

**ROCK RANCH TO
BE CUT UP INTO
ORCHARD TRACTS**

**C. H. Leadbetter Completing
Details of Plan for Land
Near Roseburg; Realty
News Throughout State.**

C. H. Leadbetter was in Roseburg last week perfecting the details of putting on the market in 10 and 20 acre subdivisions the Sutherland ranch, purchased by him for a number of Portland capitalists. Mr. Leadbetter's ideas involve an entirely new departure in land selling in Oregon and will be the means of attracting no little attention to Roseburg from the flood of homeseekers soon to turn their steps westward. The Roseburg Orchard company which purchased the 2700 acres comprising this fine old stock ranch has as stockholders a list of names that reads like a bankers' directory, and their avowed purpose is to acquire large tracts, subdivide them and sell them to home builders at a price that will enable the buyer to start in with a reasonable chance of success.

Mr. Leadbetter and associates intend to sell this land lying immediately north of town at \$100 per acre to actual settlers.

The company has half a dozen teams plowing and preparing 95 acres which they will plant to fruit and walnuts this spring and it is intended to inaugurate the wine grape industry on a large scale next year. Several noted European experts on viticulture have pronounced the Umpqua valley the only one in the United States that is perfectly adapted to the production of highest quality dry wines.

Our Land company, an organization of Eugene business men, which some time ago bought nearly 3000 acres on Fern ridge and set it to fruit, has added another tract to its holdings, having just purchased the Henry Douglas fine farm of 100 acres adjoining the other tracts, for \$11,000.

With this purchase the company now has 398 acres of fine land in one tract, and it will all be planted to fruit, and the entire place just bought will be planted to apples this spring.

A deal which means much to the development and the beautification of the suburbs of Salem was pulled off last week when, through the Oregon Realty company, R. C. Hallberg became the owner of 83 acres of land on the Riverside drive, just outside the city limits.

A. S. Burch last week disposed of his little alfalfa farm near Hepper to John Sprules, the consideration being \$4000. Mr. Sprules takes charge of the place at once. The ranch traded is a good piece of property and conveniently situated, being less than a mile out of town.

The J. C. Phillips place in the northeast part of Sheridan, has been bought by B. S. McClellan, the consideration being \$1800. Twenty-one acres of the Hall place adjoining Angus McCulloch's were sold to Mr. McCulloch for \$89 an acre.

After having traveled for many weeks over California with an eye out for a possible location, U. S. Loughary has returned to Dallas more than ever satisfied that there is no better country than that which surrounds Dallas, and to prove that his convictions are not merely transitory, he has just invested the sum of \$16,000 in one of the famous prune orchards near Dallas. The place which he bought was owned by Hugh Hayes and lies only a short distance north of that city. It consists of 50 acres of very fine fruit land, 30 of which are already in bearing orchard. It is well known as an especially valuable tract.

White & Co. recently sold the Fred Werth place, of 50 acres located a mile and a half southeast of Newberg, to a Corvallis man at \$200 an acre.

Will J. Vestal has traded his mountain farm to Henry Schulz for the small tract on the Portland road west of Newberg, formerly known as the Larsen place.

D. E. Hunter of Dayton, Ohio, has bought from the Bend company 55 acres of land lying along the Deschutes river from the power plant. It is in section 22, township 17, range 12 east, situated in the southwest and southeast quarters of the northwest quarter of the section. The property lies along the river front north of the road. It is suitable for both manufacturing and residence purposes. The price paid has not been announced.

The 12 acre tract known as the Comford place, one mile east of Gervais, was sold last week to Joseph Kepkes, of Minnesota, for \$1175.

A real estate deal was consummated last Monday in which E. A. Griffin purchased of Mrs. Obarr Smith, 235 acres of wheat land on Center ridge about 10 miles east of Dufur. The consideration is not given.

Improvements are the order of the day in Gresham. So rapidly are the changes coming it is hard to keep track of them. The First State bank building is receiving the finishing touches of the carpenters this week. When completed it will add materially to the office, store and hotel facilities of the city.

The Regner building is now ready for the inside finishing, having been plastered during the past week. This will add two good modern stores to the growing list for Gresham.

D. C. Ross has nearly completed his neat "brick front" on Main street and has rented both stores, one is taken by

Have You Tried This?
Simple Prescription Said to Work Wonders for Rheumatism.

