EXECUTOR'S SALE

155 Acre Dairy Farm

CLOSE TO PORTLAND

Very Highly Improved

This farm is in Multnomah county, 16 miles from the courthouse in Portland, good roads, mostly hard surface, 1 mile to electric line, 2½ miles to center of Gresham. Now being operated as a dairy, making retail deliveries in Portland.

Land is rolling, very rich, with no rock or gravel; about 85 acres in cultivation, balance stump and timber.

Barn is one of the finest in the state, about 250 feet long, cement floors, ceiled, and holds 75 cows and 5 horses in addition to big hay storage space, grain bins, etc. Silo holds 130 tons. Well built milk house, also feed shed, implement shed, etc. Gravity spring water system is piped to all buildings and affords a supply as cold and pure as Bull Run.

The main house is plastered, piped for furnace heat; has kitchen, dining room, office and toilet on first floor, 3 bedrooms and bathroom on second floor; a very attractive cottage is also on the place and it has flush toilets, porcelain bathtubs, etc. There is also a box house. The chicken plant consists of four 50-foot houses, brooder and incubator rooms.

This place has been operated as a dairy since 1913-1914, at which time the buildings were erected and land cleared, consequently the naturally rich soil is richer now. Place is now carrying about 80 head of stock, but these are not included in this sale.

To settle an estate, the Executor will sell this place at a price far below cost; will give easy terms on cash deal, or consider clear Portland income property as part payment, balance cash and terms. This is an opportunity for the man who wants a really fine farm close to Portland. Price $40,000; $15,000 cash, balance 6 per cent interest. Address Executor, 424 Abington bldg., or Sunday call Marshall 1633.

824 ACRES in Oregon's finest farm and fruit district, Newberg. On rock road, 2 miles from town. Good house, fine barn 60x80, stanchions for 40 cows. Hay, grain, horses and farm machinery go with the place. Large spring piped to buildings and supplies part of supply for Newberg. Best farm buy in the valley; $32,400; terms.

70 acres, mostly in high state of cultivation, on electric line and hard surface road, 5 miles from Portland city limits; $300 per acre; $6000 cash, balance at 6 per cent. A fine place to subdivide.

58 acres, 20 miles from Portland. Hard surface road 16 miles, 4 miles rock. 15 acres in fine state of cultivation. All kinds fruit and berries. Beautiful creek and fine spring water piped to buildings. 4 room house, fine large new barn, milk house, span of horses, 3 good cows and all farm tools. $5800; $1800 cash.

40 acres, 4 miles west of Oregon City, on good rock road, 25 acres in cultivation, 5 room house, new 36x50 barn, 2 acres fruit orchard, berries. Good farm team, 2 cows, all farm implements, hay, grain, all go with the place; $6000 terms.

A. W. LAMBERT & SON,
S. E. Cor. Grand Ave. and East Alder St.
Portland, Oregon.

BRITISH COLUMBIA

In the valleys of Central British Columbia there are thousands of acres of rich mixed farming and grazing lands at pioneer prices. Close to railways and towns and only 75 to 250 miles from the coast. Very healthful climate, sufficient rainfall and very low taxes. Satisfied settlers are growing 40 to 50 bushels of wheat, 75 bushels of oats per acre; also heavy crops of hay and producing the finest cattle at a low cost. These lands are well watered by springs, streams and lakes; are partly cleared and partly timbered and are being settled by a fine class of people. You will never have a better opportunity to secure real rich producing land that has been proven out at such prices and terms.

$6.50 TO $15 AN ACRE

Very small cash payment, 10 years' time at 6 per cent. This is just as good as it sounds. Write or call at once for free literature, information on reduced rates, etc.

W. G. IDE,
624 Henry bldg., Portland, Or.

20-ACRE TRACTS.

$65 per acre; 140 acres in whole farm; 90 acres under cultivation, 20 acres timber, 30 acres pasture; good roads; close to school and town; good house and barn, etc. Also 100 acres, 60 acres under cultivation, 40 acres pasture, some hardwood; good graveled road; 75 acres one side of road, 25 on other; two sets of modern buildings, could not replace for $4000; one mile from coast highway and town; ¼ mile from school; $8000; $4000 cash, take mortgage on place for balance. Both places have plenty of fruit and berries; all fenced and cross-fenced; are level; very best of soil; good berry, fruit, grain or dairy farms; mountain stream flowing through each place; free from all incumbrances. This land is worth twice what is asked for it. Owners must sell. Address Chas. Knapp, Grand Ronde, Ore.

218 ACRE LINN COUNTY FARM

125 acres tillable, half creek bottom, black loam soil, 60 acres crop this year now in barn, which goes with place, including 60 tons hay and 8 acres corn to fill silo; 2 acres family orchard; good 8 room house; 2 good barns and new silo; garage; only 5 miles from Lebanon, gravel road; R. F. D., cream and milk route; phone in house. This is a good dairy or stock farm; will be sold at two thirds its value. Only $52.50 per acre, including this year's crop in the barn. We have lowest priced farms, large and small, in valley. Tell us what you want.

GIBSON, LEAVENGOOD & CO.,
LEBANON, OR.

31 ACRE FARM

Only 2½ miles from Lebanon, on graveled road, all in high state cultivation; good fences; good buildings; good free soil; well drained, level; nice location; fine market. Owner received $750 cash for strawberries off 2 acres this year. Personal property includes fine black team, harness, spring wagon, buggy, farm wagon, all farm implements; barn full of hay; winter's wood in shed; cows, chickens, everything. Only $5500. Terms. You want to see this quickly.

GIBSON, LEAVENGOOD & CO.,
LEBANON, OR.

CREEK BOTTOM LAND

Located 2½ miles from Glendale, Or., Douglas county, 120 acres, 90 acres can be cultivated, 50 acres under cultivation, 40 acres good pasture. Watered by creek and springs; good fences, orchard of assorted fruit; new 5 room bungalow, 28x32 barn, 30x60 machine shed; graveled road by place; 1 mile to school. Price $70 per acre, with 9 cows, 2 horses, 6 yearlings, turkeys, wagon, mower, cultivator, plow, harness, hayrake, separator, harrow. $3000 down. 40 acres of this land has a water right and is under irrigation. John Ferguson, Gerlinger bldg.

