Intensified Agriculture Is Secret of Successful Farming

There was a time when it was f his acreage. As the story goes, her to own as much land as possible. His success was measured by the extent oy to buy more land," etc. In those da "bought more land to raise more corn to feed more hogs to make more monethe ambition of the successful farmeys the man who was "land poor" was a familiar figure.

Times have changed. Extensive agriculture has given place to intensive agriculture. It is no longer a question as to how much land a man has but how well he cultivates that which he has. And the smaller the farm the better able is the farmer to gain the desired results.

Small acreage is in big demand in the Tualatin Valley, says the Beaverton Reporter. The same story comes from every other section of Portland's environs. Commenting on this movement the Beaverton Reporter has the following to say:

"It is evident that the 'get back to the land' cry is having its influence. Men of the city 'trades' are more and more inclined to seek an escape from the uncertainties that surround their various vocations to a life of more individual freedom and independence and at the same time one giving greater assurance of a permanent livelihood.

"It is the middle-aged man who is seriously thinking and acting. He has followed the 'trade' long enough to know that, no matter how skilled and how well paid it may be, it is a slender reed to lean upon in approaching old age. He knows, too, how difficult it is to save anything from the pay envelope with the high cost of living and the alluring attractions of city life. His eyes are continually on the country. In his mind's eye he sees a little vegetable and fruit farm or chicken and cow ranch to which he can retire within a few years. Nor is his vision chimerical. The possibilities to be derived from a small plat of ground, such as five or ten acres, have been carefully tested. There is no reason why any industrious man should not be able to provide a living for his family and at the same time lay aside in the bank a surplus four-fold greater than it is possible for him to do while dependent upon the income from his city trade. It all depends upon the man himself. Let him use ordinary care in the selection of his tract and a little judgment in the nature of the crop to be grown, then with the same perseverance and industry he puts into his mechanical trade he will win.

"Dr. Withycombe, of the Oregon Agricultural College, has very conclusively shown that the ten-acre farmer can, with ordinary thrift, support his family and realize $900 annually. With intensified specialty farming this can be trebled. This is done right before our eyes here in Beaverton every year. The remarkable productiveness of the soil, the nearness and accessibility to market, make Beaverton an ideal locality for the five and ten-acre farmer."

FARMS AND ACREAGE

THE WORLD'S PRIZE

APPLE PACK was grown in Yamhill county. Because of this fact the Oregon Nursery company have recently purchased a large tract in Yamhill county. The Prince Walnut orchard is in Yamhill county. The famous Lonsdale apple orchard which took this world's prize is in Yamhill county.

HOLLADAY FARMS

Are in Yamhill county. The soil is deep and rich, and in a high state of cultivation; with gently rolling surface. Prices $150 to $200 per acre, terms 25 per cent cash, balance to run with interest 6 per cent.

GET READY

TO GO WITH US and see these tracts in 10 and 20 acres each, out the Jefferson and Fourth St. railroads. We will soon have the Oregon Electric as well. River surrounds us on the south. We have eight trains daily. Located right at St. Joe junction. Go with us Sunday. Phone or call for further particulars.

Gowen-Ide Trust Co.,
Ground Floor, Lumbermens Bldg.
Main 3712; A-1332.

5 ACRES FOR $750

5, 10, 20 and 40-acre tracts, close to carline and small town, all cleared, fine loam soil, abundance of good water; located only 15 miles from heart of Portland, on good automobile road. Why pay fancy prices? This soil will produce as large a revenue as land selling for $1000 per acre. Price $150 per acre; one-fourth cash, balance to suit purchaser. See what we have to offer.

BRONG-STEELE CO.
Ground floor, Lewis Bldg.
267 1-2 Oak St., Cor. 4th.
See Dryer.

FARM BARGAINS

4 Acres

All in cultivation, house and outbuildings, near city limits, a snap at $4500; terms.

120 Acres

In Yamhill county, 90 acres in cultivation, 50 acres of this is rich bottom land, balance is somewhat rolling, which is fine for fruit, all fenced and cross fenced, all kinds of fruit, 6 room house good barn, 2 good springs, about 40 rods from station, ¾ mile from school. Come in and get price and terms on this; it's a fine buy.

160 Acres

Covered with good timber, finest of soil, no waste, 10 miles from Portland; a snap at $18,000.

70 Acres

Of fine soil, near Gladstone, on good road, 32 acres in cultivation, balance timber, good spring, house and barn and outbuildings; price $12,250; $2500 cash will handle this.

COODNOUGH & SEITZ
310 Spalding bldg.

