

GENERAL DEMAND MANIFESTED FOR RURAL PROPERTY

Sales of Acreage Distributed
in Many Sections of State;
Rinehart Ranch of 490
Acres Sold for \$22,000.

The one notable thing in the real estate situation in Oregon at this time is the lively interest taken in country property. This demand for acreage is so general that it involves every section of the state, nor is it limited to any particular class of rural property. Everybody that can raise the price seems bent on grabbing a piece of Oregon acreage while it is on its upward way to city property prices.

One of the largest real estate deals of recent months was completed this week by the Enterprise Real Estate company (Wagner & Corkins) in the sale of the P. D. Rinehart ranch on lower Prairie creek to Henry Fletcher of this city for \$22,000.

The ranch is a very desirable place of 490 acres, of which 310 acres are under ditch. The deal includes nine shares in the Big Bend Ditch company. Mr. Fletcher has taken possession and will move on to the place once.

Other recent deals put through by the Enterprise Real Estate company, and not heretofore credited, are: Seventeen hundred acres north of Enterprise, C. P. Ragsdale to Hansen Bros. for \$12,000; the old gold farm on Elk creek to Charles Killea, Adams county, Wash., for \$2500; block of land in Gardner's addition to Enterprise to Willows County Fair association, \$400; the old Joe Lawler ranch, 10 miles north of town, to J. M. Cornelson for \$2000.

L. Deranieu of Holman, Mont., bought through Payne & Sheets of this city, the L. B. Zell wheat ranch, six miles northwest of town, consisting of 850 acres, for \$15 an acre.

It is accounted by all a splendid buy and Mr. Deranieu is well satisfied with his investment. There are 160 acres in cultivation, has two good springs, wells, small house and barn and is fenced and cross fenced.

Courter & Vick of Falls City have this week sold H. Dodd's 25 acres to A. A. Wade and the Francis Zuercher place of 10 acres to C. A. Rehmel, both buyers being from Wenatchee, Wash., and each will move here soon and proceed to further improve their properties. Courter & Vick have also sold a farm of 187 acres in the valley near this city to a resident of The Dalles. These three sales of a total of 262 acres amount to \$16,000, and that's some business.

The J. R. Hill farm of 800 acres this side of Junction City, which was sold three years ago to man by the name of Boyd, has just been sold by the latter to a Chicago capitalist for \$40,000. The Chicago man is on the place now and announces that he will divide the farm into 10 and 20 acre tracts and place them on the market. He says that the Willamette valley is being advertised more in the east now than any other part of the country and he looks for a big influx of settlers here during the next few years.

D. E. Gilman this week consummated a deal for 1360 acres of Morrow county wheat land at the head of Cason canyon, known as the Nunamaker land, to Portland parties for \$20 per acre. The cash has been paid over on this deal and the transfer fully made, and it is one of the biggest and best deals of the season in Morrow county dirt.

The country around Sandy and beyond is rapidly settling up with a class of people altogether desirable and enterprising enough to reclaim the wilderness from its wild state and make it one of the most attractive regions in Oregon. Land has been selling out there all the way from \$150 to \$500 per acre, none of the tracts consisting of more than 20 acres. Many commercial orchards are being started, as it has been found that apples especially are a productive crop, of fine flavor and prolific. It is estimated that 3000 acres have lately been sold to men who will raise about \$600000. Many are already planted and some orchards will bear fruit this year for the first time.

The Mount Hood wagon road has been the greatest factor in bringing the Sandy region into prominence, and the Mount Hood railway will help it along. Far up into the mountains are numerous new houses of solid construction, and the opening of the district is a revelation. It is noticeable that the builders and buyers are nearly all from Portland.

