FOR SALE-FARMS 17 NNNNNNNNNNN

Oregon and Washington FARMS.

\$3750-37 acres 24 miles from Castis Rock, Wash. 30 acres bottom land in cult. bal. upland; fine family orchard, berries, etc.; on country road, telephone and mail route, 4 mile to school; good 8 room house, large barn and outbuildings; some machinery and tools; a fine home at a snap; terms.

\$7200—160 acres near Castle Rock, Wash.; all level fine land; 25 acres, under plow, 35 more nearly ready to plow, bal. easily cleared; well watered by creek and well and river; nice family orchard and berries; 5n telephone, mail and cream routs; good roads; good 5 room house, team, wagon, hack, 5 head cattle, hogs, chickens, all farm machinery and part household goods; terms \$1750 cash, bal, time or might consider building lots to \$2000.

We have a large list of Ore-gon and Washington farms so if in the market let us hear from you; will mail complete list.

80 acres. Malheur county, all under irrigation; private water right, on county road, 10 miles to R. R., 2 miles to town; this is a bargain; price \$2500, consider trade if unincumbered.

120 acres Grook county, near Bend, 45 cleared, ditch through place, house, barn, team, cows, farming machinery, etc; neigh-bors adjoining; this is worth \$40 per acre, but owner com-pelled to sell and will take \$1850 cash for everything.

32 acres, 3 miles Oregon City, on country road, about 1500 cords standing timber, 3 acres cultivated, old bldg. land ad-joining held for \$200 per acre. Sell this for \$65 per acre, some terms. terms.

J, E. NICHOLS CO., 615 Yeon bldg.

NNNNNNNNNNN GOOD home, 40 acres, 35 acres in finestate of cultivation and in crop. 5 acres of fine green timber, 4 room house, fair barn, good granary, and other outfair barn, good granary, and other out-buildings. Family orchard assorted fruit. Fenced and cross fenced. Good well of water and good spring. ½ mile from school and store. 18 miles from Fortland. With this place is all farm tools, household goods and stock. The soil is of the very best with good clay subsoil. Price \$7000. ½ cash.

14 % acres, all in cultivation, Good house and barn on good macadamized road ¼ mile from car line. This is fine little home with the advantages of the city. Fine family orchard of assorted fruit and lots of small fruits. Price \$5000, 1/2 cash.

10 acres, 6 acres of bearing Italian prunes. Good barn, good well, on good road, joining country town with good school, church and store. The very best of soil. This will pay 25 per cent net on the price asked for it. Belongs to woman who must sell. \$3000. \$1500 cash, balance 5 years at 7 per cent.

cash, balance 5 years at 7 per cent.

130 acre dairy ranch for \$10,000. \$6000 cash, balance 5 years, 7 per cent: on Cowlitz river bottomland; 110 acres bottom land, and does not overflow; now in timothy and clover; this fine, deep soil, no better anywhere; cut over 120 tons hay this year. 5 room house, new barn 60x96, room for 37 cows, 4 head horses; an ideal dairy farm, concrete dairy house, concrete spring, water piped to house, barn and milkhouse; one mile railroad station and boat landing, telephone, R. F. D.; with this place go 80 tons hay, 4 head work horses, one team worth \$500, 27 head cattle, 12 cows giving milk, 5 more be fresh soon, 1 brood sow, 900 lb, new Simplex separator, one new hack, one new buggy, new wagon, cid wagon, mower and rake, harness, all farm tools; this farm owned by two men and wish to sell owing to some personal difficulty; this farm worth \$15,000, will pay 10 per cent on same; you can keep 50 head of cows on this farm. If you want an upto-date dairy farm come in, let us tell you all about this bottom land.

This year's crop and personal property will pay for three-quarters of this ranch.

This year's crop and personal property will pay for three-quarters of this ranch. 1280 acres, 450 acres fall wheat, 450 acres summer fallow, 280 acres good pasture. 100 acres of this is good farm land, land lies nearly level, easy to farm, no waste land, good house, barn and outhuildings, telephone, fine well of water with windmill, fenced and cross spaced, 5 miles from Lexington, Or. This is improved with fair buildings, to acres in cultivation. 4 acres fancy orchard. 6 springs; running water year around, 20 acres in cultivation. 4 acres fancy orchard. 6 springs; running water year around, 20 acres finest timber; all good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property consists of 15 head of good schools, and the good schools, and church. The personal property consists of 15 head of good schools, and church. The personal property c This year's crop and personal property

Take Vancouver street car.

\$18.50 PER \$700 Acres Stock Ranch For Sale. 200 Acres Alfalfa Produced 1000 Tons Hay Last Season. FREE RANGE

of Ten Thousand acres finest bunch grass adjoining for grazing. You really get over 12,000 acres by buying 2700. 260 acres may be under ditch at stight expense. Range supplied with creeks and springs, near good towns and neighbors, railroad anticipated. A splendid ranch for cattle, sheep and hogs, New 12 room house, modern, sheds, fences, tools, shops, 5 year orchard. A snap, 2700 acres, \$18.50 per acre, part cash.

Frank McFarland Realty Cor 309 Yeon Bldg., Portland, Or.