FARMS AND ACREAGE

AT MOSIER VIEW

12 Miles East of Hood River Is

ORTLEY

The Coming Center of the Hood River-Mosier Apple District

A few 5- and 10-acre orchards left, adjoining the town site, at a price and terms that have never before been offered in this world-famous district.

Investigate at once, as this property is selling fast.

HOOD RIVER ORCHARD LAND COMPANY
906-7-8-9 Yeon Building.
DEVLIN & FIREBAUGH, SALES AGTS.
Phones—Main 1506; A-6598.

FARM FOR SALE

635 acres in Yamhill county, all but few acres in high state of cultivation; good house, 3 barns, newly fenced at a cost of $1275. This farm adjoins the famous "Churchill & Mathews" ranch, which recently sold out in small tracts for $400 per acre. This place is on the main county road, and a mile and one-half from "Whitson" station, on the Southern Pacific R. R. You can buy this farm for $60 per acre and good terms. No better place in all Yamhill county. Inquire

SHEFFIELD & RIELY
903 Yeon bldg.

LOOK THESE OVER

$800 cash puts you in possession of choice 5 room bungalow and one acre rich and cultivated land at Lents. An opportunity, this. Price $2000; terms.

$950 per acre takes 4 acres at Lents Junction; fenced, and more than half cultivated; worth more; terms.

We have two choice improved farms at Tigard station, 6½ and 8 acres, bearing orchard on each; only 10 miles from Portland and cheap at $4500 and $4200 respectively; terms.

$6000 takes new modern 6 room bungalow and 8 acres at Linneman Junction. As nice a home as can be found, with every improvement; all in cultivation and an exceptional bargain; terms.

$125 per acre for 10 acre tracts, 9 miles from Portland, overlooking the Sandy river; close to railroad and automobile road and most sightly tracts in state; good fishing; terms.

$130 per acre for 46 acres at West Woodburn, on Salem Electric; family orchard; snap; terms.

$325 per acre for 15 choice acres at Wheeler station; all clear and wire fenced; only $1000 cash. Would prefer rooming house in exchange.

$1500 takes 11 acres, all clear and in crop, at St. Paul, Or.; house, fine garden, bearing orchard; will make terms on this, as property must be sold at once.

Kirk-White Realty Company
317 Lewis Bldg.
Main 4533.

FARMS AND ACREAGE

READ THIS

98 acres, on fine main county road between two county seat towns, good large dwelling, large barn and granary, chicken house, wood house and all other buildings; 65 miles from Portland, 16 acres in crop, 18 acres light oak stumpage that has been goated for several years and stumps are pretty well rotted out, balance of place small oak and light fir timber, all well watered, daily mail and phone in house, right at school, in a fine community, best of soil and the place all well fenced. Price $4500, and can give you good terms on this.

CHEAP LANDS

240 acres; within a mile of a station on the main line of R. R. between Portland and Seattle; land is unimproved except about 4 or 5 acres cleared and a few fruit trees on it; also a small house. 200 acres of this place lies well and can be cultivated when cleared, and the balance is finest of pasture land, with a fine creek through it. The land is logged off land, with very little brush on it, and we can sell it to you at $12 per acre, with $1000 cash and the balance you can have your own time on at 7 per cent.

We cannot take any exchange on these two places, but we have lots of others on which we can give you an exchange for your city property and can show you good values and invite your inspection of our lists.

Chittenden & Neill,
310 Oak St., Portland, Oregon.

NICE LITTLE SEVEN ACRES

All in cultivation. Five acres in hops this season. The balance is in small fruit and garden. The soil is suitable for onions or celery and produces splendid crops. This place joins the city limits of a nice town in this valley, on the main line of the Southern Pacific railway, only an hour's ride from Portland; is level and well improved. The price is $3500—$500 cash and $500 each year. The hops at the present price will take care of the payments.

WALLACE INVESTMENT CO.
517-18 Oregonian bldg.

GOOD ACREAGE

87 acres, 2 miles from railway station, 4 miles from good town, 30 miles from Portland, in Washington county, 18 acres cultivation, balance timber, good barn, 2 acres in orchard and berries, good spring water tank and gasoline engine. $1000 worth personal property goes with place, all for $4500; will take Portland property up to $3300 and mortgage on place for balance at 7 per cent.

20 1-2 ACRES

7 miles from Forest Grove, 15 acres cultivated in crop, all fenced, good soil, well and living water, 2½ miles to electric railroad, when finished; good house, barn, good assorted orchard and berries, ¼ mile to school, R. F. D., telephone and milk route. $4500 will take house and lot up to $3500; mortgage for balance at 7 per cent.

