Oregon Welcomes You, Mr. Newcomer!

To the Tiller of the Soil This State Offers Great Opportunities

Farm Lands in large and small tracts, improved or unimproved, also Acreage near Portland, are presented today for your investigation. You will find THE JOURNAL the best directory of "OREGON'S LAND OPPORTUNITIES."

SEE THIS

320 acres, 10 miles from Eugene and right in the line of the improvements within ½ mile of new electric line now building close to the new S. P. line to build from Eugene to Siuslaw bay and Coos Bay, 90 acres under cultivation, 180 acres more ready for the plow, 50 acres of light ash timber, fine steam of water through place, on fine level county road with R. F. D. past door, close to good school, 1½ acres bearing orchard, small fruits for family use, place is all fenced and cross fenced, good well at house, place can every foot be cultivated when cleared, lies nice and level, with just slope enough to drain to the creek and is the best of black loam and red shot soil, 7 room ceiled and papered house, barn 40x40 feet, chicken house and other outbuildings. For sale at $50 per acre, $5000 cash, and terms on the balance at 7 per cent. Old age and sickness compels this sacrifice. Lands in the vicinity are selling at $60 to $75 per acre no better than this. SEE IT IMMEDIATELY.

INVESTIGATE THIS

40 acres, 4 miles from Gaston, 1½ miles from railroad station, 25 acres of place lies level, 15 acres, some rolling, 8 acres in cultivation, 20 acres in pasture, balance timber with about 500 cords of old growth fir, family orchard in bearing, about 60 trees, all kinds of small fruit and berries, lies on main county road with R. F. D. and phone, convenient to fine school, two nice springs, and a good well on place, two story 6 room house in fine condition, good large barn, two chicken houses woodshed, buggy shed, tool shed, etc., one horse, 5 good milch cows, 2 heifers, brood sow, 40 chickens, all crops, 2 plows, 1 cultivator, harrow, 2 wagons, 2 buggies, single harness, double harness, about 10 tons hay and all the small tools and implements included. This place is all fine, deep, red shot loam soil, well adapted for fruit or for general farming. See it at once.

See us for all sized farms, also good acreage, close in, at right price. All kinds of property for exchange.

CHITTENDEN & NEILL
310 Oak st., Portland, Or.

SOME GOOD BUYS

4 acres, 4 blocks from electric carline, 20 minutes from Portland, ground almost level; a fine place for a suburban home or chicken ranch; price $2700; easy terms.

16 acres near Clackamas Station on S. P. Ry.; 2000 feet frontage on railroad, fine garden or fruit land; cheap at $6000; small cash payment; easy terms on the balance.

120 acres, 36 miles from Portland, near good town and railroad station; 90 acres in fair timber on side hill, balance in bottom land in cultivation; several acres in apples, pears, cherries, etc.; small house, good barn and outhouses. A bargain at $7000, part cash, balance on time.

A business lot, 75x140, near Milwaukie and Holgate sts., $4000.

An apartment house site, 50x100, on Montgomery and 14th sts., $9000.

An apartment house site, 50x100, at 13th and Hall, 12 room house, $15,000.

2 fine residence lots on Portland Heights, splendid view, $3000.

A good tie or cordwood proposition of several million feet of fir timber, close to main line of railroad; a snap at $1.25 per M.

A number of 5 and 10 acre tracts, set to English walnuts and prunes in alternate rows, near Salem; planted, pruned, sprayed and cultivated for four years; price $300 per acre; $20 per acre down, $1.50 per acre monthly for four years, balance can be paid from crops; the chance of a lifetime; only a few left.

We have a number of other bargains in acreage, lots and residences.

STEWART REALTY CO.
Main 3204. 314 Selling bldg.

YAMHILL LAND CO.

819 BOARD OF TRADE
BLDG. COR. 4TH AND OAK ST.

Has all kinds of farm lands for sale. Stock farms, dairy farms, fruit lands, walnut land, timber land with fine timber in Coos and Douglas county. We have one tract of 551,122,000 feet, 90 per cent fir, 3 per cent cedar, 7 per cent hemlock in Douglas county. If you are looking for such, call and let us talk it over. We have some good buys in Yamhill county and other parts of the state. We sell what you want and want what you sell. Call on us. We might have just what you are looking for.