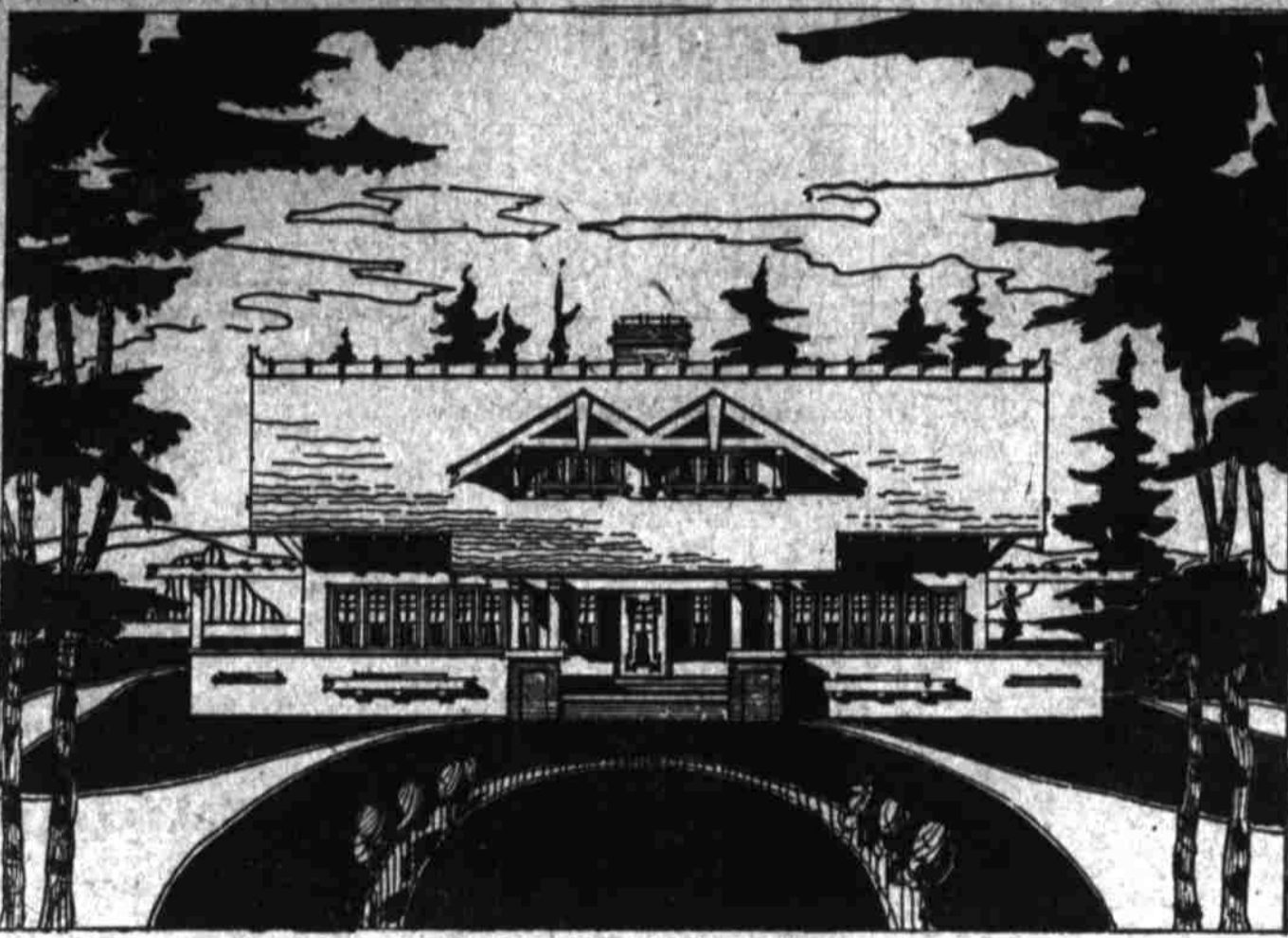
Vincent Schmidt and T. H. Gardner have recently bought 80 acres along the Sandy river and have options on 350 acres more. They will plat the first tract into 10-acre farms and put them on the market. This section will soon be yielding a large share of the fruit raised in Oregon. The elevation is about 1500 feet, just about the right height above the ocean to raise big red apples.

Paul Mertsching of Oregon City arrived in Prineville the last of the week. This is Mr. Mertsching's second trip to this country. The first time he came he got 1160 acres of land and so well pleased was he with his bargain that he couldn't keep it to himself. He had to tell his neighbor. Then he had to make a second trip. He is now looking for six or seven locations and if suitable land can be found a colony of Clackamas farmers will settle in Crook county.

Leverett Tallman, a sophomore in Pearson's academy, has just sold for \$3000 cash a ranch that he owned in Umatilla county, Or. Tallman entered the academy three years ago and after completing his freshman work dropped out of school for two years and took up a government claim on Government land in mountain. He stayed on his claim for two years, proved up and got the property into fine condition. He reentered the academy last fall, being two years behind his former classmates.