50 ACRES

7 miles from good town, 30 miles from Portland, 3½ miles to railway, small house and barn, school ½ mile or less, telephone, 5 acres cleared, 40 acres level, fine fruit land. $1500, $600 cash.

40 ACRES

10 acres cleared, 5 acres slashed and seeded, crop in, shot soil, 2 miles from railroad station, ½ mile to county road, good house, new barn, bearing orchard, 2 miles to school, phone, R. F. D. $2300 cash, $1500, balance 6 per cent.

3 ACRES

Nice level land, good 7-room house, barn, hen house, etc., good orchard, all fenced, good roads, R. F. D., telephone, school ¾ mile, electric railway 1 mile, store close. $1500—$600 cash, balance 6 per cent. This is a snap.

D. M. Baker
503 Corbett Bldg.

FARMS AND ACREAGE

JAMES J. HILL SAYS

"That One Full Crop of the Willamette Valley Would Buy the Gold Crop of the World."

IF YOU ARE LOOKING FOR CHEAP FARMS AND GOOD LAND IN THIS VALLEY, HERE IS A FINE LIST:

$17.50 per acre for 40 acres, only 3 miles from Falls City, Or.; best deep, black soil, 25 acres nearly level, and ready to be put into cultivation, balance slashed 15 years ago and stumps all rotten now.

$20 per acre for 140 acres rolling land, 80 acres all cleared, 80 acres fine saw timber, 30 acres small scattering second growth brush; buildings of not much value; fair orchard, 2 good springs, best in the country. This land lies on main Dallas road, ¾ mile from school and 1 mile from railroad.

$55 per acre for 40 acres, ½ cultivated, 5 acres of timber, rest in pasture; good 6 room house and ranch barn, spring water and running creek, fine family orchard, and school at corner of farm. This farm is 3 miles from Falls City, in an excellent farming district, and has the best of soil.

$60 per acre for 90 acres, 50 acres in high state of cultivation, 40 acres fenced for pasture, nice rolling land, partly covered with timber; has good 8 room house, large barn, 2 wells, fine water, fine family orchard, all varieties, in good condition; daily mail; 10c car fare to Falls City, and just 70 miles from Portland. The land is the very best of deep, mellow soil, and will raise anything.

We can give you easy terms on any of these. Call or write for further particulars.

J. H. Van Zandt
515 Spalding Bldg., 3d and Washington Sts., Portland, Or.

¾ ACRE, cleared, close to car, 30 minutes' ride from postoffice; small house, large barn, fruit trees, lots all about it are selling for $300 each; very suitable for chicken ranch. This piece of land with the improvements is worth $1400; you can buy under the circumstances for $900; half cash.

John B. Goddard
505 Yeon Bldg.

Acreage

5 and 10 acre tracts in the Tualatin valley; land very rich; prices from $175 to $200 per acre, on good county road, near Beaverton. Call and get details and description.

Rand, Read & Co.
316 Board of Trade.

10 ACRES, beautifully located, high clear, in cultivation, rich soil, near Beaverton and 7½ miles from center of Portland, $2650. See us on this. Albert Welch & Son, 911 Lewis bldg., 4th and Oak sts.

WANT chicken ranch, 5 to 10 acres, preferably one stocked; will pay part cash, part in trade. Call evenings, 653 Milwaukie st.

FOR SALE—FARMS 17

FRRM BARGAIN

195 and 95-100 acres, all highly cultivated and all in crop, good buildings and fine orchard, and on good public road, close to R. R. and 16 miles from Albany, Or., guaranteed to be the best of land and no white soil, river bottom and good soil to work, house of 9 rooms, and 2 good barns; this ground raises good corn, good telephone in the house that goes with the place, 2 plows, 2 harrows, 2 cultivators, 1 mower, 1 hayrake, 1 binder, 1 disc drill, 2 wagons, 1 buggy, 1 hack, 2 sets of double harness, 1 set of single harness, new separator, 18 good cows, 2 heifers, 4 good horses, 11 hogs, 140 chickens, 5 turkeys, 5 stands of bees, platform scales, fanning mill, potatoes planted and potatoes in the bin, lot of garden planted, and seed corn for 10 acres, every kind of article wanted on the farm is there; all for $100 per acre, good terms.

Everett & Crew
515-16-17 Rothchild bldg.

A SPLENDID OPPORTUNITY!