See Our List

NO. 16.

Apple land. 120 acres. Price $5500. $2500 cash, balance long time, 6 per cent. 90 acres under plow, 30 acres pasture. Some oak timber. Spring water on the place. Bearing orchard. All fenced. On county road, 2½ miles to R. R. town with fine schools. Good house and barn poor. Red shot soil. The best of fruit land.

NO. 47.

700 acres of the best of walnut land, 65 acres set to walnuts now. Price $200 per acre. This is the best of fruit land and would make a fine tract for colony to buy together. Close to R. R. and good town, Newberg, Or., the apple belt of Oregon. Newberg is 24 miles from Portland on the S. P. railroad.

NO. 49.

413 65-100 acres, 250 in cultivation, 100 acres slashed, balance timber. Soil black loam and red shot soil. House fair, 6 rooms. New barn. Other buildings good. All fenced. Spring and concrete reservoir, piped to house and barn. ½ mile to school. Between Carlton and Lafayette. ¼ mile from Oregon Electric road. Price $100 per acre. $10,000 cash, balance 6 per cent. Fine location, good soil.

NO. 53.

108 acres, 60 acres in cultivation, 7 room house. Barn 20x40. Family orchard. Water piped to house and barn. County road past the house. 2½ miles good town. 1 mile to school. $65 per acre, $3000 cash, bal. 7 per cent. Call 819 Board of Trade, 4th and Oak sts.

FARMS! FARMS

The Best Half Dozen Farms Within 50 Miles of Portland

FULLER INFORMATION CAN BE HAD AT OFFICE. ALSO CAN ARRANGE TERMS TO SUIT PURCHASER. NO TROUBLE TO SHOW.

(1) 70 acres, 25 in cultivation, fine fruit land, large young orchard now planted; small house, good water, some timber; 2 miles to station, on electric line, $115 per acre; surrounding land sells for $200 per acre.

(2) 128 acres, 100 in cultivation, some timber, family orchard; new 7 room house, large barn, some stock; water piped to house and barn; 40 acres as good as beaverdam; can be watered; soil good for celery, onions, etc.; 3½ miles from good town, $100 per acre.

(3) 200 acres, 90 in cultivation, 4 acres prunes, 3 acres apples; 9 room house, big barn, plenty of wood, good water; main road, school and church on place; one of the best farms in Clackamas county, $60 per acre.

(4) 113 acres, all level; 22 acres clear and in cultivation, 50 slashed and seeded to grass; family orchard, good well and 2 springs; a good 6 room house, large barn, outbuildings good; some stock and implements; county road on three sides; mail and cream route; ¼ mile to good school and church, $62.50 per acre.

(5) 110 acres, 50 in cultivation, 2 acres orchard, 40 timber, balance brush; 5 room house, large barn and other outbuildings; two good springs, implements, wagons and small tools; good county road, mail and cream route; phone in house; school and church on corner of land; $64 per acre.

(6) 500 acres, 125 in cultivation, 300 acres logged off, balance fine timber; land in cultivation is rich bottom land; upland is excellent soil; 7 room house, 2 barns; spring water piped to buildings; family orchard, boat landing and R. R. station on the place; good county road, school and church near by, $34 per acre.

NEILAN & PARKHILL,
609 Spalding Bldg.
Marshall 2832.

MR. LANDBUYER

If you want to be absolutely safe in your investments, we say you cannot do better than buy improved or unimproved acreage or lands close to or tributary to the city of Portland. Everybody now recognizes the fact that this city is going to be several times larger than it now is, and you know that the man owning land close to a growing city simply cannot get out of the way of money coming to him from investments of this kind.

We have a number of pieces that we know will prove money makers, and would appreciate

The Opportunity of Showing You What We Have

At Milwaukie, close to car, we have several acres that are highly improved and can sell below market value. This is a choice district and there are many fine country homes there. We have some land there that is cheap at the price, namely $1000 an acre.