50 AGRES

25 miles from Portland, in Clarke county, Wash, Excellent soil, 45 acres in high state of cultivation. Plastered and papered 4 room house, barn and outbuildings. Good orchard, good team, 5 cows, heifer, bull, 3 hogs, 4 doz. chickens and all implements go with place. \$8000, \$4500 cash; 1/2 mile to boat landing, 4 miles to Ridgefield.

46 1-2 AGRES

1/2 mile from railroad, 1 mile from United Ry. Electric in Washington county, on good road; fine soil, 28 acres in cultivation, 6 room house, barn and outbuildings; good orchard, excellent team, 4 cows, 4 heifers, 2 brond sows, 16 pigs, 100 chickens and all implements go with place. Price \$3000, half cash.

KAUFFMANN & MOORE 325 Lumber Exchange.

Ośwego Bargain. 14 acres, all in euitivation, good house, orchard, cow, horses, farm implements; school 14 miles from station. Price \$5500; \$2000 cash, balance \$800 per year, 5 per cent.

SMITH & SHEFLER.

\$22 Chamber of Commerce.

Phone Main \$226. FOR SALE-FARMS

17

Do You Want a Farm? Dairy Ranch?

Hop Yard? This Offer Good Until April 1, Only,

Three ranches comprising 482 acres in one tract, located in one of the most progressive sections of the Willamette valley fear a town on the railroad that has electric lights, paved streets, commercial and university clubs, agricultral, stock and fruitgrowers' associations, etc., etc. About four hours' ride from Portland. The soil is deep and very fertile. There are four complete sets of buildings on each of three of these ranches and two sets of huildings on one ranch. Phones in houses and rural free delivery. On these ranches you get view, running water, bottom land, bench land, orchards, pasture, improvements, oak and fir wood, good roads, etc., and everything you could wish for. WE CAN GIVE YOU JUST WHAT YOU WANT IN ANY QUANTITY.

RANCH NO. I.

219 acres, 90 acres of plowed bottom land, 30 acres in good oak grubs (fine axe handle), oak and fir (second growth); the remainder of the acreage is in slash land, and in rotten stumpage ready to kick out; 4 acres fine orchard. Springs and a good well. Good 9 room house hop house and pickers' cabin, barns, root house, etc.; 20 acres in hops, yielded big last year. No waste land on this place. This ranch lies beautifully, the soil is very productive. The income on this place is more than \$7760 annually. Price \$23,895. Will sell 200 acres of the 219 acre ranch for \$15,000. RANCH NO. 1.

RANCH NO. 2.

180 acres, 90 acres under the plow and all of the remainder partly cleared except 25 acres in fir and oak. Hop yard last year netted \$6400; 70 acres \$1260. Private electric lighting plant, sawing and dumping machinery, complete carpenter and blacksmith shops; two big barns, good six room house with good inside bath and toilet; hot and cold running water; water piped to barn; new \$1200 hop house, and all machinery, smoke house, root house, cemented laundry area, storage house, poultry houses and yards, good orchard, well, springs, tank, etc. All buildings electric lighted. Clear title. Stock and implements may be bought separately if desired. Price \$20,000. Income \$7660. RANCH NO. 2.

RANCH NO. 8. 63 acres. Two sets of buildings complete: ample barns; wells, springs and creek; a beautiful piece of property that description will not do justice. Practically all plow land. Lies gently sloping except 40 acres bottom soil. Income 70 acres grain \$1250. Price \$10.500.

20 acre hop yard, hop house, pickers' cabin, etc. Price \$11,000. The hops from this yard sold for 45c last year.

and cross-fenced; good 8 room house, with water piped; barn and cream house and all necessary outbuildings; family orchard of assorted fruit; 3 fine mares in foal, 1 horse, 7 good cows, 2 heifers, 2 heifer calves, 1 sow, 5 pigs, 1 registered bull, 75 chickens, wagons, iron trucks, one binder, one mower, one buggy, 2 plows, 3 harrows, 1 disc, cultivator, gasoline engine and woodsaw, cream separator, all kinds of feed choppers, grain drill and separator, incubator and prooders, in fact, everything that you can think of. Place lays on main county road, 47 miles from Portland, 3½ miles from S. P. R. R. and good town with large milk condensery. Fine farming section, R. F. D. telephone and milk route. Price \$50 per acre; \$4500 cash, balance long time, 6 per cent. This is a sacrifice.

J. B. HAVILAND TIMBER CO, 520 Railway Exchange Bldg.

Ringler's Farms,

One of the best dairy and stock ranches for the money in the state; highly improved; good water system; 130 acres under plow, more cleared, balance timber and pasture; 8 room house, barn 60x 60, 3 floors; other outbuildings; milk and mail route at door; telephone in house; all stock, implements, dairy implements, loose hay, grain and growing crops go with this at \$21,000. Terms. Might take some trade.

Chas. Ringler & Co.,

Great Big Bargain

In the reart of the Willamette valley, 80 acres of fine soil, 60 acres in cultivation, all fenced, running stream, 10 acres of timber, good 7 room house, barn and outbuildings; 3 horses, 6 cows, 50 hogs, 16 doz. chickens, 25 tons hay, some wheat and oats, cream separator, all farming implements, tools, wagons and harnesses. Place is 47 miles from Portland, 3 miles from S. P. R. R. and good town with large milk condensery; R. F. D., telephone and milk route. You could look from now until doom's day for another such bargain. Price for all, \$500; \$2000 cash, balance long time at 6 per cent.