If you are looking for a suitable place to locate, you will show good juugment by coming to Grays Harbor, where land can be bought within a radius of 8 to 12 miles from Aberdeen and Hoquim, two of the most progressive and fast growing cities in the northwest. Price $15 to $25 per acre, on easy terms. The soil is rich and especially adapted for raising vegetables, oats, fruit, etc., with two small rivers and numerous streams of water which never overflow. The demand for farm products is unlimited. Thirty satisfied families are living on the land now. School and store conveniently located; good roads. Still 3000 acres to select from. Does our proposition appeal to you? A word to the wise is sufficient. For further information write at once to

WASHINGTON STATE COLONIZATION CO.,
ABERDEEN, WASH.

$8 Per Acre

160 acres in evergreen, Lincoln county, Oregon, 1½ miles from railroad station, old burn, no rocks, no gravel, hill land, very rich, some bench, suitable for fruit, vegetables and grain, all excellent for pasture, the place for dairy, sheep, angora goats and poultry, pasture all year, plenty of timber for farm use, pure spring water, train to market every morning at 8:30. Price $8 per acre, $280 cash, balance $17 per month; might take a clear lot at cash value for half. This is your chance to get a farm on terms that you can meet. Francis I. McKenna, 727 Chamber of Commerce. Main 4522; A-2143.

OWNER HAS

40 acres of level, open land, two miles from Oregon City limits, right on main Molalla macadam road and about 300 yards from the Molalla railroad, now building, on the other side. The land can't be beat and the location can't be beat. I will sell it all for $160 per acre or I will sell 10 or 20 acres at the same price and I am the owner.

Inquire at Dimick's office, Andersen building, for C. B. Robeson. My address is Oregon City, Or.

FOR SALE—40 acres, 25 fenced, 6 in hay, 15 good pasture, 25 acres good hay land, 15 good fruit land, 25 miles from Portland, 2½ miles from Crawford Station, cream and mail route at the door, 7 good young cows, all fresh and new simple separator, go with place. $2600. W. W. White, Brush Prairie, Wash.

160 acres, 100 acres tillable, near Scott's Mills on county road, several fine springs; this is unimproved, but soil is No. 1 and will bear the strictest investigation; thousands of acres of fruit in bearing in this section; also fine for dairy and general farming. This can be bought for $12.50 per acre, terms. 232½ Washington st., room 16.

For Farms and Acreage

See my list before you buy. I have farms of all sizes and all prices and in all parts of the valley. Come in and get prices. I have some good bargains in acreage and small homes. Neal Brown, 709 Swetland bldg.

40 Acre Fruit Farm

East of Gresham on good road, 18 acres in cultivation, 224 bearing fruit trees, spring stream running through place, no better soil in Oregon, very cheap at $5000; $2000 will handle. Osburn Bros., 503 McKay bldg.

A BIG bargain. 20 acres near Tualatin on S. P. R. R., near Oregon Electric line. Fine soil, nearly all under cultivation and in crops; small new house and barn, fine well. Snap at $250 per acre; part terms. G-673, Journal.

FOR SALE or will take part in improved acreage, 40 acre farm, well improved, 18 acres in crop, country store, 20 miles from Portland, part cash. Inquire of R. B. Mills, La Center, Wash. Route 1, owner.

80 ACRES, improved, worth $18,000; east Wash., for $7500; $2500 cash, bal. terms. Hawley, 2022 E. Couch, city.

FOR SALE—FARMS 17

GUARANTEED TO BE JUST AS ADVERTISED

20 acres, excellent soil, all cleared, 6 acres bearing orchard, fine 7 room house, 2 barns, well, windmill and all outbuildings; 6½ miles from Vancouver on good road, near school and carline. This is an exceptionally fine home and will be sold at a bargain.

10 acres, all fine soil, 5½ cleared and in cultivation, young orchard and 75 walnut trees, 3 acres clover, 2 acres oats and vetch, ½ acre potatoes, new 5 room house, cost $700; good barn, well, chicken house and all outbuildings; good team, fine Jersey cow, wagons, harness, 100 chickens, all tools, implements and household furniture too numerous to mention; 7 miles from Vancouver, 1 mile from carline and small town. Price $3500; $1800 cash.

10 acres, fine soil, 4½ in cultivation, balance slashed and seeded to pasture; 100 cords of wood, 28 assorted fruit trees, berries, etc., new 5 room house cost $650, with fine well on porch, good barn, chicken house and park, all outbuildings, 1 good horse, 1 single wagon, 1 top buggy, 2 sets harness, 2 good cows, 25 chickens, plow, harness and all small tools and household furniture; 5 miles from Vancouver on good road, ¼ mile from school and 1 mile from electric line. This is absolutely the best buy on the market for the money. Owner is ill and must sell at once. Price only $2300; $1150 cash.

We have what you want in the farm line. Over 500 to choose from.

STEWARD & THOMPSON,
409½ Main St., Vancouver, Wash.