Mt. Scott carline district is rapidly building up and there is sure to be several bunches of money made on acreage close to the car. We have six acres that we can recommend at the price, namely $900 an acre. It is in the 5c car fare, lies level and is a good buy.

On the United Electric railway, not far out, we have a beautiful piece of land; contains 16½ acres, right close to station, all in cultivation and fenced; small building on the property. With proper handling this place can be made to produce a fine revenue. Can now be had for $325 an acre on easy terms.

Close to Tigard we have a fine place containing 7½ acres, well improved, modern dwelling built last year, also other buildings, a water system, gas lights, etc.

PRICE $6250

Can Make Terms

We have others, also city property in all parts of the city. Call for our lists. It is no trouble to show our goods.

BARNES & ANDRUS
406 Lewis Bldg. Main 2081.
Fourth and Oak Sts.

AN ORCHARD MAN

WILL APPRECIATE THIS

Highly improved 80 acre farm of which 50 acres is in apples that will come into bearing the coming year; good buildings; running water (fine trout stream); good roads; near station and less than 15 miles from Portland; farm is fully equipped; an ideal home and the best orchard proposition on the coast; call and see photos; the price is ridiculously low.

MARION COUNTY FARM.

316 acres 5 miles from good live town and only 12 miles from state capital; gently rolling land, all first class soil; no rock or gravel; wheat this year yielded 41 bushels per acre; 180 acres in high state of cultivation; about 60 acres more is seeded to grass, about $4000 worth of oak and fir timber; good buildings, elegant view; 2 running streams, several springs; 4 miles new woven wire fencing. Following personal property: 4 horses, 7 cattle, 2 brood sows, 50 goats, binder, wagon, plow, harrow, fanning mill, cultivator, separator, 400 bushels oats, 20 tons hay, corn and other growing feed; one of the finest farms in Oregon; must be seen to be appreciated; price $90 per acre.

38 acres in the beautiful Chehalis valley. THE FINEST DAIRY COUNTRY IN THE NORTHWEST. About 15 acres fine bottom land, balance practically all level bench land; all splendid deep, rich soil; fine water, fine bearing orchard, all kinds of small fruit, fair buildings, also three good cows, 1 mare, 2 colts, brood sow and 8 shoats, large amount of poultry and good equipment of new farming tools; barn full of hay, on fine macadam road, only 1 mile from town; has phone, R. F. D., dairy milk and cream route. This is an income producer from the day you take possession. Price $4000. Favorable terms can be made.

Hunter Realty Co.

223-5 Board of Trade Bldg.
Phone Marshall 1777, A-3307.

COLONISTS ATTENTION

SUNSET ACRES 5 ACRE TRACTS

THE BEST SOIL AND IN THE BEST PART OF CLARKE COUNTY—LOCATED NORTHEAST OF VANCOUVER ON GOOD ROAD AND NEAR STEAM AND ELECTRIC LINE FINE SOIL FOR GARDEN AND BERRIES, IDEAL FOR FRUIT. LET US SHOW YOU THESE.

PRICES

$475 TO $575

PER ACRE

TRADES

97 acres, $25,000, highly improved, good buildings, 40 acres beaverdam, 6 miles N. E. of Vancouver. Over $7000 worth of stock and implements go with place. One of the finest and best equipped farms in this locality. Will trade for good business or apartment site and will assume some difference if necessary.

170 ACRES

Near Forest Grove; 70 acres under cultivation; fair improvements
$17,000
For city property. Will assume

40 ACRES

20 in cultivation, fair buildings; near Gaston
$4000
For city property.

10 acres, unincumbered, for good residence, 15 miles from Portland, on good road, close to steam and electric lines; all under cultivation; will assume.

WARD & YOUNGER
Suite 526 Yeon Bldg.

SMALL ACREAGE

SMALL PRICES

3 acres, splendid view, good spring, close to station; $900 takes the tract.

3 acres, all cultivated, best soil, faces county road, near electric station. Price $1050 tract.