W. B. Wiebke has sold eight acres of land north of Eugene on the river road to Wilmer Walton, late of Michigan, for \$2150.

More Alfalfa at Goldendale.
(Special Dispatch to The Journal.)
Goldendale, Wash., June 3.—About 1000 acres of alfalfa has been planted in the vicinity of Goldendale this spring. It is raised without irrigation. There have been scattered patches and until last year very little attention was paid to the crop. The good crops and pasture are obtained without irrigation. The roots of alfalfa go deep so after the second year the growth is heavy and the plant shades the ground and conserves the moisture.



Front elevation of club house to be erected by the Rose City Park club at the intersection of The Alameda and Sandy roads.—Drawing by Architects Roberts & Roberts.

TELLS ABOUT USE OF GLASS BRICK; PLANT IS COSTLY

Material for Walls in Low
Class of Buildings Employed
in Some Parts of Germany;
Proof Against Fire.

In a recent report to the department of state, Consul General Robert P. Skinner submits a mass of interesting and valuable fact about the manufacture and use of glass brick in Germany. The consul says that glass brick are in common use in some portions of Germany for low buildings, but believes that they might be more extensively used in America in connection with our large use of steel in the frame and support of buildings. He says there are three types of glass brick well known to the architects of Germany.

Must Be Guarded.
One, the Falconer hollow brick, of a singular and irregular shape; another,

a hollow rectangular brick, similar in shape to a common brick; and a pressed glass brick, molded into the form of a thick letter "W."

The chief objection to their more extensive use, that is, their use in general construction, or in the larger portion of the wall, is their inability to support more than their own weight or even this, when the wall exceeds 15 feet in height. As a consequence the glass brick itself must be guarded and the openings above and below supported with girders as if one were blocking out a window opening in a wall.

When these bricks are carefully handled they seldom crack or break, but as they are sensitive to changes in temperature, builders must use them with considerable discretion. They are delivered to contractors loosely packed in straw and are shipped in the same manner in car load lots from the factories.

Use Described.
The consul general's report describes the manner of their use by German builders as follows:

"The mortar used in laying them should be composed of one part of fine sand to four parts of cement, the latter to include 50 to 75 per cent Roman cement."

"The rectangular, hollow, blown glass bricks have become of late the most popular form among German builders. They are thicker than the Falconer bricks and are therefore more valuable for fireproofing purposes, although a little more expensive than the Falconer."

"These bricks cost an average of 13 cents each in dimensions of 5 by 10 inches face, or half that price when 4.7 by 4.9 inches face. Brickwork of

this kind costs about \$4.20 per ten square feet.

Costly to Make.
The press glass brick made in the form of a thick letter, U are the cheapest, but are also the least popular, as changes in temperature facilitate the passage of moisture and dust through the mortar, and as the latter lodges on the inner surface of the bricks, they eventually lose their transparency.

It is not understood that any of these forms are protected by patents. A large Hamburg building contractor estimates that to erect a first-class plant for making glass bricks as a specialty would cost \$175,000 to \$238,000. However, it appears that many German manufacturers of glass produce bricks as one of numerous lines whenever market conditions make it profitable.

Porcelain Bricks Uncommon.

Porcelain bricks are exceedingly uncommon, although there are a few houses in Hamburg, the exterior walls of which are faced with them. These bricks are made near Stettin, from clay found on the island of Bornhol in the Baltic. It seems likely that they will never become popular as they are very heavy and expensive. A wall constructed of porcelain bricks costs over \$7.15 per ten square feet. Finally they seem to attract dirt and soon present a bad appearance. Walls faced with glazed clay bricks cost about \$35 per ten square feet. In excess of the cost of unglazed bricks porcelain work costs 25 per cent higher than glazed clay brickwork. It may be concluded therefore that porcelain bricks will never come into use except in a limited and special way in inside construction.

These white glazed bricks at present are used chiefly in quadrangles and right shafts.

Panama Government Lands Have Recently Been Thrown Open to Americans on the Same Terms as Panamanians

THESE LANDS ARE THE RICHEST AGRICULTURAL LANDS IN THE WHOLE WORLD, and what is almost of equal importance, and yet not generally known, is that the Provinces of Chiriqui and Coclé have a climate that is nearly ideal, with a mean temperature under 80 degrees, and a variation on either side of not more than 10 degrees throughout the year.

