

COUNTRY REALTY IN GOOD DEMAND, SALES INCREASE

Outside and Local Capital Being Invested in Lands; Real Estate News Notes From All Over State Reported.

Interest in country lands is becoming more widespread and gaining in strength every day, and while not many city people realize what is going on in this branch of real estate activity, a tremendous development is taking place throughout the Willamette valley and in the more favored sections of eastern Oregon. Capital continues to flow into these sections both from new comers and local men of wealth who are buying largely for investment purposes.

In fact, the filling up of Oregon farm lands is taking place faster than is popularly supposed. Hundreds of colonists are coming into the state from the east and middle west and settling on small tracts where intensive culture will assure bountiful crops. Every country paper in Oregon publishes weekly a formidable list of realty transactions and in 7 or 8 more than half the deals so reported the buyers are new people.

The Robert Owens farm of 28 acres, located near Lebanon was sold last week to William Rick of Lebanon for \$2800.

The real estate dealers of Albany belonging to the Commercial club have furnished the manager of the club with choice lists of property for sale, all the same number, which Mr. Stewart has sent to Portland where they will be furnished newcomers calling at the Commercial club, Chamber of Commerce, and other places, for their guidance in seeking bargains and a place to locate.

O. J. Johnson has sold his Fairview fruit farm south of Eugene to O. C. Caswell, of Portland, for \$5000, who will take possession.

Joe Rudolph sold 400 acres of his farm this week to Nebraska Kenney, taking the latter's residence property in the east end of Fossil as part of the purchase price.

W. H. Buoy, of Portland, a former Albany operator, has taken a Eugene option and expects to erect a large apartment house on East Eleventh street, 190x100 feet in that city. The ground floor will be used for business, with three stories above for apartments. It is to be out on East Eleventh street among residences, an innovation in the city.

The following sales of real estate are reported for the past week at Hood River:

George E. Quiggle and wife to Charles A. Hay, half interest in 40 acres west of Hood, except 15 acres across the south of the same.

G. C. Haworth and wife to Ira E. Williams, 7 1/2 acres in Barrett district, consideration \$10,500.

E. H. Hartwig, trustee, to Walter A. Green, 40 acres in Upper valley, consideration \$1800.

W. D. Satterlee has just closed a deal for the sale of his place at the mouth of Beaver creek near Newport to the Oregon Agricultural college. The place, which is widely known as a hunting and fishing resort, consists of 133 acres and the reported consideration is \$10,000. It is believed that the college authorities have purchased the place with the view of establishing an experiment station, and much development may be confidently looked for.

C. H. Macklin of Myrtle Creek has sold his homestead on Boomer hill to R. D. Way, of Idaho. Consideration \$1500.

Howard Evans of Freewater, last week purchased from R. G. Belden of Spokane, the 10 acres of wheat land formerly owned by A. M. Elam, situated just west of Mr. Elam's Milton property.

Forest Brothers & Wirth, of Portland, has purchased from J. Matthey a tract lying between St. Joe and Lafayette, in Yamhill county, known as the Melligan donation land claim for \$30,000. The farm is one of the best developed in Yamhill county. A large part of the farm has been set to apple trees.

Mablon Remington of The Dalles has disposed of the greater part of his Freebridge ranch in Wasco county, reserving only 30 acres out of the 1200 which will be farmed by his son, J. M. Remington. A McConkey purchased 465 acres, E. I. Conklin 335 acres and John Hettman 320 acres. The consideration was in the neighborhood of \$27,000. The men purchasing the land are all prominent ranchers of that district.

One of the most important real estate transactions consummated at The Dalles within the past few days was the sale of 30 acres of bearing orchard, owned by W. F. Doak, to Mrs. Della L. Merry of Seattle, the price paid being \$12,000, or \$400 per acre. The orchard is located in the Three Mile valley about two and a half miles from that city. The deal was made through the Washington-Oregon Investment company.

W. A. McLean has sold through the C. O. Burgess land agency of Sheridan, his finely improved 40 acre home at Harmony to Mr. McCullom, of Arkansas, the consideration being \$5000. Possession will be given sometime next month when Mr. McLean will seek a location in a higher and dryer climate.

Pixley & Bond report the sale of two 10 acre tracts adjoining Irving of the Allen Orchard company at Eugene to S. L. Bond, consideration \$4000. Mr. Bond already owns property adjoining this and it will increase the value of his farm materially.

W. H. Buoy of Portland was in Eugene last week looking up a site for an apartment house of large dimensions and which will be four or five stories in height, fitted up with elevators and thoroughly modern in all its appointments. He thinks it is time Eugene people were getting acquainted with this close in method of living and which furnishes every convenience of a large hotel and is yet a distinct home in itself.