FOR SALE by owner, 1 10 acre farm, good 4 room house with storeroom, large inclosed porch, water in kitchen, large woodshed, good large barn and water, all kinds of small fruits, small bearing orchard, 1-3 mile from paved road, 17 miles from Portland, 1½ from R. R. station; this must be sold before October. Price $2750; terms to suit buyer. Call Tabor 1580 only after 6 p. m. Write Mrs. D. Bonner, 225 53d st., Portland, Or.

IRRIGATED FARM LANDS—Eastern Oregon, on main line Union Pacific system, elevation 500 feet; plenty of water and sunshine, mild winters, bumper crops of alfalfa, corn, fruits and vegetables, ideal conditions for home; grade and full course high school, best of opportunities for dairying and raising hogs and cattle. Let me show you a country of prosperous and satisfied farmers. Call or write to W. H. Buby, 517 Corbett bldg., Portland.

COLUMBIA RIVER DAIRY RANCH

120 acres, located 6 miles north of Vancouver, Wash. All bottom land, 40 acres under cultivation, all can be cultivated, balance in pasture. Good fences. Orchard. New house, barn, 62x80. Dairy house and silo. Boat landing on place, 105 rods of river frontage. Personally inspected. Anderson, with John Ferguson, Gerlinger bldg.

80-ACRE VALLEY FARM.

All cleared and cultivated; well drained and good soil; 6-room plastered house, 2 years old; 40x60 barn, new and in fine condition; other out buildings; fair fences; 1½ miles to small town. This is a good farm with modern improvements and a good buy at $125 per acre.

KINNEY & CO., Farm Lands,
Corvallis, Or., home of O. A. C.

FIVE ACRES—$1000

One mile of Newberg, good road, good berry land, small creek, small house, good terms. Address Harry Wilson, Newberg, Or.

NICE home, about 9 acres level land, all in cultivation, well drained; dandy good 6-room plastered house, front and back porches, clothes closets, pantry; good well water, fruit house, walls filled in with sawdust; good barn, garage, hog house, smoke house, chicken house; raspberries, strawberries, good family orchard, cherries, pears, apples, some grapes, 2 English walnuts, 4 peaches, all in bearing; about 1 mile from Newberg, all in high state of cultivation, facing good gravel road, mail and milk route; just outside city corporate limits, making taxes lower; land can't be beat for berries and prunes; think of it, prunes $100 per ton, green; about 20 cents a pound dried; berries running up to above $1000 per acre per year. What could you do with this nice piece of land? In a few years you could be independent and have a good income; fine neighbors, fine soil, no rock or gravel. Price $3500, about $1200 down, balance easy terms at 6 per cent. ¾ mile to $100,000 cannery; 24 miles to Portland.

QUICK SALES LAND CO.,
W. T. Lewis, Mgr. Newberg, Or.
Phones Black 190, res. Red 183.

20 ACRES—A SNAP

Good 6 room house, good barn 30x50 feet, woodshed, front and back porches, water on porch, running water through place, about 10 acres in cultivation, nice family orchard in bearing, about 2 acres 3-year-old prunes, fine soil, 1 mile to school, good neighbors. Land is part rolling, about 6 acres level bottom and was in wheat this year—dandy crop, too. This land is easily cleared, no big timber. Good place for chickens, hogs, dairy, etc., 8 miles from Newberg, 3 miles to paved highway, about 20 miles to Portland, mail and milk route by the door. You will buy this if you see it priced so low and terms easy. Only $1500, about $500 down, balance easy at 6%. Horse and some tools. Barn has rope track and fork. All goes. Personally inspected. This place is a real snap at the price.

QUICK SALES LAND CO.
W. T. Lewis, Mgr., Newberg, Or.
Phones: Black 190, Res. Red 183.

YAMHILL COUNTY FARMS.

Do you want a first class, money-making farm? Here is one of the best in Yamhill county. There is about 120 acres, all tiled, just rolling enough to drain good; good fences, good modern buildings, electric lights, fine water system, all kinds of fruit, on West Side highway, 3 blocks from postoffice; 1 mile R. R. station; hard surface road; just an ideal farm. Every foot tillable and good soil; this place is well worth $200 per acre, but owing to other business and partnership it can be bought for $170 per acre; half cash, balance mortgage, 6 per cent.

Here is a dandy little farm of 92 acres; fine dairy or hog ranch; fair buildings, family orchard, watered by springs and creek on West Side highway; 1 mile from station; there is 10 or 15 acres of fine onion land on this place and some 20 acres of the finest loganberry land; only $80 per acre, on any reasonable terms.

E. F. MAGOON, Yamhill, Or.

On Newport Highway River Bottom

260 acres, located 2½ miles from railroad town, Edyville, Or., Lincoln county, 150 acres can be cultivated, 65 acres under cultivation, 50 acres river bottom. One acre orchard. Good fences. 4 room house, barn 20x40. Shed 12x40. Price $45.50 per acre. With 10 cows, 9 yearlings, 6 calves, 8 hogs, 6 horses, 36 chickens; harness, hack, 2 wagons, mower, rake, cultivator, plows, harrow, disc harrow, cream separator, tools, 50 tons hay and 2 acres potatoes. Will consider well located acreage, up to $4000 and $2000 cash. Ranch is clear. Long time on balance. John Ferguson, Gerlinger bldg.

CLACKAMAS RIVER FRONTAGE

18 acres, having over 600 feet of river line, 12 acres in cultivation, partly in orchard, rich bottom soil, 6 room house with a gravity water system piped from a spring. Barn. If you want a river home close to Portland, on hard surface road, this is the place. Price $6500, small payment down, balance long time.