There are over 300 sunny days, with a rainfall of 70 inches, so distributed throughout the year that it rarely rains for more than an hour at a time. This makes for ideal agricultural conditions, and no place on earth can show better results.

Sugar cane, when once planted, will reproduce itself continuously for at least 15 years. Furthermore, it contains the highest amount of saccharine matter known, and Cuban cane, which has made every planter rich, is not in it by comparison, the Panama cane giving 40 tons to the acre, where Cuban cane yields only 23. One does not need to go beyond this fact to realize these lands are the most desirable purchase possible, yet this is only one of many equally good possibilities.

On the Costa Rican border is a belt of citrus fruit land which cannot be excelled anywhere. Here oranges attain perfection at a season of the year (November 1) when they have the world's markets to themselves and will command the highest possible price.

As many as 600 bushels of white potatoes per acre have been grown in Chiriqui, and 300 bushels an acre is an average crop. There are potatoes growing there today which were planted 13 years ago, and year after year have repeated as a volunteer crop. If similar conditions exist anywhere else on earth, we do not know of it.

Panama has been kept back solely by lack of a stable government and a total absence of transportation facilities. The United States government is now back of Panama, while transit facilities are near at hand. Must a man be unusually intelligent to grasp what this will mean?

Cannot anyone realize that with ships passing through the canal to almost every point on the globe, the world's markets will be opened to this favored region as no other point on earth? This is precisely what is going to happen in Panama.

Some fine morning the water will be let into the canal and the dream of five centuries realized.

Never again can such a favorable combination of circumstances exist.

The liberal terms under which these marvelously fertile lands can be acquired make them virtually a gift:

\$2.50 per acre down, and \$2.50 in four years

with no interest or taxes to pay until one year after the completion of title. So far as the selection of lands is concerned, we are in a better position to do this for you than though you were in Panama to act for yourself. We have experts who are familiar with the country, and who can and will do the very best possible for us.

As there is only one price for government lands, it will readily be appreciated that we have nothing to gain except by securing the very best. For one unfamiliar with the country to attempt to locate anything now would prove exceedingly difficult, owing to the total lack of transportation facilities, but the new railroad from Panama to David, in connection with the Canal, will open up this country to the world, almost in the twinkling of an eye. Those who wait, however, to ride through the country in a Pullman car will find their opportunities gone.

The Time to Act Is Now

For the man who can anticipate what these great, impending changes mean a fortune lies within his grasp. The man who can only see behind can never sit in the seats of the Mighty.

Your one great big chance is NOW. A comparatively few dollars placed in these lands will soon return your competence every year, and finally a fortune. Once in possession of the land, you have four years to decide how you wish it cultivated, with no taxes or interest to pay while you are thinking it over, but NOW is the time to ACT.

If you are dissatisfied with the lands selected by us for you

We will return your money upon demand, at any time within two years

This gives you ample time to see for yourself. We KNOW we can make a better selection for you than you could do for yourself, and we are prepared to stand back of our assertion. You thus have everything to gain and nothing to lose by availing yourself of the terms offered.

Fill out the form below and your application will be filled by the government in the order received by us.

The title is perfect, being a government title.

Agents Wanted

Panama Development Company
216 Mercantile Place

Between Fifth and Sixth Sts.

Los Angeles, California

APPLICATION FOR LAND

PANAMA DEVELOPMENT COMPANY,
216 Mercantile Place,
Los Angeles, California.

Dear Sirs:

Enclosed please find \$..... for which please purchase for my account acres of Government land in the Republic of Panama, suitable for the cultivation of

I further agree to pay you the sum of \$2.50 per acre for each and every acre so purchased for my account within a period of four years, it being optional with me as to when I shall make payment during the period named, and it is mutually understood and agreed that I shall not be called upon to pay any interest or taxes under this agreement. It is further understood and agreed that should I become dissatisfied with my purchase at any time within two years you will return the full amount paid, on assignment to you of all my right, title and interest in the lands acquired.

Name

Address

Mt. Tabor

Parks and Boulevards
Make This
"The Coming Section"

Acres—Whole Blocks

for homes in this section are attractive. High restrictions and fine homes here at present insure the future. Not less than 1/4 block sold. May we show you the beauties of this slope of Mt. Tabor, known as

Buehner's Add'n

at head of Hawthorne Avenue

Chapin & Herlow
332 Chamber of Commerce