This has been well known to the best doctors for years as the quickest and most reliable cure obtainable for rheumatism and headache. It has been published here for several winters and hundreds of the worst cases cured by it in a short time. "From your druggist get one ounce of Toris compound (in original sealed package) and one ounce of syrup of Sarsaparilla compound. Take these two ingredients home and put them into a half pint of good whiskey. Shake the bottle and take a tablespoonful before each meal and at bedtime." Results come the first day. If your druggist does not have Toris Compound in stock he will get it in a few hours from his wholesale house. Don't be informed to take some patent medicine instead of this. Insist on having the genuine Toris compound in the original, one ounce, sealed, yellow package.



Handsome new home in Murraymead, East Twenty-fourth and Lincoln streets.

a Mr. Boyle for a confectionery store. The other is rented to Mr. Ketterly who will occupy it with a meat market.

**MANY INVESTORS
BUY REAL ESTATE**

There is building activity on every hand, at this early season and much more in prospect for the coming summer.

Last week a very important real estate deal was consummated at Lakeview when Fred B. Fisher, of the West Side, purchased the Robert McCulley ranch near New Pine creek. This is the property that Mr. McCulley acquired of the late Thomas W. Colvin a couple of years ago, and comprises 335 acres of land. The price paid was not given out but no doubt was a good figure as this is considered one of the best tracts in the valley.

O. E. Phillips of Umatilla county has sold to Chester R. Offer his fine ranch in the Hudson Bay country for \$25,500.

A big deal in logged-off land was closed last week in Astoria by A. R. Cyrus, involving about \$5000, whereby nearly 500 acres of rich timber and brush land between Cullaby lake and the Lewis & Clark river was sold by O. R. Peterson and John Fry, of the Peterson & Fry Logging company, to St. Paul parties whose names have not been divulged.

It is said that the purchasers will divide this land up into small tracts and will sell it for agricultural purposes. It is only a short distance from the Cullaby lake cranberry bogs, and is said to be very rich.

Attorney Joseph T. Hinkle of Hermiston has sold 40 acres near Hermiston to Fred F. Fisher of Portland for a consideration of \$5000.

F. R. Arrell has sold his farm of 41 acres at Lacombe near Lebanon to D. W. Buhl for \$3800. Mr. Buhl has been living at Brownsville, coming to that place from Tennessee a year ago.

**SALES REPORTED FROM
IRVINGWOOD ADDITION**

With the bright weather of the last week or so many lots have been sold in Irvingwood addition, in the Irvington district, by W. P. Campbell, sales agent for the tract. The majority of those buying are arranging to build homes, several handsome dwellings having already been started and with building operations now under way and projected there will be from 20 to 25 new houses within a radius of three or four blocks. These will range in price from \$2000 to \$3500. These lots have been sold at from \$725 to \$900, the home district being one of the few remaining portions of Irvington where lots at less than \$1500 are obtainable.

O. A. Clearwater bought a lot on East Thirty-first near Kllickitkat for \$750 and he is now building a \$2000 bungalow with garage. He will occupy it as a home. Frank E. Swope, attorney, has bought the adjoining lot for the same price and has let contracts for a pretty dwelling which will be started this week. The lot adjoining has been sold to W. E. Farrell, attorney, for \$725, also as a site for a home. Mrs. Barbara E. Kennedy bought a lot on East Thirty-first street near Kllickitkat for \$825. Plans are now being made for a home to cost \$4600.

Two of the finest houses in this locality are to be built at East Twenty-eighth and Kllickitkat streets on lots purchased by A. J. Dillon. They will cost \$5000 and \$7000 respectively. Contracts are to be awarded in a few days. Andrew J. Pearson has let a contract for a \$2000 bungalow on his lot on East Twenty-ninth near Kllickitkat street.

**DRINK
HABIT**

RELIABLE HOME TREATMENT
The ORRINE treatment for the Drink Habit can be used with absolute confidence. It destroys all desire for whiskey, beer or other alcoholic stimulants. Thousands have successfully used it and have been restored to lives of sobriety and usefulness. Can be given secretly. Costs only \$1.00 per box. If you fail to get results from ORRINE after a trial, your money will be refunded. Ask for free booklet telling all about ORRINE. Woodward, Clarke & Co., 280 Washington st.; Skidmore Drug Co., 151 Third st.

**DESIGNS RECEIVED FOR
ELIZABETH'S HOSPITAL**

Secretary Danforth of the Builders' Exchange has received the design and working drawings of St. Elizabeth's hospital, the new structure to be erected by a Roman Catholic society at Baker. The plans will be held at the exchange for several days, in order to give Portland contractors an opportunity to figure on the plans and submit bids on the job.