J. B. HAVILAND TIMBER CO., 520 Railway Exchange Bidg. 4th and Stark Sts.

4th and Stark Sts.

WHY DON'T YOU

Buy a good farm? Here is one, 1½

miles from good town in heart of Willamette valley, 115 acres, 100 acres
under cultivation, fine orchard, best
dairy, hog or hop ranch in valley, new
8 room house, 2 barns, 10 fine dairy
cows, norses, chickens and all farming
implements, some furniture; price only
\$13,500; good terms. Look this up before buying, Room 608 McKay bidg.,
3d and Stark sts.

3700 Acres Splendid soil plenty living water and lies well for subdividing; close to Portland, and a real snap at \$17.50 per acre, 1-3 cash, WOLFF LAND CO., 222 Henry Bldg. FOR SALE-FARMS 17

wwwwwwwwwww SPECIAL FOR 30 DAYS ONLY

160 Acres
practically all in cultivation,
fenced and cross fenced; 1 mile
from the S. P. & S. R. R., 14
miles from the North Coast, now from the S. P. & S. R. R., 124 miles from the North Coast, now building, and 214 miles from the O.-W. R. & N. in the southeast corner of Adams county, Wash, just across Palouse river from Hooper; 1000 acres in winter wheat, 630 acres in winter wheat, 630 acres to be summer fallowed; well improved, good house, barns and outbuildings and a never failing water supply, large reservoir, absolutely best of pure water piped from reservoir to house and barn. This farm is all rich black loam and the very best of soil, no alkali, no sand. The price of this place is \$33 per acre without I-3 of the crop, \$41 per acre including I-3 of the crop, purchaser's choice. Can sell on easy terms and would take up to \$10,000 or \$12,000 in first class property trade. property trade.

480 Acres All in cultivation, fenced and All in cultivation, fenced and cross fenced, partly in crop, good 5 room house, good barn, water piped to house and barn, lots of water, 2½ miles from Lexington, Morrow county, Or., for sale at a bargain or will trade for apartment or business property. Clear of all incumbrances; land rented for this year, one third of crop to purchaser.

1240 Acres 800 acres in cultivation, balance good bunch grass pasture, 500 acres in fall wheat. 85 acres in barley, good buildings and outbuildings, telephone and R. F. D., 6 miles from station, good road; will trade for Portland property.

Write Us for Prices. We have tracts of all sizes n farm lands. Also see us for property at the mouth of the Columbia river. We have the old Warren estate, which is the most desirable property on the peninsula.

We have investigated every

we have investigated every portion of this land personally and have the exclusive handling of it. Will be glad to give any prospective purchaser a letter direct to the owner, who will show him over the land and if not found exactly as represented will pay expenses and time looking it over.

The Warrenton Realty Co. 926 Chamber of Commerce bldg. Phone Marshall 2708, A-7173.

wwwwwwwwww

Choice and Attractive Farms

100 acres, best of soil and part river bottom. Nearly all in cul-tivation. Good 7 room residence, water piped into same, extra good barn and other outbuild-ings, good orchard. Located on good road, not far from electric line, and only a short distance out of Portland. This is one of the best farms that can be lo-cated. Located in the famous Tualatin valley. Price \$290 an acre; a long time will be given on part.

52 acres, excellent soll, good buildings; on a good road and not far from Oregon City; good crop now growing. Completely equipped with high grade stock, tools and implements. Price \$5500; time on part.

30 acres, not far from Portland. Excellent buildings of all kinds. Right close to station; sidewalk all the way. Modern chicken houses of all kinds, many fruit trees; large assortment of roses and other ornamental shrubbery; in fact, a most beautiful home. Has stock, tools and implements, and a large number of chickens with it. Price \$10,500; might accept a city home up to \$4000 or \$5000.

16 acres, located right in the city limits, on electric line; in a high state of cultivation and one of the prettlest building sites to be found. Will sell at a bargain price and give easy terms. This is something unusually good.

5 acre chicken ranch, chicken houses for 800 chickens; good bungalow. Price \$3800. Might trade this for a house and lot in Portland of same value.

35 acres, well improved, high class land and a high class farm. Right close to Portland; \$300 an

We make a specialty of high class farms, and positively assert without fear of contradiction that we have the very best to be had. If you are looking for the best you are invited to

call or write. J. E. Smith Chamber of Commerce, Portland, Or.

Yamhill County Ranch

136 acres and all fine land and a beautiful farm and lays well; all in cultivation except about 10 acres, which is in oak timber: lays close to Yamhill river and 3½ miles from good town; well fenced and cross fenced; R. R. runs through ploce; good road; good family orchard and good farm buildings; farm is fully equipped and mostly seeded. The following list of personal property go with the place at the price queted below: 2 mares, 5 and 6 years old, weight 3000; 1 gray team, 14 years old, weight 2400; 2 yearling colts and 1 of the mares with foal again; 4 milk sows, 1 helfer fresh this fail; 2 fall calves, helfers, 30 hogs (young and old), 11 head of sheep, about 50 chickens, wagon, carriage, buggy, binder, mower, 2 riding plows, 2 walking plows, cultivator, disc harrow, spike tooth harrow, fanning mill, seeder and lot of other small tools; several sets harness. Crops now in as follows: 24 acres in clover, 35 acres in cheat, 15 acres in dover, 35 acres in cheat, 15 acres in wheat, 20 acres is plowed for spring crop. Price of farm, including everything mentioned above, 3120 per acre. Can give terms. Might consider some trade.