A. C. HOWLAND,
8th and Main st. Oregon City, Oregon.

INVESTIGATE FLORIDA OPPORTUNITY—$10,000 per year income in citrus grove; big illustrated book fully describes all. Write, sent free. 10 year established, responsible Florida citrus land and grove development company offers choicest high altitude, lake section, frost protected, rolling, best citrus fruit soil land at beautiful Howey, Lake county, Florida (near Leesburg); ¼ to 40-acre grove estates; lowest price; money-back guarantee, with 6 per cent interest unless profits of first 5 crops return your entire investment; terms easy; bank references. Reputable agents wanted. Address W. J. Howey Company, 29 S. La Salle st., Chicago.

80 ACRES

25 acres in cultivation, balance good pasture and some timber. Several springs on place. 6-room ceiled and papered house. Barn, cow, 3 Jersey heifers, 2 tons hay, 15 tons straw, grain for seed, farm implements. Price $3500, $1500 cash, balance 6 per cent interest.

A. C. HOWLAND,
8th and Main st. Oregon City, Oregon.

CORN, CLOVER, WHEAT

345 acres, 315 acres in cultivation, of level land, with just enough roll for draining. All good wheat land; not 10 acres of white or poorly drained land on farm. 100 acres of clover, 50 acres of corn and balance was in small grain. Place well fenced; ½ mile from station, school, etc. Fair buildings; 2 silos, feed shed, etc. This is one of the best farms in the valley. Price $125 per acre.

KINNEY & CO.,
Farm Lands.
Corvallis, Oregon. Home of O. A. C.

NEAR OREGON CITY—$3200.

$1000 cash, balance 5 years, 6 per cent, buys splendid level 40-acre tract, 10 of which is in cultivation, balance timber and brush; all fenced; shack buildings; good spring; 5 miles east of town, just off Abernathy road. This is a very decided snap. Fred W. German Co., 732 Chamber of Commerce. Open Sundays and evenings.

$65 AN ACRE—WILLAMETTE VALLEY

290 acres, 150 under cultivation, all good land, fenced and cross-fenced, large creek, fine set of farm buildings, located on good road one mile from S. P. railroad town in heart of the valley.

Weist & Dollarhide,
510-511 LEWIS BLDG.

23-ACRE FARM—CLOSE IN.

West Side, about 8 miles 4th and Washington; 13 acres under cultivation; good soil; level; well, 5-room house, oak floors, fireplace, basement; about 100 bearing fruit trees; eastern owner has authorized us to sell this $6500 place for $5500; $1000 down, $500 per year 6 per cent.

J. C. CORBIN CO., 305-6-7-8 Lewis bldg.

GOOD PRUNE LAND

40 acres, located 3 miles from Mosier, Or., in good prune district; black loam soil; 35 acres can be cultivated; ¾ mile to school, close to good road. Price $800, not less than $500 cash. John Ferguson, Gerlinger bldg.

16 ACRES on Molalla river, 14 cultivated, bottom land, excellent garden soil, 6-room cottage, barn, crop goes with place. Price $4500. Terms.

O. E. FREYTAG,
Gladstone, Oregon.

AND ONLY $5500—TERMS

25 acres splendid loam, 22 acres cropped, 3 timber, 6 room house, good barn, excellent orchard, on Pacific highway, near high school and good town, 28 miles Portland, electric line advancing. I. Wheeler, Canby, Or.

140 ACRES—Fruit, benchland, on Flathead lake, Mont.; 90 acres timber; 6 acres orchard; 300 grape vines; 12 acres alfalfa, grain; 4-room house, big barn; irrigation; beautiful location; 6 miles electric power house, Big Fork; $13,000. E. Hunger, pastor, Big Fork, Mont.

$4500 BUYS a 90 acre ranch near Molalla, on fine auto road, level and gently sloping; all tillable; about 35 acres in cultivation, balance pasture and timber; house, barn, outbuildings, well, family orchard. A good bargain; terms. J. R. Wolff, 228 Henry bldg.

8 MILES FROM COURT HOUSE.

42 acres; 20 under cultivation; yields 40 bushels wheat per acre; fences; creek; near school; short distance from Beaverton; good roads; price $6500; terms at 6 per cent. J. H. McCleod, Route 2, Beaverton, Or.

80 ACRES timber land 3½ miles from Oregon City, land tillable when cleared. Price $3,200. Low price for good land close in.

O. E. FREYTAG,
Gladstone, Oregon.

80 ACRES good land, 60 miles from Portland, well watered, house and fruit, all fenced; price reasonable, with terms. H. H. Makinster, 662 Syracuse st., Portland, Or. Columbia 368.

FOR SALE—100 acres, in Lincoln county; house barn and some tools. Owner, J. Ollin, 663 Commercial st., Portland, Or.

STOP, LISTEN!

READ THIS CAREFULLY. IT IS ONLY A FEW WONDERFUL FARMS THAT I AM OFFERING AT SACRIFICES. I HAVE SOME 500 FARMS; DON'T FAIL TO SEE ME BEFORE BUYING. I CAN SAVE YOU MONEY. I CAN GIVE YOU VALUABLE INFORMATION IN SELECTING YOUR FARM. WHY, BECAUSE I HAVE HAD YEARS' OF EXPERIENCE IN SALES AND FARM APPRAISALS. MY EXPERIENCE COSTS YOU NOTHING; ON THE CONTRARY, SAVES YOU MONEY. WRITE TO A. G. BENDER, THE MAN WHO DOES THINGS.