Triangular tract of 2.46 acres, all cultivated, road three sides; $861 for tract.

2.7 acres, all timbered, $540 for tract and timber enough to pay for it.

3 acres at junction of county roads, half mile from station; $600 for tract.

5.22 acres timbered, but underbrush cleared, only 100 yards from electric station and $783 takes tract.

Terms on all above.

JACKSON & DEERING
246 Stark st.

COLUMBIA DELTA GARDENS

ASPARAGUS
POTATO
CELERY
ONION
GARDEN

Land

5 AND 10-ACRE TRACTS

Five acres of upland, condensed into one; a soil better than the best beaverdam land; inexhaustible fertility in which the stored plant food of unknown ages is tapped by cultivation of the Columbia fresh water tideland prairies.

Climate, a soft, moist air, in which winter freezes are unknown and summer droughts a physical impossibility; a sea level tract back from coast fogs, with abundant sun, equable temperature, and all the favors of the north temperate zone.

Transportation, on either river or railway, the one competitive with the other, giving the cheapest, quickest and best service that any community can command for the handling of produce and for intercommunication of human beings.

Irrigation from the pure Columbia, at no cost, in any quantity desired, at any season of the year, with no contest or question about water right, with no limit or stint upon use, and the supply as sure as continental foundations.

Market, within a few miles of the scene of production, where $5,000,000 and more of the garden truck and small farm produce are imported annually, and where the multiplying population is outstripping food production every year.

A REVELATION

Columbia Delta Gardens will immediately become Oregon's richest producing area. This fact is open to demonstration for any man who knows soil and climate. Beaverdam land near Portland, which sells for $600 to $1200 an acre, will not produce so much, nor such variety of crops, without expensive fertilization. Every soil expert will assure you that on the peaty beds which are being turned for cultivation at Clatskanie, there is no time within estimate when fertilization will be required, and that for asparagus, celery, potatoes, cabbage, mushrooms, chicory and every other profitable garden crop, there is a new era in Oregon.

In the famed beaverdam land is the silt of a few centuries, accumulated behind a small artificial obstruction. In the great fresh water tide land prairies of the Columbia is the silt of unmeasured aces, thickly matted with decomposed vegetation. Silt layers, superimposed beds of peat combined with sedimentary deposit. No matter how deep the cultivator may go, he finds below a fountain of fertility, which cannot be exhausted in many generations of men.

THE SPANTON CO., INC.
269 Oak st., Portland, Or.

Gentlemen—At no cost to me please mail copy of your booklet on Columbia Delta Gardens, giving full particulars; also terms upon which this land may be purchased.

Full Name .....

Postoffice .....

County ..... State.....

R. F. D. No.....

Journal, 9-21-11.

THE SPANTON CO.
Members Portland Realty Board,
269 Oak st.

REALTY BARGAINS

Hargrove & Sons

One Best Farm Buy

For the price, here is the best farm value near the city, note the description carefully; there are 52 acres, 45 acres in a high state of cultivation, balance pasture and timber, soil rich loam with no rock or gravel; the buildings on this tract are easily worth $5000; there is a splendid 8 room house, with stone cellar; fine barn 60x90, fine large granary with concrete potato cellar; large machine shed and other outbuildings; all buildings in the very best of shape; fine spring water piped to the house and barn and lawn; located just 8 miles east from city limits of Portland, ¼ mile from stores, schools and churches. Personal property: Lots of hay, grain, potatoes, wagon, hack, buggy, all farm implements, 4 head cattle and other personal property; price only $9500, good terms, cheapest buy near the city.

25 Acres 6 Miles Out

This is a good close in farm, all stocked; there are 25 acres all in cultivation, except 2 acres timber, splendid soil, no rock, good 5 room house, good barn and outbuildings, splendid bearing orchard. Personal property: Fine match team, 2 wagons, harness, cow, heifer, all farm implements, 12 tons hay, cream separator, 3 dozen chickens; price $6500, $4700 cash, balance 6 per cent. Just 6 miles from the city limits of Portland, level graveled road all the way, 2 miles from station and right on the banks of the best fishing stream in the state. Note: If you are interested in getting a small, well improved farm near the city, call and look this tract over and on the same trip we will show you a number of nice tracts from 5 to 40 acres; we make a specialty of small, well improved tracts near the city, and have an especially choice list at the present time.