Everett & Crew 516 ROTHCHILD BLDG.

Near Newberg, 60 acres, 40 acras very rich bottom land, 20 acres bench land, 11 acres grove of timber, all highly cultivated, crop in, good 6 room house, fine barn and outbuildings, 1 team young horses, 3 Jersey cows, chickens, hogs, etc., farm and garden tools, running water, family orchard, 11 hives of bees and in fact a fine modern small farm. See this and you'll buy, PORTLAND BUSINESS EXCHANGE, 709-10 Rothchild bidg. Marshall 3825.

H. M. SWANK 208 Abington Salls AND RENTS FARMS.

FOR SALE-FARMS

Farms at Farm Prices Willamina and Sheridan Dis- Stop and Consider, the Acre-

trict Raises some of the best crops in Oregon. The soil is of the best and the climatic conditions are unexcelled. Before buying a farm be sure to look up some of ours. If you do not see what you want in this list come in and talk it over. Perhaps we can suit you.

\$16 Per Acre

250 acres, 16 miles from town; some bottom land, balance rolling. Soil is good. This land is especially adapted to grass raising and fruit, and would make an excellent stock proposition. Only \$16 per acre; terms,

\$27,50 Per Acre

60 acres, 6 miles from town. This is rolling land, with scattering timber. It is good soil and lies 2 miles from pro-posed railroad. Price \$27.50 per acre. Terms.

\$7000

122 acres, about 40 cleared, 70 acres bottom; very best black loam soil, 5 room house, good barn, water in house, place all fenced; Yamhill river crosses this farm, which is located on county road, 7 miles from railroad, 1½ miles from town. Price \$7000, half cash, balancs long time.

\$65 Per Acre

192 acres, of which 80 acres is in crop, 75 acres old slashing, ready for plow, balance in oak grub. There is no waste land and the soll is all firstno waste land and the soil is all first-class. Good 10-room house, with wa-ter, fair barn and numerous outbuild-ings; old orchard, mostly apples. Creek runs across place; about 100 acres in creek bottom, all cleared. This ranch lies 2½ miles from town, and is with-out doubt the best bargain on our list. Price \$65 per acre. Terms.

\$65 Per Acre 320 acres, 14 miles from town. About 200 acres cleared. County road on two sides; small house and barn. About 80 acres creek bottom land and the balacres creek bottom land and the bal-ance is on a gentle slope, the soil being redshot type. The uncleared land is covered with a fine growth of oak grub timber, very valuable as wood and han-dle timber. Same character of land adjoining held at \$100 per acre. This is cheap at \$65 per acre. One-third cash.

\$55 Per Acre 55 acres, rolling land, mostly all cleared, all fenced. Old house and barn, water on place, old orchard, some oak grub timber. On county road, 2½ miles from town, and would make fine dalry or fruit farm. Only \$55 per acre. Some terms.

DOUGLAS 505 Board of Trade Building.

A Few of Our Bargains

A RARE BARGAIN.

One of the best buys in Clarke
Co., Washington, \$2½ acres of
fine garden land, all river bottom land, no stone or gravel; a
good 6 room farm house and
barn; old orchard; fine well of
water; on main gravel county
road; only ½ mile from the city
of Vancouver, Wash. This fine
ferm must be sold in the next two
weeks. As it is a forced sale
this is a splendid buy for someone to double their money within one year, as the land adjoining is selling from \$300 up to
\$1000 per acre. Our price is only
\$150 per acre.

60 acres, 25 in cultivation, fair buildings; can be irrigated from springs; water to the house, 3 acres bearing orchard, some celery and onion land, 3½ miles to R. R., on county road; telephone and R. E. D. Price \$3500, ½ cast. Will sell stock and implements at reasonable price.

20 acres folling land, 14 cleared, other 14 timber, about 600 cords of wood; new 4 room house, small barn; 1 fresh cow, 2 blooded brood sows; 20 fine chickens; team brood sows; 30 line chickens; team horses, harness and wagon and some small tools, 15 sacks potatoes; young orchard; living water, 24 miles from Gaston; telephone, R. F. D. Price \$2000.

Ball & Kuntz

431 Lumber Exchange bldg.

NUTWOOD FARM A Highly Improved Farm and

Orchard

The owner of this farm, having retired and moved to town, offers it for sale at a bargain. It is situated three and a naif miles north of North Plains, on the United Railways, 23 miles from Portland, and consists of 35 acres of red shot soil, at an elevation of 300 feet above sea level. There is a house of six rooms and a kitchen, a good barn, and other outbuildings. Three springs of fine water, running all the year, piped to the house. Three acres of timher afford a fine pasture. There are five acres of orchard, with the following fruit trees and nut trees: 40 assorted apple trees, 9 peach trees, part in bearing, 10 assorted pear trees, 5 petite prunes, 10 ltalian prunes, 10 assorted cherry, 3 almond. 2 pecans, 14 chestnus, 4 12-year-old English walnuts, 23 other bearing English walnuts, 25 4-year-old walnuts, 3 Japanese nuts, 3 lickory nuts, 2 quinces, 17 large black walnuts, 8 butternuts, 3 plum and 1 mulberry tree; also Loganberries, etc. The land is all tillable and is good, rich soil. An ideal home and chicken ranch. Samples of the nuts grown on the place and photographs on exhibition at this office. Price, \$5250. Orchard grown on the place and photographs on exhibition at this office. Price \$5250, \$2000 cash, balarice on terms to suit pur-

H, E. Abry,
Main 3204, 423 Chamber of Commerce.
ABSOLUTELY BIG BARGAINS.
HOMESTEADS.