The building will be a three story structure with two main wings. Pleasant Valley blue vein stone will be used for the exterior walls, and the trim will be of the same material dressed and tooth chiseled. Every up to date hospital appliance and convenience has been provided in the specifications, with the result that Baker will have one of the finest hospitals in Oregon. The trustees of the State Normal school at Monmouth have commissioned a firm of Portland architects to get up the plans of a new dormitory to be erected this year. The building will be a three-story brick structure with accommodations for 70 pupils and will cost approximately \$50,000.

**MANY INVESTORS
BUY REAL ESTATE**

Good Six Days in Realty Market Reported—Improvements to Follow.

Last week was another unusually good six days in the Portland Realty market. Probably 75 per cent of the deals reported were in the nature of investments for immediate or future improvements.

The largest sale reported was that of the fractional half block located at the southwest corner of Main and Fourth streets, and known as the McKimmell homestead. This property was purchased by James W. Davis, a Portland attorney, for a client. The consideration was \$110,000. It was sold by Miss Mary Ruth Hawkins, who inherited it some years ago from Dr. Henry McKimmell, a pioneer Portland physician.

Mr. Davis reports that the parcel was purchased as an investment and that later it will be improved with some character of substantial building. The piece has a frontage of 133 feet on the south side of Main street and 100 feet on the north side of Fourth street.

W. R. Walker, a Washington county capitalist, closed a deal last week with the Ladd estate for the purchase of a quarter block at the northwest corner of East Third and Madison streets for a consideration of \$32,000. The property is one block east of the tier that figured extensively in the real estate news last December, and which was believed at the time to have been purchased for railroad purposes. It is understood that Mr. Walker contemplates improving the site with a warehouse building.

One of the largest acreage transactions in the territory tributary to Portland recently consummated was the purchase by J. N. Steele, of the Bronz-Steele company, of an 800-acre dairy farm and stock ranch located east of Vancouver in Clark county, Washington. Mr. Steele paid \$75,000 for the place, together with a fine herd of dairy cows and an outfit of farm machinery.

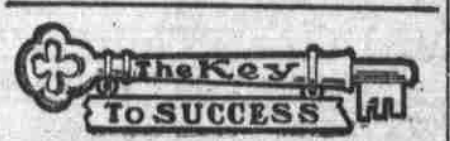
Several small pieces of property located in the vicinity of the Falling school, South Portland, were taken over last week by school district No. 1, the entire consideration amounting to between \$60,000 and \$70,000. J. B. Dawley transferred to school district No. 1, the property on the east of Front street between Hooker and Porter, for \$12,000; A. C. Going sold the district a single lot at the northwest corner of Water and Porter streets for \$10,500; Jacob Kratt and Jacob Lott each sold to the district a 40x100 foot piece, located on Water street between Hooker and Porter, for a total consideration of \$12,000.

Another large lot at the northwest corner of First and Meade streets, which was purchased by Adolph Wildman from E. J. Moore, for \$10,000.

J. F. Short and associates have sold to Lottie A. Vinton an improved parcel

**DRINK
HABIT**

RELIABLE HOME TREATMENT
The ORRINE treatment for the Drink Habit can be used with absolute confidence. It destroys all desire for whiskey, beer or other alcoholic stimulants. Thousands have successfully used it and have been restored to lives of sobriety and usefulness. Can be given secretly. Costs only \$1.00 per box. If you fail to get results from ORRINE after a trial, your money will be refunded. Ask for free booklet telling all about ORRINE. Woodward, Clarke & Co., 280 Washington st.; Skidmore Drug Co., 151 Third st.



**The Oregon Home Builders
Builders of Homes.**

Our "PROFIT-SHARING Investment Certificates" are REAL Money Makers. Send for Booklet. 604-5-6 Corbett Bldg Portland Ore.

located at the corner of Killingsworth and Mallory avenues for \$14,000.

Lots 1 and 2 in block 116, Stevens addition, which is located at the southeast corner of East Tenth and Stevens streets, were taken over last week by Michael Brennan from H. H. Ferrell for \$10,000.

Luther H. Hamilton has purchased from the Ladd estate two lots located at the corner of Holly and Maple streets in Ladd's addition for \$6800.

Fred E. Sharkey has purchased the Irvington home of Robert E. Beat. The property is described as lot 3, block 101, Irvington, and was sold for \$5000.