This farm is a wonderful proposition and is worthy of the inspection of anyone; see it and be convinced it is a fine stock and grain proposition and consists of 247 acres, with 190 acres level bottom land, 130 acres under plow, 3 or 4 million feet timber, unlimited outrange, the soil is A1, deep and rich; 3 acres prunes, 3 acres variety orchard, all fenced with woven wire and cross-fenced. This fine farm is located south Albany, 1 mile to school, church, P. O., store, etc., telephone, 2 springs, 1 fine creek, A1 graveled road, 1 well, good 8-room house, hot and cold water, bath, toilet, etc., 2 barns 50x66, 30x50; implement, tool hog and chicken houses, prune dryer. Personal property, binder, hay rake, 2 walking plows, disc plow, cream separator, hand cultivator, horse cultivator, grain drill, disc harrow, drag harrow, gas engine, water pump and wood saw, feed mill, bone grinder, gas washer, anvil and forge, farm wagon, 2 light wagons, 1 buggy, mower, garden seeder, grass seeder, 10 cows, 4 heifers, 1 4-year-old Holstein bull, 1 1-year-old Durham bull, 7 head horses, 5 brood sows, 49 head hogs, 150 chickens, 6 geese, 6 ducks, 2 acres spuds, 15 tons straw, 200 bushels oats, 400 bushels wheat, 10 acres corn, 100 tons hay in barn; just think, everything on this place goes for the measly sum of $25,000, $8500 cash, balance to suit at 6 per cent. Will consider clear residence in some small town or Portland or acreage to the amount of $5000. See this, it is a real proposition.

Listen to this: A real dairy proposition right at Portland's door. This fine farm cannot be beaten at this price. Read this thoroughly, then come in and let me show you this elegant farm in the famous Pleasant valley district, just the other side of Lents. 89 acres, all lies with a gentle slope, 60 acres under plow, more ready for plow; 1 acre timber, few berries, A1 family orchard, all exceedingly well fenced; stores, school, P. O. right across road, R. F. D., telephone, 1 spring, 1 creek, A1 road, soil cannot be beat; 1 well, fine 2-story 11-room house, hot and cold water, bath, toilet, sinks, etc.; all plastered and papered, modern and in excellent condition; 1 fine barn 40x60, machinery house, chicken house, etc. Personal property includes 2 plows, harrow, spring-tooth harrow, disc drill, mower, binder, rake, walking plow, 1 cultivator, riding cultivator, wagon, hay rack, cream separator, hay fork and equipment, 3 A1 horses, 3 A1 Jersey cows, 9 A1 brood sows, 5 pigs, 2 fattening hogs, 100 chickens. You can't beat this anywhere. See it and be convinced; price $23,000, $6000 cash, balance to suit at 6 per cent.

MR. FARM SEEKER

This farm is among the best to be had, and will stand the strictest investigation. Where can you go and get A1 bottom land so close to Portland, only 11 miles, for $100 per acre. It can't be done. This is the only place I know of at this price and remember it will be a long time before an opportunity of this sort presents itself again. See it, be convinced. Consists of 274 acres all level bottom land, 50 acres under plow, more can be plowed, family orchard, A1 gravel road, 1 well, good 5 room plastered house, 2 good barns 32x100 and 60x90, woodshed, chicken house, and all outbuildings, 3 horses, harness, mower, plow, disc harrow, drag, 2 cultivators, rake, tedder, wagon and all small tools. Price $27,400; about $10,000 cash, balance to suit. Remember, we show these farms to prospective purchasers.

80 acres—This farm is one of the best in the Willamette valley, wheat yield this year 50 bushels an acre. It is all practically level, 50 acres was in crops, which is on place now; all kinds berries, 1 acre family orchard, 3 acres fine apple orchard, A1 soil, all fenced hog tight, 3½ miles to R.R., below Albany, Ore. ¾ mile to school, R. F. D., telephone, A1 road, 3 wells, fine 8 room house, hot and cold water, bath, toilet, etc.; 2 barns, chicken house, meat house, garage, all in A1 shape; personal property, wagon, hack, buggy, grain drill, harrow, mower, plow, gasoline engine, cultivator, garden tools, 3 horses, 3 cows, 3 large brood sows, 50 chickens, some sheep, kitchen range. This place cannot help but please you if you are looking for a real home and one you will be proud of. The owner is sick and must leave this climate. See it at once. Price $16,000. Some terms.

A. G. BENDER,

RITTER, LOWE & CO.
201-3-5-7 Board of Trade Building
PORTLAND, OREGON

FARM
And Complete Outfit

41¼ acres, 32 cultivated, balance seeded clover pasture and wood, all extra good, black, sandy loam. You should see the corn for the silo. No rock nor gravel. Good 8-room house with a complete set of household goods, including sewing machine, new steel range, etc., canned meats and vegetables, smoked meats; also separator, wagon, buggy, mower, etc., feed cutter, plows, carpenter tools, farm tools, barn full of hay, granary full of grain, 4 cows, 3 horses, chickens. This complete farm with everything as it stands except the old folks on the place. Price $8500, $5000 down, balance as long as you like. You can move right on tomorrow.

O. E. FREYTAG,
Gladstone, Or.

CLARKE COUNTY DAIRY FARMS

80 acres, 55 cleared, bal. good pasture; good buildings and fences, 20 head of cattle, 5 horses, chickens, farm machinery, and about 40 tons of hay, located 3 miles N. E. of Sifton Price $16,000; terms.

ALSO

80 acres near above, 35 cleared, bal. good stump pasture, good barn, old house, land lies ideal, 2 cows, 1 heifer, 1 team, chickens, 16 tons of hay. Price $10,000.

40 acres, ½ cleared, buildings, near school and R. F. D.; 4 cows, 1 heifer, good team, and all farm machinery; barn full of hay; 9 miles from Vancouver, near Mannor. Price $5500; terms.

ALBERT HARALA
With Hargrove Realty Co., 122 N. 6th st.

19 ACRES under cultivation, bounding Fenny creek; adjoins Pilkington's nursery; 10 miles south of Portland, on main road between Tigard and Tualatin, at Durham station on O. E. Ry.; 150 apple trees and mixed orchard; rich soil; good 5-room house, cement cellar, substantial outbuildings. Can divide in tracts, with road and creek on each end. Buy direct from owner. Selling on account of age. Write John Ochs, R. 1, Sherwood, Or. Woodlawn 5481 after Sunday.

MAKE A FORCEFUL START
BUY AN OREGON FARM

80 acres, splendid new bungalow, new barn, other outbuildings, 18 acres in cultivation, 30 acres stumps, 7 pasture, balance timber, small creek, 20 miles south, $100 per acre, half cash. Your own time on balance, 6 per cent.