A deal was consummated last week in Salem by which the Roth Grocery company acquires title to the lot on Liberty street just south of the Liberty theatre. The lot is 42x165 feet and the purchase was made for a future home for the above named firm. The price paid is \$16,000 and is almost \$400 a front foot. This is considered as a good bargain for the Roth company by real estate men.

The Roth Grocery company will improve the property by the construction of a three story building and will occupy the entire lower floor from Liberty street to the alley for salesrooms and store room. The second and third stories will be for office purposes and lodging house purposes.

Among the important real estate deals consummated within the past few days in Eugene, which show that the men with money are alive to the future greatness of Eugene, is the sale, announced today, of the Eugene Orchard Gardens, four miles southwest of Eugene to Fisher & Walker by the owners, Hyland Brothers. The tract which contains 500 acres, has already been platted into 20 acre farms. The land is especially fitted for orchards owing to location and peculiar qualities of soil, though it will also make excellent farm land and is an ideal location for truck farming or chicken ranching.

The sale of the Jacob Mauss farm, located near Banks, which has been hanging for several weeks, has reached a stage where it is a sure go. The people who are figuring as purchasers in the deal are J. J. Hartley, John Carstens, Mrs. L. P. Sarstons and M. Turner. Robert Banks is to take the 18 acre piece south of the road which is a separate deal. It is the intention of the buyers of the 108 acres to transform it into a hop farm and within a year or two 75 acres of it will be producing hops. This, with the 15 acres that Mr. Carstens expects to have will make a 150 acre hop farm practically adjoining the town of Banks, and will mean a great deal for the place in a business way.

Two deals in property near Wilbur, involving a total of nearly \$27,000, were reported last week. The old Hardin Davis farm of 900 acres was sold by J. H. Bonney to the Roseburg real estate firm of Brown & Rosenberry, and the consideration was \$12,500. This place is two and a half miles northwest of Wilbur. G. W. Heath's farm of 47 acres, a mile north of Wilbur, who paid \$5500. Mr. Heath and his family will move to Eugene. Mr. Bonney will move on to a 22 acre fruit tract in Sutherland valley, which he owns.

P. M. Reidy, of Klamath, has purchased from Will Humphrey, a business lot at the southeast corner of Sixth and Pine streets in that city, paying at the rate of about \$100 a front foot. He also bought at the northwest corner of Klamath avenue and Seventh street 150 feet on Klamath avenue by 120 feet on Seventh. Mr. Reidy says this is the tenth buy he has made since coming to Klamath Falls, which is evidence of what he thinks of the future of the city.

Eugene's 1912 building season began in February and promises to continue unabated during the remainder of the year. According to the report of that city's building inspector 27 permits were issued in February calling for new construction to the value of \$17,425. More than 20 new homes were begun during the month.

LOCAL FIRM AGENT FOR SOUTHWEST WASHINGTON LAND

Tracts of Logged-Off and Bottom Lands Put On the Market by Civic Bodies in Ten Counties.

The Southwest Washington Settlers' agency, an organization backed by the civic bodies in the 10 counties in southwest Washington, which has for its purpose the extending of aid to honest settlers in purchasing land at rock bottom prices, has appointed the realty firm of Umbdenstock & Larsen, as its local representative. H. E. Riner, a well known Portland real estate man who is associated with Umbdenstock & Larsen, has been appointed manager and will have charge of the selling of farm lands in southwestern Washington.

The Southwest Washington Settlers' agency covers the following counties: Chehalis, Mason, Thurston, Pacific, Lewis, Cowlitz, Wahkiakum, Skamania, Clarke and Kllickitat, all tributary to Portland. Listed with the agency are thousands of acres of logged-off lands, bottom land and upland, highly cultivated farms and an unlimited area of dairy lands.

These lands are to be sold to actual settlers at wholesale prices—in other words, speculators, middlemen and land agents are to be eliminated, thus protecting the honest settler from being forced to pay exorbitant prices for a homestead, the purpose being entirely devoted to increasing the population and bringing about the early settlement and development of the southwest Washington.

Heretofore the large timber interests have sold from time to time to syndicates at a very reasonable price great bodies of this land and they have been naturally compelled to add large profits and selling expenses to this, and the home seekers have been compelled to pay exorbitant prices.

Representative men in these different communities with timber holdings and

large interests have cooperated with the Southwest Washington Settlers' agency and have turned over to this agency many thousands of acres of good land. The land has been appraised at a low figure and will be sold at such prices and on such terms as the honest settler can make.

The general office of the Southwest Washington Settlers' agency is situated at Chehalis, Washington, with branch offices in Seattle, Tacoma and Portland. These branch offices are furnished with a full list of all properties listed with the general office, a minute description accompanies all tracts together

with prices and terms. These lands will be sold to actual settlers on 12 years' time. The first year he makes a small payment—the second year pays nothing, and the unpaid balance is divided into 10 annual equal payments.