TWO SNAPS

320 acres, highly improved, fine soil, gentle slope, good buildings, fenced and cross-fenced, spring water runs through place year round, piped to house and barn, can be piped to any part of farm. This can be cut into 16 20-acre tracts, S. P. railway station on the land, 7 miles to county seat and agricultural college, good county road past door, R. F. D., telephone in house; a bargain at $75 per acre. $5000 cash will handle it.

70 acres platted in 10-acre tracts, A-1 soil, no gravel, about 5 acres cleared, balance has been slashed, burned and seeded to clover, fair house and barn; improved land in this neighborhood selling for $200 to $300 per acre, station 40 rods, stores and churches 240 rods, on N. P. R. R., less than 6 miles from Vancouver, Wash., the soil is adapted for nuts, fruit, spuds, onions, alfalfa or anything raised on the coast, 18 or 24 feet to inexhaustible supply of pure mountain water. This is a snap at $10,000; 1-3 cash will handle this; will take part in Portland property. See me for bargains in timber, farms, tracts and city property.

Andrew Smith
318 Railway Exchange bldg.

40 ACRES—$5500.

Within driving distance of Portland and 1½ miles to Oregon Electric station; nearly all clear and seeded in various crops, oats, vetch, clover, potatoes, kale, etc., balance easily cleared. Fine rich soil. This farm lies beautifully. Fine stream pure water, and numerous springs running all year, 2 acres bearing family orchard, 7 room house, and a 3 room house, large barn and other outbuildings in good shape, no waste or rough land; on main county road, R. F. D., telephone, ½ mile to school, church close by. In thickly settled neighborhood. The entire crop goes with place; 1 young team, 1 cow, 1 brood sow, 3 dozen hens, 1 separator, 2 wagons, buggy, all kinds farm tools and machinery. This is one of the best farms to be had. Price $5500; part cash, balance time.

CHAPIN & HERLOW (C)
332-338 Chamber of Commerce.

LOOK HERE

10 acres, 9 in high state of cultivation, all in crop. Nice bearing orchard, new 6 room house, barn, some bees and all farm implements. Price $3000, terms.

10 acres river front, 3 acres in crop. Two new houses, barns, good well, plenty of timber and located on good fishing stream, 3 miles from town on new trolley line. Price $3000, terms.

110 acres, 60 in cultivation, balance timber. Five room house with fireplace, woodshed, barn, granary, chicken and hog houses; good well, two springs, binder, mower, rake, disc and spike harrows, double disc plow, 2 wagons, buggy, 2 sets of harness, one-half the crop, all the small tools and some furniture for $68 per acre, terms.

FREYTAG & MONEY,
Near S. P. depot, Oregon City, Or.

READ THIS

An ideal suburban home on Powell Valley road three miles from city limits; 33 acres all in cultivation, crops in and growing. Fine new seven room house, with full cement basement, good barn and tool house. Family orchard, good variety, including finest English walnut trees in state.

This place is in A-1 condition in every respect, just the place for a fine home for a business man on one of the best auto roads in Multnomah county, and only one mile from electric car.

13.38 acres, including buildings, $700 per acre, balance of place including growing crops $450 per acre.

If you are looking for something good both as an investment and ideal home, don't fail to investigate this. Seeing is believing. Let us show you.

Industrial Co., 424 Hamilton bldg.

$50 AN ACRE

160 acres, about 30 miles northwest of Portland and 3½ or 4 miles from R. R. town. All good A No. 1 land; 40 acres cleared and in crop. 2 acres orchard, 4 to 8 years old; plenty of small fruit including 1 acre of strawberries, balance pasture.

Good 7 room house and good barn, $400 team, 2 cows and farm machinery go with this.

The land is rolling, but the soil is fine, and is excellent for fruit, dairy or general farming. There are several fine springs.

Terms $4000 cash or trade and will give or take small difference, balance 6 per cent.

M'GOWAN & PENNINGTON,
Room 3, Healy Bldg., corner Grand av. and East Morison st. East 282; B-1648.

You Can Name Your Own Price for My Valley Farm If You Have Any Cash.

Or will trade for good Portland property close in up to $10,000. Net income from lease this fall at least $1000. Will sacrifice about $4000 on place for quick deal. 803 Kelly st., near Gibbs, or phone Main 5327.

120 Acre Farm, 75 In Crop

12 acres in Spitzenberg apples, house, and outbuildings; springs, fence, county road; the best of soil; $1000 crop goes with place. Will trade up to $3500 residence, balance 6 per cent 10 years.

WESTERN INVESTMENT CO.,
417 Board of Trade.