47½ acres, 43 in cultivation, good buildings, on fine road, crops, stock and implements included for $8500; easy terms. 1¼ miles from Canby, Or.

20 acres, 15 acres in cultivation, 1 slashed, 4 timber, good buildings, 1½ miles from Canby, Or., $5000, including team, cow, 1 shoat, mower, rake, 8 tons of hay in barn, $1600. Government mortgage, 36 years at 5 per cent.

38 acres, 2¾ miles west of Sherwood, ¼ mile off paved highway, in excellent state of cultivation, good buildings, with water piped from spring; heavy draft team, 5 good cows, few hogs, chickens and all farm implements, good crops, a fine, sightly home. Price reduced to $10,400 for brief time. See photo in our office.

30 acres, 3 miles south of Reedville, house cost $600; good barn, good young orchard, 8 acres cleared, slashed, 17 in pasture, hill land, excellent for prunes and fruit of any variety. Price $3000. Take house or lots up to $2500 or $500 cash, balance long time at 6 per cent.

58 acres, Yamhill county, 6 miles from Amity, 1 mile from Hopewell; fairly good buildings, 30 in cultivation, balance in good timber, 13 acres in beaverdam, partly in cultivation; running water, ¾ mile off main road McMinnville to Salem, $100 per acre, terms.

39½ acres, 1 mile from Middleton station on S. P. electric, 18 miles south on paved highway, fine young prune orchard, also 2 acres of old prunes and 1 of apples, cherries, etc., together with stock, implements, etc.; prettiest view in Washington county, $9000, terms easy.

80 ACRES—STOCK AND MACHINERY

Close in, rich valley land, 30 acres under plow, 20 acres easily cleared; balance in heavy saw timber, good buildings, good spring water piped to house and barn, 2 good wells, no hills or rocks, fine orchard, county road, only 18 miles from Portland, Washington county; 3 good horses, 3 splendid cows, a lot of chickens, few pigs, all kinds of implements, hay and grain, everything in fine condition. Will sell timber separate, consider a small residence property in exchange. Price $12,000. Your own terms.

25 ACRES—4 MILES FROM CITY

Practically all in cultivation, very fertile, lays just right for irrigating. A splendid, practically new house with cement basement, good 30x52 barn, nice young orchard, tool house, 2 hog houses, chicken house, good fences, including about 25 tons of hay in barn; 4 acres spuds, 1½ acres Hubbard squash, ½ acre kale, 2 good cows, fine team of horses, harness, wagon and splendid equipment of farm implements. A very desirable home, $9500.

40 ACRES—STOCK AND EQUIPMENT

Half in cultivation, balance stump pasture, fine young orchard, in bearing, fine spring, comfortable house, old barn, hog house, granary. Price $4500, half cash, balance 5 years 6 per cent annual interest. Only 19 miles south of Portland, Sherwood section, 1¼ miles off paved highway. A real bargain.

140 ACRES AT $65 PER

Only 13 miles from Portland, Washington county, 17 in cultivation, 80 first class fir saw timber, 2,500,000 feet; balance slashed and pasture, comfortable bldgs.; family orchard, soil very fertile, running water across corner. A money maker for some one and $2000 will handle, very easy terms on balance.

157 acres (60 acres in cultivation, balance pasture and open timber, mostly cedar), 10 room house, large barn, numerous outbuildings, springs and running water, ½ mile to school, some hay, grain, potatoes, etc., 2½ miles from Aurora, price $110 per acre ($5000 cash, balance terms to suit).

290 acres (80 acres in cultivation, 12 acres slashed, balance timber and pasture), 2 sets buildings, numerous outbuildings, lots of hay, grain, stock and farm implements, ¾ mile from Aurora, price $$31,900 ($10,000 cash, easy terms on balance).

30 acres (29 acres in cultivation, 1 acre grove), very best river bottom land, fair buildings, stock, grain and implements, 1 mile from Barlow, $6200 ($3200 cash, balance easy at 6 per cent).

80 acres, all in cultivation, richest of soil, water system, hot and cold water in house, large barn, 80-ton silo, 35 tons hay in barn, lots of stock, poultry, splendid equipment of farm machinery, 1 mile from shipping station, near Albany, price $12,500 (easy terms 6 per cent).

440 acre stock ranch, near Willamina (20 acres clear, 100 acres very easily cleared, 300 acres level valley land), very fertile, abundance outrange, small house, fair barn, 2 fine trout streams, price $15 per acre, ¼ cash.

280 acres (60 acres in cultivation, balance open timber and pasture), fine springs, water piped to house, 2 sets buildings, rich black loam soil, close to school, 3 miles from Sandy. Price $22,000, one third cash, balance to suit at 6 per cent.

MEDFORD FRUIT FARMS

30 acres, 10 acres apples, balance Bartlett pears 9 years old, 5 miles from Medford, price $28,000. Consider exchange for first class rooming house, Seattle or Portland.

100 acres Bosc pears, 40 acres Bartlett pears, 36 acres Newtown apples, 28 acres prunes. 1919 crop estimated $18,000. Under irrigation system after this season, splendid buildings, sufficient equipment, good roads, 1 mile from paved highway, excellent soil, price $100,000 (one third down, balance 1 and 2 years). Old age reason for selling.

THE DALLES ORCHARD

Consisting of 14 acres 15-year-old Royal Ann cherries, 5 acres 6-year-old Royal Ann cherries with peach fillers, 6 acres 12-year-old peaches, 6 acres 6-year-old Bartlett and De Anjou pears, 4 acres truck garden with running water, grapes and all kinds of berries, English walnuts, 2 modern houses, barn, packing house, bunk house, beautiful large lawn, one 10,000-gallon redwood tank, one 1000-gallon steel tank, 4 H. P. engine, A-1 condition, irrigation not necessary, on main road, price $20,000; would consider income city property for part.

Our "story" is not half told in this single column. Our listings would cover a whole page. Tell us what you want. Write, telephone, better yet.—CALL AND SEE US.