ABSOLUTELY RIG HARGAINS.
HOMESTEADS.
JUST FOUND THEM.

1—Homestead, 160 acres, 20 miles from town of 4000 people, on good wagon road, 2½ miles from nice little town, postoffice, stores, churches, schools, telephones, etc.; 40 acres of good farming land, which lies practically level, water to irrigate, good rich soil, about 1,500,000 feet of good pine saw timber, and plenty of wood, easily cleared; tais little town is the outlet and trading point of the best mining district in western Oregon. Frice \$350.

6—Homestead relinquishment, 160 acres, eight miles from town of 4000 people, on a good level county road, with R. F. D.; 160 acres of good rich soil, practically level, with a stream of water running through it for irrigation; has about 1,500,000-feet of pine saw timber and plenty of wood; this is the best fruit district in western Oregon; has fair buildings. Price \$600.

We have a number of others as good or better than those above described and with prices that cannot be duplicated. They are all in western Oregon easily accessible to railroad and where it is not necessary to irrigate for general farming. These homesteads are being taken fast, and if you are looking for something that can be handled with a little money, you had better arrange to look up one of these good ones and file at once.

J. B. HAVILAND TIMBER CO., 529 Railway Exchange bidg... 4th and Stark.

IRRIGATED FARM NEAR PORTLAND.

IRRIGATED FARM NEAR PORTLAND.
220 ACRES, THE BEST ALL-ROUND
FARM IN OREGON. BROAD STATEMENT, BUT TRUE, 55 ACRES IRRISATED; ALL CAN BE IRRIGATED;
YOU ARE INDEPENDENT OF THE
WEATHER MAN; FINE FOR HOPS,
HAY, DAINYING, TRUCK FARMING,
FLORISTS; ON ELECTRIC ROAD AND
GOOD COUNTY, ROADS; 70 HORSEPOWER DEVELOPED, ELECTRICITY
CAN BE/INSTALLED AT SMAEL

FOR SALE-FARMS 17

age Man Has What You Want-Good Soil

4½ acres, all fine soil, practi-D cally level; 2½ acres in cultiva-D tien, balance easy to clear; plenty D wood; small house; nice creek and D spring; 1½ miles from town, Price D \$890; \$500 cash.

51/2 ACRES FOR \$1375.

5½ acres acres of good, level D land; faces on macadamized road D just one block from a good coun-D try town and electric station; just D 13 miles from Portland. This tract D is all in high state of cultivation. D Price \$1375; \$450 cash, balance in D yearly payments, with interest at D 7 per cent.

GOOD CHICKEN RANCH OR GARDEN TRACT.

10 acres, about 14 miles out on electric line, only 400 feet from station; 6 acres under cultivation, balance stump land; all well fenced; good barn and house, well and spring; no gravel or stone on place. Price \$2800; one half cash, balance easy terms.

20 acres all fine soil, all level; 15 acres in cultivation, 10 acres in fine bearing orchard, mostly prunes; all fenced; small house and barn; good well. Price \$3200;

good terms.

30 acres, all fine soil, all level, 12 in cultivation, balance slashed and seeded to pasture; fine orchard of assorted fruits in full bearing; nice 5 room house, cost \$650; good large barn, fine well, root house, wood house and all other outbuildings; place is all fenced with wire and board fencing; two good horses, 2 cows, 1 good wagon, buggy, 2 sets harness, plows, harnows, cultivators, and all small tools and household furniture; hay etc. On a fine road near new high school, churches, stores, etc., 1½ miles from railroad station and boat landing on the Columbia. Price \$4500. Good terms.

160 acres, fine soil, 25 acres under cultivation, 40 acres fenced, running water on each 40, fine springs, good house, large barn, hay fork, tool house, milk house, chicken houses, etc., full bearing orchard, personal groperty as follows: One good team, 2 sets hard ness, 4 wagons, 8 fine milch cows, six calves, one 2-year-old buil, one boar, one brood sow with pigs, 3 dozen chickens and other poultry, one mower, rake, 4 plows, new harrows and cultivators, stump puller and cable, seeder, corn planter, cream separator, and tester, and everything for

D er, potato planter, cream separator, D
D and tester, and everything for D
D dairying and general farming. This D
D is a fine proposition for the right D
D man and a money maker. Price D
D \$7000; terms.