Bargain in 273 Acres

This elegant tract is now offered for just $60 per acre under value. Investigate this proposition for yourself and you will be convinced of the truth of the above statement; this tract is just 100 miles south of Portland, right in the edge of the best town in the valley; there are 273 acres, 240 acres in high state of cultivation, the entire tract lies perfectly and every foot of the tract is the choicest of loose, rich bottom loam, fine trout stream along the place, but the land never overflows; there is a $5000 residence on this property and it is right in the edge of town; the price is only $95 per acre and $6000 down swings the deal; this buy cannot be duplicated in Oregon; don't pass this up lightly, but get right down to business and give the proposition the most rigid and thorough investigation; you are welcome.

Choice 27 Acres

This is a fine Washington county farm, located 4 miles from Forest Grove, on good graveled road. There are 27 acres, 24 acres in high state of cultivation. The entire tract lies perfectly, and it is the very richest land. Good 8 room house, good large barn and outbuildings. Nice bearing orchard and lots of berries. Personal property: Span fine mares, harness, wagon, hack and good equipment machinery, 4 good cows, 2 calves, 36 tons fine hay and all crop, including 11,000 kale plants and 3 acres potatoes, lots of household goods. This is a fine, productive farm and well located. Price only $4600.

Beautiful 3 1-2 Acres

This is one of the choicest farm homes near the city. There are 3½ acres, all in high state cultivation, lies perfectly and the soil is very rich, 2½ acres in choice bearing orchard. New 6 room plastered house. This tract is just a few blocks from station on good carline and just 30 minutes' ride from the center of the city. Price $3500; $1000 cash.

$50 Per Acre

1000 acres, 500 acres in cultivation, balance timber and pasture. This is a beautiful tract of land, as photographic views in our office will convince you. It is located about 80 miles south of Portland, in beautiful section of the valley. There are three varieties of soil on this place, viz., red shot soil, dark loam and rich bottom, best for onions, hops and potatoes. The improvements, as well as everything else in connection with the place, are first class. Price $50 per acre. Will accept Portland income property to value of $40,000.

Hargrove & Sons
122 N. 6th st., corner 6th and Glisan.
Main 4381, A-7259.

ALL ARE SNAPS

320 acres, all has been cultivated; old orchard, fair buildings, located 7 miles from Eugene, on good county road. Price $70 per acre, with easy terms.

320 acres, 70 acres clear, 150 acres nearly clear; has been an old stock ranch; no better soil on the coast; located 24 miles from Portland. Price only $35 per acre. Will take some good city property in trade.

88 acres, 70 in cultivation, bordering on Yamhill river; has been cropped this year. This is well fenced, having 6 different fields; located 1½ miles from stores, bank, postoffice, etc. Price $100 per acre; terms.

46 acre Washington county farm, under irrigation, 60 lb. pressure water; can irrigate whole 40 acres or more, some fine bottom land, some rolling land; a good orchard, new barn, fair house, on corner of 2 good roads, ¾ mile to school, ½ to church, near mail route, phone in house, 2 miles from carline. Would take some first class city property at fair value. Price $6000; terms.

40 acres garden land, good buildings, prune orchard and dryer, 4 cows, 2 horses, chickens, etc., 1 mile from R. R. station. Price $7000; half cash.

W. W. Espey
319 Commercial block.
Cor. 2d and Washington sts.

TWO SNAPS

68 acres, between 25 and 30 in cultivation, 2 to 3 acres in apples, prunes, pears and cherries, about 25 acres of good old growth fir; ½ mile to sawmill; new 8-room house, new barn (42x42), combination granary and hog house, chicken house, etc.; all fenced and cross fenced; springs and creek on place; 2 good wells; A-1 soil, no rock or gravel; 1¼ miles to graded school, 5 miles from Vancouver, on good county road, R. F. D., telephone, milk route, all personal property, 3 cows, 3 hogs, 75 to 100 turkeys and chickens, top buggy, 2 wagons, plows, harrows, feed cooker and other tools and implements too numerous to mention. This is a bargain at $6500. Will take $1500 to $2500 in Portland property.