MITCHELL, RIPPEY REALTY CO.

328-29 Henry Bldg.
Cor. 4th and Oak
Portland, Or. Main 2534

FARM LANDS

Farm land declared by Jim Hill, the great builder of the West, and acknowledged by the financial world as the basis of all wealth, offers the most safe investment in addition to profits derived from its continual growth of value.

In recent years prospective buyers intending some day to invest in farm lands, have looked forward to a better day to buy only to find that land has doubled in value, in addition to netting their owners a fat income from crops produced. In some instances the income has far exceeded the original purchase price of only a few years previous.

Below we have listed some of our best investments, as well as buys for desirable homes.

Willamette Valley Farm

Consisting of a fraction over 200 acres, only 16 miles from Portland, on extra well built hard surface road, 100 acres of which is under cultivation, about 50 acres more easily cleared. The balance is good grazing land, a portion of which has been seeded to blue grass and clover. There is a stream of water that runs the year around, with two additional never failing springs, providing ample water for stock the year around. The improvements consist of a 5-room modern bungalow, large, fairly-well built dairy barn, which provides storage room for hay and feed; also two large silos, conveniently arranged barnyards; all necessary outbuildings, including a neatly arranged milk house, and washroom in connection; water under pressure for domestic use; family orchard and berries. This place is exceptionally well located, has fine surroundings, is a beautiful home and a good investment.

Can give immediate possession, or can furnish renter that will pay cash rent in advance to the amount necessary to pay a good rate of interest on the purchase price asked. For price and terms inquire by calling or writing.

Oscar Gerhauser
403-4 STOCK EXCHANGE BLDG.
Main 8075.

Clarke County, Wash.

FARM AND PERSONAL PROPERTY

80 acres 18 miles from Vancouver, Wash., and only 26 miles from the center of Portland, Or., on a hard surface road, 1 mile from railroad station, school, church, store, postoffice, etc.; 25 acres under cultivation, which is partly excellent black bottom onion land; the remainder of cultivated land is a loam soil that will produce excellent crops of hay, grain, potatoes or small fruits, as well as corn. The land that is not under cultivation is most all easily cleared; a large portion has been slashed, burnt and seeded providing a good pasture at this time; improvements consist of neat new buildings, the finest spring water in Clarke county, inclosed in concrete curbing, at the buildings; a family orchard, with mixed varieties. About $1500 worth of personal property, including about 30 tons of hay, some grain and fruit goes with the place. Price $8500, very easy terms.

In buying this place you step right in and take the owner's place at the price above quoted, including house furniture.

Oscar Gerhauser
403-4 STOCK EXCHANGE BLDG.
Main 8075.

Eastern Washington Wheat Ranch, Offering an Excellent Investment

This piece of land contains 1280 acres or in other words, 2 square sections of highly tilled volcanic ash wheat land, every inch of which is under cultivation, positively no stone, gravel or waste land. The land lays exceptionally well for farming in large fields with heavy machinery and is now being farmed in three lands. There are at the present time 800 acres of well kept summer fallow, now being seeded to fall wheat. The balance of the land was in crop last year.

This large body of beautifully laying land must be seen to be appreciated. It is in a good district and has continually grown large crops of wheat, and is a consistent money maker; is rented at this time for one third of the crop delivered to the warehouse. The improvements consist of only a fair set of buildings, good fences, and a never failing well of water, windmill and supply tanks. The price is $40 per acre. Will consider taking in some exchange. Will give good terms in case of cash sale.

Oscar Gerhauser
403-4 STOCK EXCHANGE BLDG.
Main 8075.

Another Eastern Washington Wheat Farm

640 acres, all under cultivation, 320 acres sown to winter wheat, balance stubble. This piece of land is located in Adams county, Wash., with R. R. cutting off one acre, thereby providing trackage for loading all grain grown on the place in cars, making the marketing of your products exceptionally convenient, as well as a great saving of time and money. This place is improved with a good new set of buildings, furnishing ample room for everything necessary to operate with. There is a well of water with windmill and gas engine pump that has never been pumped dry, as wall as necessary supply tanks.

This place is rented for one third crop delivered, and has netted the owner for a period of 9 years past 12 per cent interest on the price we are asking for the land, which is $35 per acre. Will consider Portland property in exchange for half the value or make very reasonable terms, at a small rate of interest. Old age is the owner's reason for offering this land for sale. Call at the office and meet the owner yourself and be convinced.

Oscar Gerhauser
403-4 STOCK EXCHANGE BLDG.
Main 8075.

ALL THE FARMS HEREIN BEING OFFERED HAVE BEEN PERSONALLY INSPECTED AND ARE JUST AS REPRESENTED. WE INVITE YOU IF INTERESTED TO INVESTIGATE OUR OFFERINGS. IF THEY ARE NOT AS REPRESENTED WE WILL GLADLY STAND ALL THE EXPENSE YOU HAVE BEEN PUT TO WHILE MAKING YOUR INSPECTION. IF YOU ARE LOOKING FOR A FARM CALL AT OUR OFFICE OR WRITE, GIVING US AN IDEA OF JUST WHAT SORT OF A FARM WOULD INTEREST YOU, SO WE CAN FURNISH YOU WITH THE NECESSARY DESCRIPTIONS.

OSCAR GERHAUSER,

403-4 Stock Exchange Building.

PORTLAND, OREGON.

Main 8075.

HERE ARE FARMS OF EVERY KIND—WHAT YOU WANT. YOU HERE'LL FIND

$1500

10 acres adjoining city limits of Falls City, Or., on graveled road, rural mail and cream route, 6 acres under cultivation, 4 acres best kind of bottom land, not quite cleared, creek, good fishing, crosses one corner; 5 room house, barn, chicken house, woodshed and well. Lumbering center, $60,000 monthly payroll.

$1800

6 acres, 4 acres under cultivation, 2 acres slashed, new bungalow of 2 rooms and sleeping porch, chicken house, brooder house, plow, cultivator and some household goods. Located about 10 minutes' walk from St. Mary's station on O. E. line. Terms, or will accept a small house in Portland in trade.