H. A. DRYER "The Acreage Man."

BE A LAND OWNER 50 Acres, \$1250-Terms

3½ miles from R. R., mostly tillable, easily cleared, running water, fine soil, R. F. D., telephone. Can't be best for investment or for a home. 40 Acres, \$1100-\$200 Cash 5 miles from R. R., running water. easily cleared, best of red shot soil; near school. Telephone. The payments are only \$10 per month, 6 per cent interest. Two potato crops will pay for the land. Only 35 miles from Portland.

onion land, good house and outbuild-ings, fine well, good orchard, good road, lies ideal, good team, new wagon buggy and harness, fine Jersey cow, chickens and all farm tools, and attump puller, all for \$6000. Terms or part trade for city property. 29 Acres 32 acres, 16 miles to Portland, 1.1/4 to town, 1/2 to school, on good road; 20 acres in crop, balance timber; fair house and outbuildings, orchard, lies ideal; fine view; good well, good toam, wagon, buggy and harness, 3 registered Jersey cows, sow and pigs, 85 thoroughbred white leghorn chickens, incubator, and all farm tools. An ideal farm home, only \$4500; terms. 1½ miles to R. R. 4½ miles N. E. of Forest Grove; 20 acres cleared, 10 acres sowed to oats and tares, level land, black loam soil, well water, good county road except ¼ mile, 2 miles from electric railway, good house, fair barn, young family orchard, small fruits, near school and church. Price \$250. Terms.

40 Acres 4U ACTES

114 acres to R. R., 20 acres clear in crop, mostly level land, good soil, spring water piped to house, good buildings, 75 bearing fruit trees and 25 young trees. Price \$2200, half cash.

80 ACTES

60 acres, 15 miles to Portland, 2½ to town; 35 acres in crop, house and large barn; 6 acres hops, fine creek, on good county road, fine view; 1good team, wagon and harness, cow, brood sow, farm machinery. \$6000; casy terms or part trade.

Price \$3200, half cash.

80 ACTCS

2 miles N. W. of Banks, about 15 acres cleared, all fenced, good soil, land is rolling, living water, ¼ mile to main road, ¼ mile to Ry., old house and barn, young orchard, 1 acre strawberries, some timber. Price \$40 per acre, half cash. Balance 7 per cent.

D. M. Baker

511 Corbett bldg.

BEST 173 ACRE

276 acres, 15 miles to Portland, 3 to town and R. R.; 150 in cultivation; good house and two barns, 70 acres old slashing, balance fine timber, fine creek and springs; lies ideal; a fine farm or stock ranch, and the cheapest thing on the It is either quit my business or sell the farm, so I have concluded to sach liftee my farm of 80 acres level, 32 acres rolling, 35 acres under cultivation, 100 fruit trees of all varieties, good farm house, cost \$3200; barn 50x 100 and other good outbuildings. A quarter of a mile to school, 1 mile to postoffice, 2½ miles to R. R. station, 1 mile to beat landing. With the foil lowing list of personal property:

2 horses, weight 3200 pounds; 3 fine formation.

Many other cheap improved farms and unimproved /places. Write for information.

W. H. Seitz & Co.

310 Spalding Bidg.

Main 6584.

Three Little Ranches

20 acres, all good, rich level land, 10 acres under fine state of cultivation, balance slashed and seeded, new 2 story house, barn 36x40, chicken and outbuises, good orchard of assorted fruits; fine spring water can be piped to build.

2 horses, weight \$200 pounds; 3 fine cows, 5 Poland China hogs, 40 thoroughbred chickens, 2 new walking plows, 1 new disc harrow, 1 new light lumber wagon, 2 sets of heavy double harness (new).

2½ acres in potatoes, 5 acres oats and clover, 1 acre beets, ½ acre rutabagas, ½ acre carrots, 1 acre in truck garden, 5 acres in hog pasture, picket fence and house, 1 acre chicken yard and house, 2 acres in hog pasture, picket fence and house, 1 acre chicken yard and house, 2 acres in hog pasture, picket fence and every plant. Price \$10,380 and \$3000 will handle this.

Another one of 40 acres, red shot soil, 3 room house, cost \$200. This is 1 mile of town, 1 mile of river, Price \$2000; \$500 will bandle this.

Rainlet Realty Co.

Rainier Realty Co. 206 Lumber Exchange bldg. in timber, place fenced and cross fenced; 6 room cottage, good barn and outbuffdings, good family orchard and small fruits, fine trout stream through place, 1½ miles from country town and 12 miles out on good level road; includes team, wagon, harnesses, 5 milch.cows, 3 hogs, chickens, mower, rake, buggy, hack, cream separator, all necessary small tools, crops, etc; \$5500, \$4000 cast. NEAR GRESHAM

35 acres, fair house, 2 barns, potato house, 200 bearing fruit trees, fenced and cross fenced, ½ of this/is cultivated. This place is within a short distance of Gresham and is a bargain BEST IN THE COUNTY,

40 acres, just south of Gresham, on carline, 1 acre bearing orchard, modern 7 room house, bath, etc., new barn, cost \$1800, brick potato and machinery house. All this land is in a high state of cultivation. The soil of the above places is very rich and will grow anything; price, terms, etc., on above at office. terms, etc., on above at office.
PORTLAND BUSINESS EXCHANGE,
709-10 Bothchild bldg. Marshall 3825.

Yamhill county, 6 miles from McMinnville, 65 acres cleared and in crop, good 6 room house, frame barn. The place contains 165 acres and is on main county road, all fenced and cross fenced, has family orchard, \$1750 cash, \$4000 on or before 5 years, 6 per cent interest. If you want a snap and save a real estate man's commission, see me, the owner, 723 Pation road, or phone Main 8380.