IDEAL STOCK AND HOG RANCH

710 acres, 400 acres is in cultivation, 260 acres in crop this year, 140 acres summer fallowed; 100 acres more can be cultivated, balance grazing and fruit land, all fenced and cross fenced; fair buildings; watered by 17 springs most of them running year round. This is an ideal stock and hog ranch; 6 miles from R. R. station. Price $16,000; terms.

Have several other tracts large and small all well located.

ANDREW SMITH
318 Railway Exchange.

FARM BARGAINS

OUR REPUTATION.

AS DEALERS IN THE BEST FARMS IN OREGON STANDS UNDISPUTED. WE GUARANTEE ALL FARMS ON OUR LIST TO BE AS REPRESENTED, AND HANDLE NO FARMS WITH INFLATED VALUES. WE HAVE MANY RECOMENDATIONS FROM OUR CLIENTS WHOM WE HAVE LOCATED ON OREGON FARMS. WE HAVE MANY FARMS ON OUR LIST, BUT HERE ARE A FEW OF OUR BEST BUYS:

$2900.

20 acres, 13 in cultivation, balance timber and brush, easily cleared, well fenced, small buildings and well of water, half mile from electric station and ¾ mile from the beautiful Clackamas river. $900 cash, balance on easy terms.

$1600.

10 acres, 14 miles from Portland, 2 miles from good town and electric station, 8 acres in cultivation, balance timber, fine stream of water on it. Terms very easy.

$2200.

20 acres close to the above, 8 acres cultivation, balance pasture and timber, a fine stream of water running through it, which would irrigate every foot of the 20 acres.

$9000.

40 acres, 10 miles from Portland, 1 mile from electric station, 25 acres in cultivation, 13 acres of pasture and balance in timber. Lots of good fruit, running water and good buildings. This farm commands a splendid view of the surrounding country and is on a fine county road. Terms can be arranged with the owner of this farm.

$95 PER ACRE.

52 acres, highly improved, 18 miles from Portland, close to the Willamette river and good town, new buildings and good water. This is the best buy in Oregon. Terms $1250 cash, balance in 5 years.

DeYOUNG & HARTSHORNE.
514 Chamber of Commerce bldg.
Main 6068.

BARGAINS THAT ARE BARGAINS

65 acres, adjoining the town of St. Louis, on Oregon Electric, 35 miles from Portland, 15 from Salem; good buildings and all in cultivation; level. Price $140; terms.

10 acres, level, all in cultivation, 1500 feet from Kendall station, on Oregon City road, 8 miles from Portland postoffice. Price $7000; terms.

10 acres covered with fir timber, on Buckley ave., ½ mile south of Base Line road and Mount Hood electric station; level. Price $6000; terms.

4½ acres, level, good soil, all in fruit, berries, etc. with good house and well; 5½ miles east of Portland postoffice on Section Line road; near Mount Tabor. Price $5000.

3 acres, level, all in clover, on E. 82d st., near Division, a beauty, for $6000.

13 acres, on corner of E. 82d and Section Line road, all in berries, fruit, etc.; good buildings; 4½ miles east of river. $2000 an acre.

21 acres, on Section Line road, near Mount Tabor in 5 mile circle; good buildings; 10 acres in all kinds of fruit and berries, grapes, walnuts, etc. This farm is the choicest and best farm in and around Portland. If you are looking for something choice see this. Will surely double in two years. Price $1600. Terms.

616 acres adjoining city of Glendale; 400 acres of the best black loam bottom land; all in cultivation; good buildings. The best large farm in Oregon and a snap at $90 an acre; worth $150.