$2000

3 acres, all under cultivation, very good 4 room bungalow, 2 chicken houses, woodshed, storeroom, well, about 100 bearing fruit trees, and variety of berries. Well fenced; located 2 miles from Oregon City; sidewalk all the way to the place; terms.

$2200

5 acres, all in high state of cultivation, no rock or gravel, orchard of different kinds of fruit and berries, good 5 room house, shade trees and rose bushes. Located on gravel road ¼ mile from electric line station; good Jersey Holstein cow, some chickens, hay in barn and some implements.

$4000

17½ acres, all under cultivation, 34 young fruit trees, variety of berries, good 4 room house, barn, chicken house and well. Located in Washington county, 25 rods from railway station, on county road, near school, church and store in prosperous and well settled community.

$4000

15 acres, 13 acres under cultivation, 1 acre orchard, 1 acre timber and pasture, an old 3 room house, a new house of 4 rooms, about ½ finished; soil the very best and produces abundant crops of any kind. Located about 6 miles from city limits in Sunnyside Valley, on gravelled road and thickly settled community. A real bargain.

$5000

8 acres, all in high state of cultivation, family orchard of fruit and berries, extra good 6 room plastered house, rooooms nicely tinted, very good barn and chicken house, new milk room, well with pump on kitchen porch, well fenced, lies between 2 main roads, graveled road passes by the house. Located 2 miles from Oregon City; sidewalk all the way to the place. Will accept a house in Portland up to $2500 in exchange.

$5500

47 acres, all under cultivation except about 5 acres of white oak along the creek that runs through this farm. Good 8 room house newly repaired and painted inside and out, good barn, chicken house, hoghouse, brooder house, well, 1 acre variety of fruit and differen: kinds of berries, Pacific highway and railroad on one side and graveled road on the other side; farm almost all under hog tight fence. Located only a few blocks from a postoffice and railway station of a good valley town. Water enough to irrigate the farm if needed. The improvements are almost worth the price asked. No similar sacrifice offer in Oregon. Terms.

$7000

40 acres, about 37 acres under high state of cultivation, good house, very good barn and other outbuildings, good well and spring, family orchard of variety of fruit and berries; located 1 mile from railroad station and about 8 miles from Oregon City; rock road to corner of the place. Terms $3000 cash.

$8500

47½ acres, 41 acres under cultivation, 5 acres pasture and 1 acre fir grove, 2 sets of buildings, barns, chicken house, 2 good horses, 2 very good cows, about 75 chickens, 2 wagons, harnesses and some implements. Located 1½ miles from Canby and about 7 miles from Oregon City.

$10,500

78 acres, 50 acres under high state of cultivation, 5 room house, barn, garage and chicken house; all buildings practically new, good well by the house, a creek runs about 80 rods through the land, can be easily dammed to overflow 1½ acres for a fish or duck pond; ½ acres Italian prunes, apples, pears, etc.; 10 acres seeded to clover; 12 tons hay in barn, small tools and all kinds of new machinery; 9 cows, 2 good horses, harnesses, wagons, etc. A money making farm from the start. Price without stock and implements $8000, terms. Located 1 mile from Laurel and 8 miles from Hillsboro.

$10,985

169 acres, all under cultivation, fenced and cross-fenced, about one-half with woven wire; 147 acres under one of the oldest irrigation ditches in the state; 10 room house, horse barn, cow barn, sheds, ice house, chicken house, garage, hot and cold water in the house. Located in Deschutes county, 1 mile from school on Bend-Sisters highway to Portland. Terms $5000 cash.

$13,000

443 acres, about 265 acres cultivated; good 7 room house, barn and other outbuildings, family orchard, all year running creek, good soil, lies well and only about 8 miles from Roseburg on good auto road. An ideal place for grain, dairy on a large scale, fruit or a stock ranch. Anyone contemplating buying a farm should investigate this offer, as it is the cheapest price farm now in market.

E. A. LINDGREN
SAVON LAND CO.

935 N. W. Bank Bldg.
Portland, Or.

RICHES

are pouring into the coffers of the farmers of Oregon. No other section of the United States offers so many inducements to the home-seeker in the way of rich, productive soil, a mild climate, excellent roads, good transportation facilities, and all the community advantages that make farm life pleasant as well as profitable. People of less-favored sections are looking towards Oregon, and many will come this year. Now is the time to buy, while fine farms may still be picked up at very low prices.

We have specialized in land for many years, and have many good bargains in Wheat, Stock, Dairy or General Purpose Farms, and in acreage near Portland. If you are in the market it will pay you to see us. The following are a few bargains selected from our lists:

SMALL IMPROVED FARM NEAR PORTLAND—10 acres, 16 miles south of Portland, 500 yards from Pacific highway; all fine rich soil, in cultivation; new buildings including plastered house, good barn and chicken house, running water. Price $3500.

20 ACRES FINE LAND, $300 cash; every foot good level plow land; fine soil; 10 acres cleared, balance very easily cleared; within 16 miles of Portland in fine farming district; school handy. Price $3000; terms $300 down, balance to suit, 6%.

BARGAIN ON TUALATIN RIVER—40 acres only 12 miles from courthouse, on bank of Tualatin river; 30 acres under cultivation, 5 acres bearing peach orchard; good comfortable house, large barn and other buildings. This is a fine country homesite as well as a first class farm. Price $6600; terms $2500 cash.

30 ACRES NEAR McMINNVILLE, all in cultivation, splendid soil; small house, good barn, family orchard, good water. Price $4200; only $1200 cash required.

205 ACRES WITHIN 55 MILES OF PORTLAND, 1½ miles from good town, 50 acres in cultivation, 75 acres more good land but in pasture, balance rough; good 5 room house, big modern dairy barn, other buildings, fine orchard, creek crosses place. A good dairy or stock proposition. Price $6000; only $1250 down.

110 ACRES IN MARION COUNTY, all in cultivation, no rock or gravel; good barn and well but only small house. Price $100 per acre, half cash.