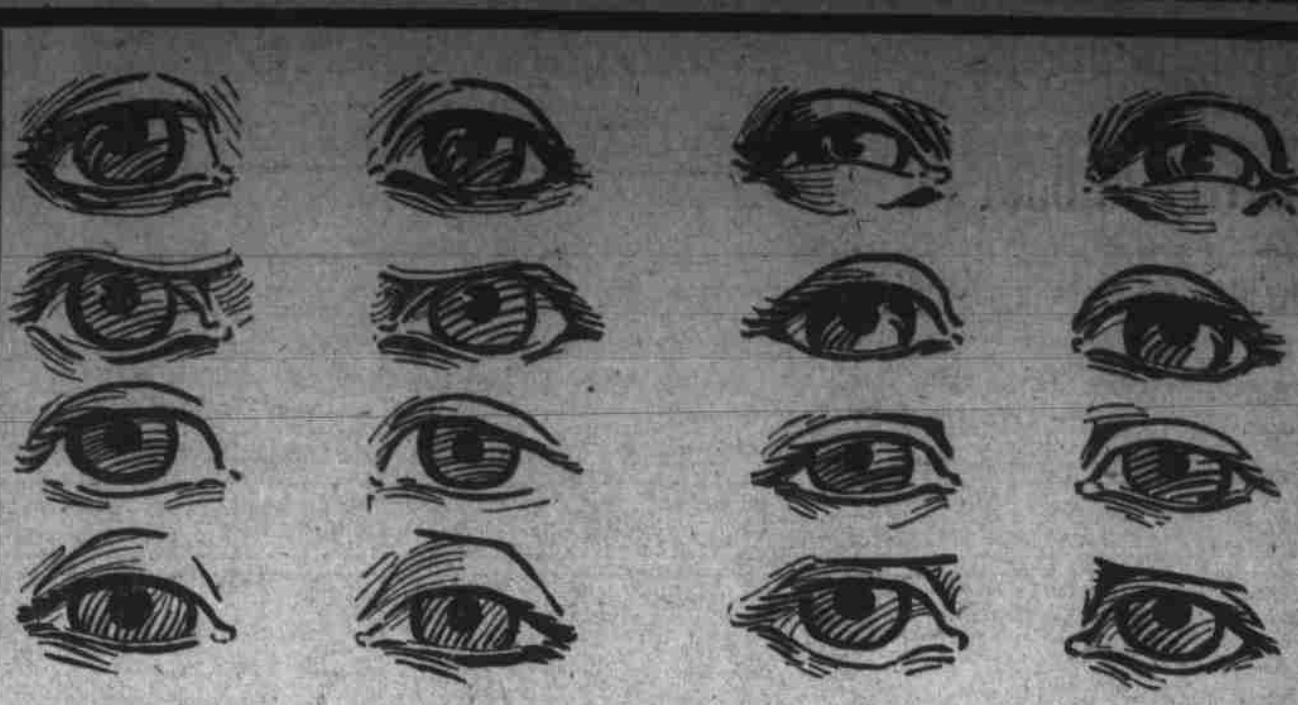
**ALMA D. KATZ TACKLES
CROOK COUNTY PROJECT**

(Special to The Journal.)
Salem, Or., March 2.—After cancelling the contract with the Oregon-Washington & Idaho Finance company in connection with the old Columbia Southern project in Crook county, the desert land board at a meeting yesterday afternoon entered into a contract with Alma D. Katz of Portland to maintain during this year the portion of the project completed, with an agreement to enter into a final contract with him to complete the project providing he secured the necessary financial backing.

ALMA D. KATZ TACKLES CROOK COUNTY PROJECT (Special to The Journal.) Salem, Or., March 2.—After cancelling the contract with the Oregon-Washington & Idaho Finance company in connection with the old Columbia Southern project in Crook county, the desert land board at a meeting yesterday afternoon entered into a contract with Alma D. Katz of Portland to maintain during this year the portion of the project completed, with an agreement to enter into a final contract with him to complete the project providing he secured the necessary financial backing.

TRELLIS TOMATO

Grows high, thick, bushy. Curious, novel, beautiful. Immense bearer. A vine should supply a family all summer. R. W. Deaver, Pa., says: "Mine grew 13 feet high, very prolific, fresh and flavor excellent." P. G. Janell, Va.—"Had fine success last season." 11th year PHOTO OF MY 15-FOOT PLANT and package of seed with directions for Out-of-Door Culture for eight 3-cent stamps. Mrs. Frank Holt, 5 Military, Fort Thomas, Ky.



**All Eyes Are ON
PARKROSE**

There are many reasons why Parkrose is the most-talked-of, the most widely discussed addition in the city, and breaking all real estate records of the past.