The following is a list of the officers and directors: N. B. Coffman, president; D. F. Davies, vice president; J. E. Barnes, secretary; S. C. Mumby, Bordeaux, Wash.; George McCoy, Vancouver, Wash.; F. W. Leadbetter, Portland, Or.; L. I. Wakefield, Elma, Wash.; N. B. Coffman, Chehalis, Wash.; J. E. Barnes, Centralia, Wash.

PLANS COMPLETED FOR A NEW WAREHOUSE

Architect David C. Lewis has completed plans for a three-story reinforced concrete warehouse, which will be built by the Portland Gas & Coke company at Second and Flanders street. The building will cover an entire quarter

Block and will be of fireproof construction. The foundation and walls are to be of sufficient strength to support two or three additional stories. It will be used as a warehouse and maintenance depot for the gas company.

Mr. Lewis has also prepared plans for the remodeling of the Ladd & Bush bank building in Salem. The design calls for a practical rebuilding of the ground floor of the present quarters and the installation of mahogany and marble fixtures. The cost of the improvement is estimated at \$25,000 to \$30,000.

C. O. Burgess this week sold for Baker Brothers 11 1/2 acres from their place two and a half miles west of Corvallis, to Mr. Peck of Corvallis, for \$150 an acre. Mr. Peck will build on it at once.

Fun and exercise, skating, Oaks rink.

A Lesson in Property-Buying

Table Showing Vital Points That Desirable Property Must Have

1. Location)	(	PARKROSE	Is ideally located just beyond Ross City Park.
2. Street Car Service)	(	PARKROSE	Has good streetcar facilities right NOW—not promised.
3. Water)	(	PARKROSE	Residents will have an abundance of water.
4. Electric Lights)	(	PARKROSE	Will be provided with electric lights.
5. Telephones)	(	PARKROSE	Will have telephones and other conveniences.
Investment Possibilities)	(	PARKROSE	Is right in the direct path of the most rapidly growing section of the city.

A Word 'Bout Parkrose Prices

PARKROSE not only has all the city advantages without any of its drawbacks; PARKROSE not only possesses features and advantages not found in any other single piece of property; but a PARKROSE acre, larger than a whole city block, can be secured for what

a good 50 by 100 lot will cost you a little closer in. On top of all these advantages—IDEAL LOCATION, DESIRABLE IMPROVEMENTS, SLIGHTLY, LOW PRICES, etc.—a PARKROSE acre or half acre will enable you to

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For here on the property, NOW, are (1) streetcars with 5c fare to Portland and to the Stockyards, (2) railroads with their switches and spurs, (3) factories—more than 20 of them in active operation, (4) boats plying on the Columbia Slough—upon which the north end of our property borders, (5) banks, stores, hotels, apartments, homes, (6) telephones, electric lights, water, etc.

We Are Selling Lots in This Addition for \$400 Up

ON TERMS OF TEN PER CENT DOWN AND TWO PER CENT PER MONTH

We believe this is the greatest opportunity for you to make money in real estate that has ever been offered, but you must act at once. There are only a few lots left, and they are going fast. Go out with us today, SURE. Call at our office or phone.

Co-operative Realty Co.

520 Railway Exchange Bldg. Phones, Marshall 2248, A-1274

THERE'S MANY A SLIP TWIXT THE CUP AND THE LIP

FRAUD ALLEGED IN SALE

Transfer of South Bend-Raymond Electric Company Opposed.

RAYMOND, Wash., Feb. 17.—(Special.)—Alleging fraud in the sale of the property and franchises of the South Bend-Raymond Electric Company to the Twin City Electric Company, which sale was consummated last week, Frank Nixon, Neal Stupp and Charles H. Mills have brought suit in the Superior Court of Pacific County against the South Bend-Raymond Electric Company, R. L. Fisher, president and trustee; G. W. Mumaw, secretary and treasurer; Merle Fisher, Clyde Bargelt and P. E. Hall, Jr., all trustees, together with the Twin City Electric Company for them to show cause why the sale should not be cancelled.

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TITLE AND TRUST COMPANY

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This beautiful 92 acre farm home; 35 acres rich bottom land, balance soil a tinge of red; place all well drained; 60 acres of as fine a growing crop of oats, wheat, vetch and clover as you will find in state; 3 acres good variety fruit; all first class fruit land and has good county road frontage to subdivide; splendid 7 room house, 2 barns and outbuildings; 5 acres oak and fir timber, balance used as pasture. Located on gravel road 1 1/2 miles from Brownsville, Or.; R. F. D. and phone line. Following personal: Team mares, 4 dairy cows, 3 head young stock, 2 dozen chickens, set harness, buggy and single harness; two-seated hack, plow, harrow, mower, rake, cream separator, hay and small tools all go at \$7400; on desirable terms at 6 per cent interest. This is priced right and is a very desirable home. Soil is deep and rich. Come at once for best buy in Willamette valley. R. W. Tripp, Brownsville, Oregon.

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