At Tigardville, 2 miles from electric station, house and outbuildings; 61/2 acres under cultivation, running stream all year around on place; land fles fine; 11 miles of Portland, \$2500 for quick sale. SMITH & SHEFLER, \$22 Chamber of Commerce, Phone Main 5826.

FOR SALE-FARME

Exchange

87 acres, 1/2 mile from a thriving little city on electric raliroad, 17 acres cleared, balance
easily cleared, good running
stream, 300 young fruit trees.
For a short time only \$85 per
acre; \$1500 cash and will consider \$1800 to \$2500 in good city
property. No inflated prices will
be considered.

Two 12 1-2 Acre Tracts

\$130 per acre, ½ mile from Oregon Electric station, 30 miles from Portland, near church and school, very best hop land, good roads, good water, good drainage; all in crop and level as a table; all fenced; joining land no better selling for \$200 to \$350 per acre.

100 Acres

Willamette valley land, 30 miles from Portland, all in crop, fenced and cross fenced, 4 mile from electric station; level; near church and school. If taken at once \$110 per acre.

Nothing Better

Nothing Better

80 acres level land, 2 miles from good town on good road, 70 acres clear, 1000 prune trees, 200 trees other fruit, all bearing; other improvements. A good buy at \$150 per acre; terms.

What Do You Think?

25 acres, ½ mile from station, 18 acres cleared, 1 acre bearing orchard, ½ acre loganberries, farm buildings, stock and imple-ments; \$4500; terms.

1-2 Acre Tract

10 minutes' walk from 5c car-fare, within 300 yards of a sta-tion of a 10c fare, 4 room house, all fenced; \$1500; easy terms. Come in at once. Let us show you this property. This price for a short time only. If you want to buy or sell, we

are at your service and our office force is equipped with reliable salesmen. All we ask is a trial.

Smith & Casey

432 Chamber of Commerce bldg. Main 255.

Cheap Farms With Stock

55 acres, 14 miles to Portland 114 miles to good town and car; 25 acres in cultivation, 1500 cords wood, 7 acres

26 acres, 16 miles to Portland, 1½ to town, ½ to school, good 7 room house, 20 acres in crop, fine well and spring, orchard, team, wagon, buggy and harness, 2 Jersey cows, 3 pigs, geese and chickens, all farm machinery, dirt cheap at \$2800; easy terms.

110 acres, 25 miles out, 60 in cultivation, all tillable, fine creek, good barn, ½ mile to school and stores, good roads; a bargain at \$11,500; terms.

Excellent 40 acre tract, 20 acres under cultivation, 15 acres in meadow, 5 acres in timber, place fenced and cross fenced;

Fine Bargain

property. No be considered.

WE HAVE CAREFULLY INSPECTED THESE PROPERTIES,
OF WHICH WE ARE ADVERTISING AND IF THEY FAIL TO
BE AS REPRESENTED WE
WILL BEAR ALL EXPENSES
AND TROUBLE THAT OUR
CLIENTS MAY BE OUT.

5 ACIOS, 12 Miles Out,
\$1250

This property is just 1 block
from station on electric line into
Portland, facing on macadamized
auto road and right in a nice littie town. It lays almost level,
the soil very black and is ideal
berry land; would grow enough
potatoes this year to pay for the
land. Set if out to strawberries
and you will get enough berries
the second year to pay for the
land. A large family can make
a good living on this little farm.
You can live in town und work
the land; only a few minutes'
ride; \$500 cash, balance yearly.

EXCHANGE 80 Acres All billable except about 5 acres.

Splendid soil, can be irrighted from own water right. About 32 acres has been cultivated. Some fruit, house and other buildings. This property is 1% miles from THREE LARGE HOT SPRING RESORTS, railroad and boat landing. School at place, Price 102 per acre.

17

per acre. About 70 acres cleared and in cultivation, balance pasture and timber, 414 acres bearing orchard. 6 room Acouse, barn 60x100 and other buildings; fine water supplies; also 12 head of cattle, 35 chickens, 60 tons hay, all kinds farm tools, etc. This property is only 1 mile from good railroad town. Price \$12,000.

FOR SALE-FARMS

80 Acres Bench Land All good soil and nearly all can be cultivated when cleared, 5 acres cleared, balance good open pasture.
About 100 fruit trees: house, barn, etc., spring water piped to house.
6 miles from good railroad town,
2 miles from boat landing: price \$2500, terms \$400 cash.

Fine Dairy Ranch

80 acres, only 14 miles from
Portland; ½ mile from smalltown; 32 acres in cultivation, batance timber and pasture, all
fenced and cross-fenced; good soil.
Running water the year around;
house, barn and other buildings,
all in good condition; team mares,
2 cows, few chickens, hay, grain
and potatoes to last till new cron;
all farm implements. About 2000
cords of wood on place, Price
\$35500; terms. \$9500; terms.

5 Acres—10 Acres—20 Acres One Half in Cultivation Tualatin valley, driving distance to Portland markets, near car lines, school, church and store, R. F. D. and telephone. Rich sandy loam soil, the best soil for spuds, onlors, all kinds of vegetables and small fruits. The best values for the money and terms anywhere hear Portland. Price \$125 to \$275 per acre. Small payment down, five years to pay.

Alvord-Carr-Hunter Co.