40 ACRES of beautiful, all cleared land and the finest set of ranch buildings in Washington county, only 10 miles from Portland courthouse; buildings alone cost over $10,000; a nice young orchard; an elegant country home for only $14,000.

THE SHAW-FEAR COMPANY,
102 Fourth st.
Main 35. A-3500.

$30 per acre secures complete stock ranch of 1370 acres in Benton county; 400 acres under cultivation; 2 houses and barns; all stock and implements necessary for running the place; ideal stock ranch; will exchange for city property. Howard Land Co., 603 Swetland bldg., 5th and Wash. sts.

80 ACRE farm (for sale); $5 in crop; $4000; ½ cash, bal. on time, at 6 per cent. Apply to W. F. Young, Sherwood, Or.

FOR SALE—FARMS 17

GET ACQUAINTED

With a really good bargain. You will appreciate the offer when you know a few of the facts.

70½ ACRES

Of the finest farm land adjacent to Portland; 16 acres in first class timber, balance in high state of cultivation.

NICE FAMILY ORCHARD.
6 ROOM HOUSE
WITH EVERY MODERN CONVENIENCE
FIREPLACE
RUNNING HOT AND COLD WATER
BATHS, CLOSETS

Typically a metropolitan home, with every possible convenience.

OUTBUILDINGS
WINDMILL
FINE WATER
BEST OF SOIL

About ½ mile from carline, 7 miles northeast of Vancouver. Other property adjacent and in vicinity selling for $200 and $250 per acre.

We are selling this at $150 per acre, $5000 cash, balance time, good terms.

Investigate and let us communicate with you. Perhaps it's what you want.

Call or write Mrs. M. E. Baker, 85 N. 17th st., Portland, Or.

COLUMBIA RIVER FARM.
70 ACRES FINEST ALFALFA AND DAIRY LAND 22 MILES NORTH OF PORTLAND ON THE COLUMBIA RIVER BOTTOM.

All cleared and in cultivation in various farm crops, 12 head $100 cows, 1 bull, 3 horses, all necessary farm and dairy machinery.

New dandy 7 room house, best of barns and outbuildings, one mile to Northern Pacific Ry. station and town of 500, where is located good stores, churches, high school, bank and various other lines of business. Boat landing on farm. If you are looking for the best farm on the market and have enough cash to make a substantial payment, see us at once. Price $10,500.

CHAPIN & HERLOW (C)
332-338 Chamber of Commerce.

70 Acre Dairy

And fruit farm. 12 miles from court house. ¾ mile to car. All kinds of fruit, crops all in and growing. 6 room house and two good barns, also large poultry houses. Team horses, 6 milch cows, all fresh within 30 days, 3 one year old heifers, one 3 year old registered heifer (Jersey), 150 hens and chickens, all tools and implements, for $150 an acre.

100 acres, 15 in cultivation, 30 more cleared. Young bearing orchard, 6 room house, barn, well and spring. $32 an acre.

40 acres, with 5 room house, $1200.
60 acres, orchard, 6 room house and barn, $2000.
O. W. P. LAND CO., 1st and Alder.

FOUR SPLENDID BARGAINS.

5 acre ranch, fine for chickens, fruit and berries, best of soil, 4 room house, orchard, lots of berries, good road, and water; 3 miles from station and Columbia river, only $1250.

5 acre chicken ranch, all under cultivation and fenced, new 7 room house, right in town, near Ry. station; sacrifice price, $1200.

80 acres, splendid soil, ½ under cultivation, small house and orchard, near Scott's Mills, $25 per acre.

10 acres, A-1 soil, some clearing done, only 4 miles from Vancouver ferry. $1250 buys it. Terms.

J. R. WOLFF,
322 Henry Bldg.

BEAUTIFUL LITTLE COUNTRY HOME.

5 acres, all in full bearing orchard, in fine shape; lies nice and level, in beautiful, thickly settled country; new 5 room bungalow, place all fenced with woven wire, fruit good, will net this year between $900 and $1000. This place is 12 miles from Portland on main county macadamized road, 8 blocks from electric station, R. F. D. and telephone route, nice homes adjoining on all sides; price $2250; $700 cash, balance to suit. The man who owns this place had to leave very suddenly, so is anxious to make a sale before the property gets in a run down condition.

CO-OPERATIVE REALTY COMPANY,
519-20-21 Railway Exchange.

157 ACRES on Tualatin river, with Salem electric line crossing in center, 12½ miles from Portland; soil rich, land lies well; about ¼ cleared, balance light and heavy timber; two fair houses, large barn, large hop house, about three acres family orchard, never failing stream on place. Price only $160 per acre, adjoining lands platting and selling at $250 per acre. This is a forced sale and a bargain price.

