDENT MAN!

He gets 100 cents of every dollar he earns. Wake up and get in his class. Get away from the grind that is keeping you down. Ten acres at Rochester will make you independent.

\$50 PER ACRE Level, cleared, fertile land adjoining the new town of ROCHESTER

This is the land that pays its way. This land is all ready to plant right now! You don't have to spend \$150 an acre clearing up brush and stumps, nor work for years getting a little patch ready for the plow. You can grow anything on this land that can be grown in this section and get a good price for everything you raise.

REMEMBER THESE PRICES WON'T LAST. We have only a small amount of this land and when it is gone we won't be able to buy another acre that we can sell as low as \$50.

AMERICAN HOME INVESTMENT CO. 1016 Chamber of Commerce, On Stark, bet. 3d and 4th.

A Holiday's Scappoose Orchard Tract 40 MINUTES FROM PORTLAND GENUINE RED SHIP SOIL ALL UNDER CULTIVATION AND SET OUT TO TREES.

Also Nearby 10 Acres, \$500 \$100 Cash, \$10 Per Month Mile and half from the depot On a well traveled county road.

40 Acres, \$1600 Mile and half from the depot On a good county road.

40 Acres, \$2500 CROSSED BY A LARGE CREEK 1/2 ACRE BOTTOM LAND 2 miles from Scappoose depot. Half mile from a station. On a good county road. 500 cords of wood.

4 1-4 Acres, \$1600 \$250 CASH, \$25 PER MONTH 7 ROOM BUNGALOW, BARN Mile from depot. Will sell adjoining.

5 Acres, \$750 \$150 Cash, \$15 Per Month Rich Creek Bottom Land ANY SIZED TRACT 80 RODS FROM THE DEPOT Fred F. Huttoness 512 McKay Bldg., 3d and Stark.

22 Acres Fine level land, half mile west from Broad acre station on the Salem Electric line; 6 room house in fine condition; new barn 40x60 and other outbuildings; good well of water, all small fenced; 1 horse, 2 good cows, 1 wagon, 1 buggy and 2 sets of harness, 40 chickens, plows, cultivator and all small tools; 4 heifers, 1 calf, 1 brood sow, 7 pigs, 100 chickens, 50 Belgian hares, wagon, harness, all farm implements, new hay and feed enough to carry through. R. E. milk route, telephone in house, 2 miles to Cornelius school, church, etc. Price \$11,000; half cash.

100 Acres 70 acres in crop, 30 acres pasture and timber. Good 5 room house, new barn, water piped to house, living water, fine young orchard, some old orchard. All kinds of small fruit; 2 1/2 miles from Gaston, Or., 1/2 mile to school, 1 mile to Advent college and church, 4 good horses, 1 yearling colt, 7 milch cows, 4 heifers, 2 good cows, 1 wagon, 50 chickens, binder, new disc drill, new mow, hay rake, 2 plows, new drag harrow, disc harrow, new rubber tired buggy, new wagon and all small tools, 125 bushels of wheat, 150 bushels oats, 40 sacks potatoes. Everything goes at \$12,000. Terms.

110 Acres 15 miles west of Portland on United Railway, subdivided into 10 and 15 acre tracts, part of this tract is cleared and in crops, and part is uncleared, estimated at \$15 up to \$200 per acre; very easy terms. Land lays fine, no stone or gravel.

We have a large list of other good properties. Write for list.

A. W. LAMBERT & CO. 404 East Alder st. Phones E-1910 and E-640.

THE ONE BEST BUY! IN THE WHOLE STATE OF OREGON. A 30-ACRE FRUIT FARM. 20 ACRES IN JONATHAN AND BALDWIN APPLES.

Trees 12 years old, in excellent condition, produced 5073 boxes of apples last year and is located in the Willamette valley, 1 mile from new high school in thriving town in Lane county, and 1 1/2 miles from Southern Pacific siding where apples are loaded on the cars.

STEWART REALTY CO. Main 3204, 213-14 Selling Bldg.