A Snap 7 Acres Highly Improved Glose to Town and Station

Only 35 Minutes from Portland See this spiendid little farm before it is sold. It consists of about 7 acres, 5½ acres in cultivation, balance partly brash and several trees valuable for fuel. About 1½ acres of genuine beaverdam soll that sells for \$600 per acre, balance of soll is rich black loam. Good stream of wafer crosses one corner of place. An excellent proposition for irrigating.

A young orchard of about 80 trees, some small fruit, 25 black-berries and raspberries; 500 strawberries, 24 currants, etc. New, 7 room house of modern construction which is alone worth over \$1500. Good new barn and chicken house.

Located on fine automobile road only 10 minutes' walk from small Located on fine automobile road only 1b minutes' walk from small town and station on electric line, and only 35 minutes' ride from center of Portland. You cannot find another place close to Portland, that will beat this big based in The whole thing goes for only \$2806. Will give terms. This will make a No. 1 investment and a nice suburban home.

A. K. Hill Co.

40/Acres,

Highly Improved

15 Miles Out.

28 acres in cultivation and in crop, 5 acres timber, valuable for wood; 4 agres of stumps; sell is a rich loan; no waste land on the place; good family orchard; 8 room louse, barn 50x52 feet, other oftbuildings. Personal property: Team, wagon, buggs, hack mower, rake, single harness, set double harness, disc plow, harrow, shovel plow, barn fork, rope, etc., two saddles, cream separator, telephone, shingles and lumber, household goods, 4 cows, 1 buil, 1 caif, 2 hogs, 2 dozen chickens, tools too numerous to mention. 250 cords wood standing, some cut; stove wood, spuds, lumber, 2000 ft., 7 tons hay, 50 bushels grain.

This place has county road on

This place has county road on two sides. Located about 15 miles from Portland in thickly settled farming section, 46 minutes, drive from good town. Rock road all the way. R. F. D. and cream route and telephone. This is a first class propestion. Price \$7500 for everything. Will sell 20 acres with personal property and improvements if desired.

A. K. Hill Co.,

419 Henry Bldg., Portland, Or.

Clarke County Garke County

68 acres, situated 11 miles from thes
city and 2 miles from river and radiroad town on Columbia river; 30 acres
under fine state of cultivation, 10 acres
in full bearing orchard, some fine saw
timber, place feneed, 4 room house, bird
and fruit dryer, place well watered by
springs no rock or grave! & mile from
school; this is all first class sell, and
for a short time we are able to offthis place for \$6000, some terms can be
arranged.

360 acres, situated 14 miles from this
gity, all easily cleared, well watered by
sprines and atreams. While from
actual; this is a fine stock proposition;
price \$17.50 per acre, that gash.

Thompson & Swan

Thompson & Swan

cash.

We have land from \$20 to \$500 per acre, depending on distance from Vancouver, and improvements, and our salesmen and automobiles are at your service free of charge. Call or write for list of properties. Telephone

Thompson & Swan

Wash, and Main Sts., Vancouver. S9 an Acre

180 acres, 40 acres castly cleared, salance pasture, and timber /6 mile labe,
frontage, flux hunting and rishing ideal
summer resort.

157 acres, 30 cresk bottom, 100 level,
40 cleared, orchard, springs 7 ram,
house, outputdings, 2900 cords of coder
worth 43 a cord, /2% miles baul. Sure
snap.

fille Dalgall)

60 acres of fine soil in Williamette valley, 30 acres in high state of cultivation, mostly in crop; 6 room house, barn and outbuildings; good water: lays on main county road; 1 cow, 4 dozen chickens, all farming implements, tools; bug-v, wagon, harnesses; 47 miles from Portland. 2½ miles from S. P. R. R. and good town, with milk condensery. Place has R. F. D., telephone and milk route; close to good school. Price for quick sale, \$4000; \$1000 cash, balance, long time at 8 per/cent. worth \$3 a cord 72% miles baul. Sure snap.

See us for good chain farms.

HOVARD: & ATKINSON. 405 Commercial block/2d unit Washinaton.

Ogly \$500 Cash Down

For a quick deal, 49 acres, 12 inline from Oregon City, sood house and barn.

8 arres in cultivation, 12 acres shashed some fine chical land, some implements and furniture young orenard and silkinds of beries for landing orenard and all kinds of beries for landing orenard and silkinds of beries for landing orenard and all kinds of beries for landing orenard and silkinds of beries for landing orenard and silkinds of beries for landing orenard and silkinds of beries for landing or landing water and on good county road. Owner desving, eacrifice for 11800 this work only. Can not be duplicated styrious.

[ACRE] at Tigardville station, with

long time at 5 per cent.

J. B. HAVILAND TIMBER CO.,
520 Railway Exchange Bldg.,
4th and Stark. 4 Splendid Bargains

55 acres A-1 soil, '4 rich-prairie land, 5 miles from Cannas, \$40 per acre.

120 acres, 15 acres cleared, fine fruit land, 14 miles from Ry station, \$2206, 160 acres splendid land, 2 miles from Ry, station, \$1600.

160 acres splendid land, 6 miles from Ry, station, \$10 per acre; third cash ball and, \$10 per acre; third cash ball and \$10 per acre; thir

ACRE/ at Theretille station, with nest bungalow. Price 32650, SMITH & SHUBLER, Str. Chamber of Commerce. Phone Main \$25.