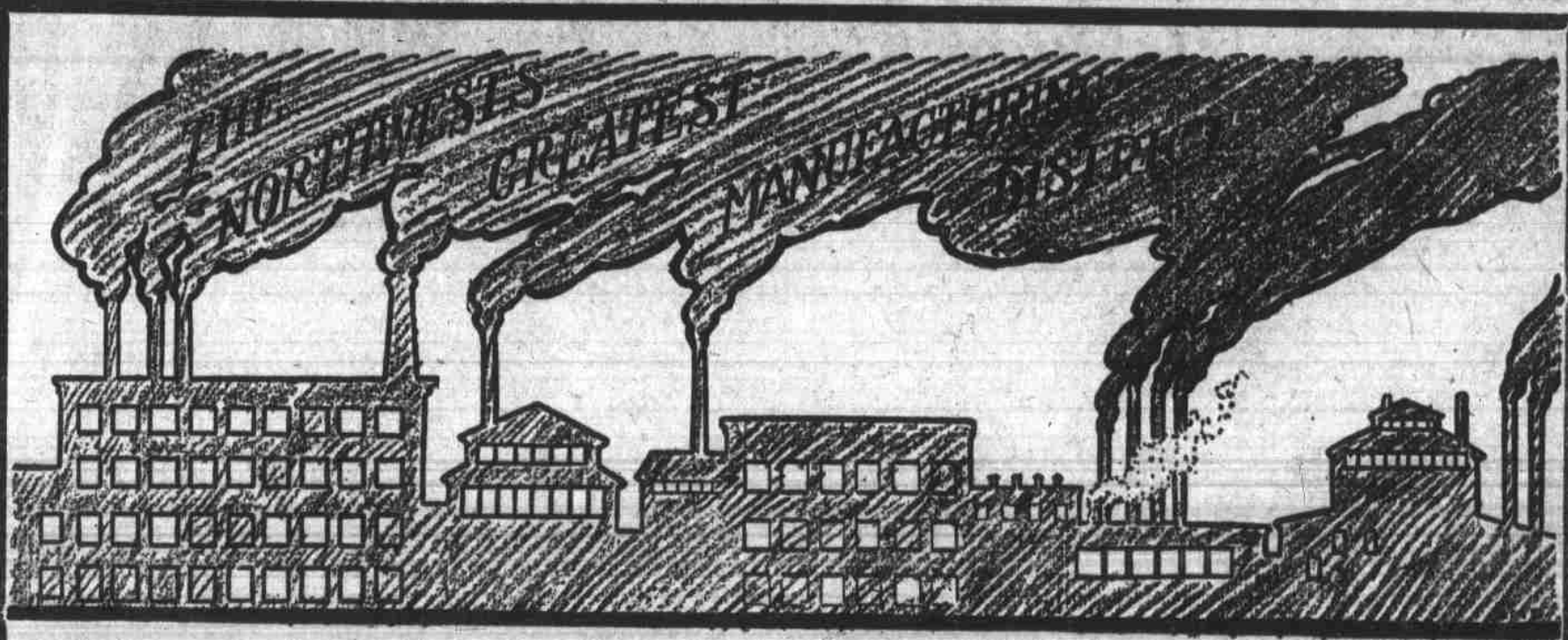
The slightly location (just beyond Rose City Park), the unusual opportunity to enjoy the health and happiness of a country life with all city advantages—light, water, good streetcar service, etc.; the unquestioned investment possibilities, and the only real means of solving the High Cost of Living—all these combined make PARKROSE

The Investment of the Hour

Go out today on the new carline (take Rose City Park car). Size up Parkrose from every angle, as an investment, as a place for your home; then stop and realize that a Parkrose acre, larger than a whole city block, costs you less than a good single lot closer in.

HARTMAN & THOMPSON

Main 208 Chamber of Commerce Building A-2050
Phone and Make Appointment to Go in One of Our Autos



KENTON

Swift's Official Subdivision

Look at Kansas City, Omaha, Chicago, or any manufacturing center, and see how real estate values have increased. Lots that sold for \$300, \$400 or \$500 have advanced to several thousand dollars in a few years. You have the same opportunity now in

NATIONAL ADDITION

Kenton is THE manufacturing center of Portland. It is destined to be the greatest manufacturing district in the Northwest. A few years ago Kenton was a wilderness. Today there are over fifty thriving manufacturing plants. What will it be a few years hence?

National Addition is but one block west of Derby street, the main business thoroughfare of Kenton. The land is high and dry. Go out today and see for yourself. Note the development. Size it up from all angles and see if our claims are not absolutely true. Think of it—\$400 up buys a lot right in the heart of the residential section of this great factory center. Pay 10 per cent down, 2 per cent monthly. Take Kenton car at Second and Washington.

Phones: Marshall 2248 A 1274
CO-OPERATIVE REALTY CO.
520 RAILWAY EXCHANGE, FOURTH AND STARK STREETS
Autos Every 30 Minutes From Office