W. A. SHAW,
Trustee in Bankruptcy,
245½ Stark st. Main 35, A-3503.

159 Acres at $55 Per Acre

18 miles from Portland in Washington county, 2 miles from railroad station, 30 to 40 acres in cultivation, balance some timber and pasture, easily cleared, family orchard, fair house and barn, adjoining land cannot be bought for less than $100 per acre and up, terms $1500 cash, $1500 in 3 to 4 months, balance 3 to 5 years at 6 per cent.

CONSOLIDATED REALTY COMPANY,
310 Henry bldg., cor. 4th and Oak sts.

You Will Like This Place

100 acre farm, 18 miles north of Vancouver, Clarke county, Wash., 2½ miles southeast of Crawford station, on county road; cream and mail route; 25 acres in crop, balance pasture and partly cleared; most of this place is creek bottom and nearly all level, 1 creek and plenty of springs, for sale by owner at $65 per acre, or will trade for good Portland house and lot. Carl Nelson, Star route, Brush Prairie, Wash.

32-1-2 Acres

25 acres in cultivation and all in crop; orchard, 85 apple, 10 pear, 14 Italian prunes, 14 cherry trees, all 10 years old and bearing; 4 room house, good barn, chicken house, all fenced, 7½ acres light timber. This place is only 10 miles from Portland and only 3 miles from station. Plenty water, all farm tools, 2 horses, 1 cow, 1 heifer go with place. Must be sold; ½ cash. Balance to suit. A. J. Gantner, 406 Henry bldg.

160 Acres

1 mile from Nortons, on C. & E. R. R., in Lincoln county; 10 acres slashed and partly burned, seeded to grass; water on every 40 acres. Small house. Price $2000, $500 down.

40 acres ½ mile from Butteville, improved; $5000, $2000 down.

Peper & Baker
444 Sherlock bldg., 3d and Oak.

160 ACRES, 10 miles from Monroe, Or., 17 acres has been cultivated, fine soil, house and barn, spring, family orchard, ¼ mile from school. Price $1500. Will take $1000 cash, balance time or good lot. 322 Failing bldg., 3d and Wash st.

ACREAGE ON ELECTRIC LINES.

We have some fine bargains in 5, 10 and 15 acre tracts along Mt. Hood and O. W. P. electric lines. If you want small acreage see McAllister & Lueddemann, 921 Electric bldg.

120 ACRES good land, some cleared, close to good little town, about 40 miles from Portland, $25 per acre; ½ cash. Owner, 319 Yeon bldg.

FOR SALE—FARMS 17

A GENTLEMAN'S HOME

15 acres of deep black loam, all level and in high state of cultivation. A modern farm house, 6 rooms, nicely painted and in first class shape. Large porches on front and back of house. Both hot and cold water, water tank, compressed air water system with engine, all in good shape. Water piped to barn and chicken house. Place all well fenced. Personal property, such as one horse, one brood sow, two jersey cows, 50 chickens, 10 stands of bees, one new wagon, buggy, plow, harrow, cultivator, feed chopper, cream separator, two sets harness, telephone, five cords wood, grape vineyard and 115 choice fruit trees. This place is located 3 miles from Portland, on a good automobile road, and only ¾ of a mile to railroad station, small town, good school and churches, and in a very thickly settled, sightly and prosperous farming community of all small and well kept places. Without a doubt this is the finest berry land in the state and an ideal home for some one who wants to retire from the city and get on a suburban home where they can make a nice living and be independent. Price $7500, half cash, balance at 6 per cent interest.

E. P. ELLIOTT & SON,
End of Suspension Bridge,
Oregon City, Oregon.

Farms—Coos County—Farms

160 acres, 10 miles from Bandon, Or., good road, ocean frontage, with beautiful fresh water lake touching every 40; sheltered from the ocean; best fishing in the country; fine 8 room house, good barn, 25 acres under cultivation, over 100 bearing fruit trees; small fruit galore; windmill, water piped, livestock and farm implements. This would subdivide nicely, or would make fine resort, summer home or farm. Price $6000; half cash. See pictures at my office.

80 acres, 5 miles from Bandon, 30 acres cleared, balance seeded to pasture, all fenced, nice stream at one end; several springs, lays level; best of soil; on good county road, ½ mile from school. This is a snap for someone and can never be had for this price again as owner raises the price as soon as my option expires. Price $37.50 per acre.

160 acres, 8 miles from Bandon, 30 acres cedar, balance alder flats, running water, cabin, few acres cleared. Price only $12.50 per acre.