80 acres of fine first growth fir timber 1½ miles from Hogan station 2¼ miles from Gresham; 16 miles from Portland. Good soil, 8000 cords of wood; 15 acres in cultivation. Will sell all for $50 an acre or cordwood at 50c stumpage.

Six lots 50x100 in Groveland Park, 1 block to Hawthorne ave. st. car, high and sightly, streets graded, sidewalks, curbs, water and sewer in. Price $800 each. Others ask $1200.

We buy farms and acreage for spot cash. If you have a bargain, come and see us. If you want more than your property is worth, please don't bother us. We deal in bargains only.

KASTE BROS., 608 Henry bldg.

CANADIAN FARM LANDS

Would you not like to share in the great distribution of wealth along the line of the Grand Trunk Pacific Railway, in Central British Columbia? A careful and conservative estimate of the amount of actual cash to be expended in British Columbia during the next few years on railway construction and other enterprises shows a total of at least $200,000,000. The surest way to get your share of this enormous amount is to own good farm land along the line of the Grand Trunk Pacific Railway, now under construction. This railway passes through the richest undeveloped section of the entire country. Hundreds of prospective farmers are taking advantage of the present low prices of land and high prices paid for all kinds of produce. When the railway is completed, in 1913, the greatest rush of settlers ever known will take place. We own some of the best land in the Fort George district, the Nechaco Valley and the Bulkley valley.

Farm lands in Central British Columbia; there is no better land on the North American continent than along the Grand Trunk Pacific Railway, in Central British Columbia. This land will produce as much to the acre as the best lands in Iowa and Minnesota, and prices of produce are much higher. We have field notes of every section. Most of this land is close to the line of the Grand Trunk Pacific Railway, which will be completed in 1913. This is worth investigating.

$6 PER ACRE, CASH

Balance 1, 2, 3, 4 and 5 years, 6 per cent deferred interest.

NORTH COAST LAND CO., LTD.
Paid Up Capital, $1,500,000.
District Sales Agency.
1017 Chamber of Commerce.

A HIGHLY IMPROVED FARM

3 miles from North Yamhill in Yamhill county.
39 miles from Portland.
Railroad runs through property.

308 acres—140 acres under plow 100 acres of this is in fine bottom land, 100 acres in good timber, suitable for piling. The balance of 68 acres is in pasture. Of the 168 acres not under plow there were more than 100 acres pronounced to be the finest fruit land; this remark was made by one of the O. A. C. professors in horticulture. There is a nice family orchard, we have some samples of the fruit.

The Yamhill river runs through the property, and at this point there is a flour mill, which will handle all the grain you can raise. Hunting and fishing is bountiful.

Improvements—It is fenced and cross fenced, has two good barns, granary and other outbuildings, together with a fine eight (8) room house. There are two wells and several springs. Lots of hay in shed.

Stock—There are four work horses and a driving horse, together with full sets of harness, 16 cows, 2 heifers, 1 bull, 40 goats and 50 chickens.

Implements—Three wagons, 1 buggy, 1 cart, 1 binder, 1 mower, 1 horse rake, disk drill, tooth harrow, sulky plow, two walking plows, cultivator, hay fork, rope, cream separator, milk cans, a good blacksmith outfit, and other tools. Nearly all of them new. In fact all that a farmer needs.

From the house one obtains a view of one of the lovellest pastoral landscapes to be seen.

When you ascertain what unimproved lands are selling for in this district you will appreciate what a bargain this is at $80 per acre. Terms.

LE NOIR & CO.,
Ground floor, Chamber of Commerce.

SAVING MONEY

Is a habit which you must force onto yourself if you would gain a competency for old age.

By investing a few hundred dollars NOW in one of our 5-acre apple orchards at

MOSIER VIEW

in the famous

MOSIER-HOOD RIVER DISTRICT

you will lay the cornerstone for future happiness and wealth.

Small monthly payments will carry the contract and we care for the orchard until it reaches the bearing period. We have good positions to offer to a few more purchasers. Call or write for information.

HOOD RIVER ORCHARD LAND COMPANY, Owners
DEVLIN & FIREBAUGH
Sales Agents
907 Yeon bldg.