150 ACRES IN HEART OF WILLAMETTE VALLEY, 35 miles from Portland, close to station; all in cultivation except woodlot; good big house, barn, silo and other buildings, all in fine shape, 2 wells, good family orchard. Nearly level but well drained and fine soil. Price $17,500; no similar land in the district can be bought at that price.

320 ACRES WITHIN 20 MILES OF PORTLAND, 250 in cultivation, balance timber, creek across property; on good road; comfortable house, good barn and other buildings; can put in stock and equipment. Price $30,000; one third cash, balance 6%.

PRUNE ORCHARD—125 acres in Yamhill Co., 2¼ miles from town; all lies well; 60 acres in bearing prunes; big, modern house with electric lights, steam heat, water system; big barn, prune dryer and other buildings; stock, farm tools and household goods, including piano. Everything for $25,000, half cash.

BIG DAIRY FARM—715 acres on coast, near Yaquina, 300 acres high tide lands, 250 acres diked; rich soil, as good as the Tillamook lands; all diked lands in cultivation; good house with hot and cold water, big barn with milking machines; other necessary buildings, electric lighting system; 25 good milch cows, registered bull, lot of young stock, all necessary farm tools. Price $60 per acre, one third cash. The diked lands alone are worth all asked for place.

BIG POLK CO. FARM—665 acres, 2 miles from station, 400 acres in cultivation, 100 more can be cultivated now; soil is deep, black loam, very productive; buildings are old but in good repair. All fenced with cedar posts and woven wire. Price $75,000.

FINEST STOCK FARM IN WILLAMETTE VALLEY—Over 2000 acres, 1700 open, level land; could be tilled now but owner is grazing cattle on it, balance timber; 13 pastures, lots of water on them; fine modern house, 3 barns, other buildings, fine fencing. This is finest cattle proposition in Western Oregon. Price of land, $35 per acre. Can include 300 head cattle at reasonable price.

WHEAT FARM—1250 acres in Eastern Oregon, about 1100 in cultivation, 500 acres summer fallow, good buildings, plenty of water; fully stocked and equipped. Price $35 per acre; would consider part trade.

BIG WHEAT FARM—2750 acres in Eastern Washington wheat belt, practically all in cultivation, 1100 acres summer fallow ready for fall seeding; farm buildings, 2 wells, tractor, combine and all farm equipment. Price $40 an acre. Would consider two-thirds trade, balance crop payments.

Lueddemann Company

913 Cham. of Commerce
Portland, Or.

NEW YORK LAND CO.

J. L. Berridge, Mgr.
305 Stock Exch. Bldg.
Portland, Oregon

You want a nice farm; we have them; you also have farms to sell or exchange; I will sell or exchange your farm if your price is right; now, if your farm is for sale or exchange, please mail full description of it and we will take it up at once or if you want a farm, call in at our office as we have lots of farms for sale.

Here are some of our good buys in farms:

42 acres right near Portland, all good land and well improved, with all stock and farm tools, hay and grain; in fact, everything to step right in and make money; this place is only 9 miles from a courthouse; 6 room house, large barn and other outbuildings, family orchard, good fences, about 5 acres in potatoes and other garden stuff.

Now, you say you want a larger farm; well, we have it, too; 820 acres near Molalla, with about 200 acres in cultivation, well improved, with 2 sets of buildings, good orchard and all good land, right on good hard surfaced road and a fine buy at a low price of $80 per acre; this is a fine farm and close to Portland; you can buy this on easy terms and the wheat on this place averages 40 bushels per acre; this year most all of this land can be put in cultivation.

Well, you say this is too large; well, here is one smaller: 120 acres, of which there is 90 acres in cultivation, 5 room house, barn and outbuildings; family orchard and all fenced; this place is near Amity, Or., on good road and close to school and right among large orchard tracts; this was formerly laid out in tracts and can be bought now at a low price of $15,000.

We also have another very nice place consisting of 80 acres, about 14 miles from Vancouver, Wash., all good land and well improved, good buildings, all stocked and equipped, with hay and grain; in fact, everything on the place goes with it; about 30 to 35 acres in cultivation, lots more can be put into cultivation; on good county road; this place would have to be seen to be appreciated; would consider part in city property in exchange or part cash and balance long time at 6 per cent.

We also have a nice 40 acre tract near Castlerock, Wash., with good 6 room house, barn and outbuildings; a nice family orchard, with all kinds of fruit and right on a good county road; it also has a nice running creek through the place; this farm can be had for $3200 with about $800 or $1000 cash, the balance at about $300 a year and interest; it has 20 acres in cultivation; this would make a fine home on very easy terms.

We also have a 75 acre farm 1 mile from Middleton, Or., which is about 18 miles from Portland; this farm has 40 acres in cultivation, good family orchard, 5 room house and barn and other outbuildings; would consider a good city residence up to $4000 as first payment, balance 10 years at 6 per cent interest; now, the price of the farm is $9500.

Now, we have some small acreage tracts near Portland on good car line; we have a 10 acre tract near Jennings Lodge on the Oregon City carline; about half in cultivation; no buildings; at a low price of $3500.

We also have a 5 acre tract right on the Oregon City carline, 2 miles from Milwaukie, at a sacrifice price of $3500; this is a fine tract of land; has no buildings, but is in cultivation.

We also have a well improved 10 acre tract right near the city limits, east of Mt. Tabor, which is all in cultivation; has 5 room house and barn and other outbuildings, about 2 acres of orchard and berries; this is a fine piece of land, all good soil; the price is $8500.

Now, all of the above mentioned farms are all good buys and all of them are well located. Now, if you should have a good farm for sale and your price is right, we would only be too glad if you would call at our office or write us full legal descriptions and the price and location and mail it to us. We will take it up at once and try to dispose of it for you. And if you also would consider trading your farm or tract for city property or outside property, we would be only too glad to take this matter up with you.

If you care to take this up with us, call at our office at 305 Stock Exchange Building, Portland, Or., or call Main 7676 and we will take this matter up with you.