1000 acres, 10 miles from Bandon, all fenced, about half cleared; best of soil, $20 per acre. Small amount of cash will handle; would make splendid subdividing proposition.

Bandon-by-the-Sea is a beautiful seaport town, located at the mouth of Coquille river; has large manufacturing plants; a picturesque ocean beach; a large payroll; fine schools; 3000 population. In fact Bandon is one of the best towns in Coos county; real estate, both city and country is advancing very rapidly. I own a tract adjoining the business section of the town, which I am selling for $3 down and $3 per month per lot. No better investment on this coast. Come in and see pictures.

W. L. GREEN,
Main 8787. 406 Lumbermens bldg.

$25 PER ACRE

190 acres nearly all fenced, new 9 room house, built square, 2 full stories, very sightly location, close neighbors, also a large woodshed, stables and chicken house, etc. with yard, garden, cultivated land and fruit trees, all fenced separate. About 40 acres cultivated and cleared, balance used as range, considerable more can be cultivated when developed; railroad, main county road and telephone line all pass the house, 1¼ miles to R. R. town which is in sight of house, which gives an excellent view of the valley; fine spring water for family use, large strawberry bed in full bloom, lots of berries of all kinds, plums, cherries and apples set out; land is all best of soil, free from stone or gravel; has the making of an ideal fruit, dairy and stock ranch. $3 car from Portland. This bargain is not found every day and to see it is to buy it. $2500 cash, terms on balance.

Claude Cole
730 Chamber of Commerce

SACRIFICE.

75 acres of fine deep black soil, lies just like a garden; 61 acres in high state of cultivation, 12 acres of timber, new barn, house, steel windmill and tank, chicken houses, parks and runs, new binder, mower, rake, plows, wagons, harnesses, all tools, 3 horses, 9 fine Jersey cows, 20 head of hogs, 600 chickens, 25 head of sheep; price $10,000; $4000 cash. Can make easy terms on the balance.

CO-OPERATIVE REALTY COMPANY,
519-20-21 Railway Exchange.

5 ACRES FREE

To the man who purchases this 5 acre tract of deep soil land, all in cultivation and in crop, 5 room house, barn 18x24, and all necessary outhouses, well water and fruit and berries of all kinds.

To the buyer of this 5 acre tract we will give, free, five acres more joining land, of the same quality, with 2 acres in cultivation, and balance in brush and timber at present. Located ½ mile from good school and 2½ miles from Oregon City. Price $2500, $1500 cash.

E. P. ELLIOTT & SON,
End of Suspension bridge, Oregon City, Oregon.

BIGGEST BARGAIN IN THE TUALATIN VALLEY.

14 acres, all in high state of cultivation, lies fine, 1½ acres young orchard, good well, barn, place lies on main county road about 1 mile from Tigard station, 8 miles from Portland courthouse; price $2750; $650 cash, balance to suit; land adjoining cannot be bought for $800 per acre.

CO-OPERATIVE REALTY COMPANY
519-20-21 Railway Exchange bldg.
4th and Stark.

PLAT THIS

115 acres, 90 acres in oats, wheat and spuds, balance easy to clear. School and church just across the road. This land lies on main rock road, county road on three sides. Only ¼ mile from electric road now building. Price $130 per acre; terms.

FREYTAG & MONEY,
Near S. P. depot, Oregon City, Or.

BIG BARGAIN.

6 acres, all in high state of cultivation; lies perfectly level, just like a garden; all in crop, on main county macadamized road, 13 miles from Portland, 1 block from electric station, 35 minute car service, 30c car fare; very thickly settled thriving district; price $1500; $376 cash, balance to suit.

CO-OPERATIVE REALTY COMPANY,
519-20-21 Railway Exchange.

40 ACRES $2600

40 acres, 13 acres in cultivation, 1½ acres in spuds, balance in oats and vetch; 65 good bearing fruit trees; house, and other improvements, on mail and cream route, 9 miles from court house. Price $2600; $1400 cash, balance on time.

FREYTAG & MONEY,
Near S. P. depot, Oregon City, Or.

10 ACRES—$2000.

All in full bearing orchard; fruit brought $1200 last year; lies in fine open thickly settled community on main county road, 2 blocks from electric station, 12 miles from Portland; price $2000; $1500 cash, balance to suit.

CO-OPERATIVE REALTY COMPANY,
519-20-21 Railway Exchange.

FOR CASH ONLY

40 acre farm, improved, 22 acres under the plow, balance pasture, all fenced and cross fenced, 4-room house, barn 40x50, nice family orchard, living stream of water; this farm is one of the best pieces of land in Clarke county and a decided bargain. $100 per acre. Alfred A. Baker, 212 Abington bldg.