REAL ESTATE
FOR SALE—FARMS 17

FOR SALE OR EXCHANGE

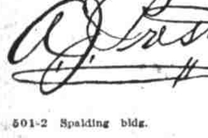
160-acre stock, grain and alfalfa ranch, fully stocked and equipped; 75 acres cultivated, 50 acres in alfalfa, 16 good, rich bottom land, well drained and the best of alfalfa land, with soil 20 feet deep; bearing family orchard; 6 acres fine truck garden; hog pastures, clover and potato fields; fenced and cross fenced; balance in fine timber; springs and creeks furnish running water the year around and two good wells with pumps; a good two story house on stone foundation with front and back porches; good barn 48x86 and another new barn just being painted with extra wagon sheds and machinery sheds, chicken house with a lot of chickens; woodshed, smoke house, cellar and workshop; a good heavy team of horses, harness, wagons, hack, plows, harrows, mower, rake, disc, springtooth harrow, cider press, spray outfit, cream separator, alfalfa cultivator and all kinds of small tools; 41 head of cattle, mostly cows, one fine bull, and everything included.

This is one of the best farms in the country, on or near the Columbia river and less than 100 miles from Portland, and is adapted to diversified farming, stock raising, garden, truck, fruit and grain, and there is lots of fine outrange for stock from which they grow hog fat. Owner is along in years and wants to retire on a small farm somewhere close to town and will consider such up to about $10,000 with or without good buildings; if no buildings would like some cash and give terms on the balance. Here's a chance to get a good going farm and one that is right and paying good money right now. Let's talk it over. Price only $17,500 for a short time only.

WILLAMETTE VALLEY FARM

189 acres of as fine as there is in the valley, 130 acres cultivated; 4½ acres prune orchard; good graveled roads; best black and redshot soil, fenced and cross fenced, 80 acres of the above is the finest of loam bottom land; an abundance of pure water; near river and electric railway, with transportation by rail or boat; close to school, church, postoffice and stores, 1¾ miles from town, R. F. D. and telephone; good 9-room house, barn 40x50, granary, hog house, chicken house and a good prune dryer. 4 horses, 4 cows, 8 hogs, 11 pigs and a lot of sheep and lambs; a lot of chickens, wagons, truck, grain drill, mower, rake, buggy, hand roller and all necessary plows and tools too numerous to mention, and all in the best part of the famous Willamette valley, making big money right now and all for $25,000.

Terms: Some trade, some cash, balance to suit. Here is another that is worth while and I do not hesitate to say that either of the above places will stand the acid test under the most rigid examination. Call early for complete details.



501-2 Spalding bldg. Portland, Or.

FOR SALE FARMS

Finest farm in Multnomah county, lies on hard surface road, on electric line, 20 minutes' drive from our office by auto, 90 acres, 70 of which are in a high state of cultivation; substantial farm buildings in excellent shape; good orchard and all varieties of berries for family use. Price $36,000—easy terms if desired.

Seventy acres, 50 acres in fine cultivation; new six room bungalow, new barn, good outbuildings, family orchard and all kinds of berries; fine stream of water. Five miles from Cathlamet, on Columbia river, on good road. Nine Jersey cows, five heifers, good farm team and all farming tools, hogs and chickens. $12,500. Consider some trade.

Fifty-eight acres on the Estacada road, three-room house, large new barn, milk house, chicken house, spring water piped to all buildings; choicest selection of all kinds of fruit and berries for family use; five good milch cows, 3000-pound team, practically all farm tools, beautiful trout stream runs through the place. $5800—consider some trade.

A. W. LAMBERT & SON,
404 East Alder Street,
Portland, Oregon.

105 ACRES

$80 AN ACRE

45 acres in cult., lots more easily put in. Some good timber. Fine living water. Place has 7 room house, good new barn and all outhouses, fruit. Good well at house. Place on county road; all gravelled to the place and only ¾ mile to electric line and station, good shipping point. This is one of the cheapest places in the county. No better soil any place. Land all around this sells from $120 to $150 an acre. We will take $3000 down on this place, the balance at 6 per cent. If you want a good little farm let us show you this. They will ask you as much for a 40 or 50 acre place as we are asking you for this. Why do it when you can get twice as much for your money and just as good? This is a bargain the way land is selling.

E. P. ELLIOTT & SON,
7th and Main Sts., Oregon City, Or.

52 ACRES

On Clackamas River

40 in cult., the bal. is timber and pasture. 8 room house, large barn and all outhouses. Fine living water. Place on main road. All kinds of fruit. Good well at house. Place all fenced. Close to good store. Team, harness and wagon, 2 cows, 36 hens, plows, harrow, cultivator, mower, disc; some hay and grain, other feed and seed. This is 8 miles out in the Logan district, on good graveled road. Remember it joins the Clackamas river. This is fine soil and the price for the place is right. Price is $10,000; $5000 down, bal. at 6 per cent. Possession at once.

E. P. ELLIOTT & SON,
7th and Main Sts., Oregon City, Or.

THIS IS THE TIME TO LOOK FOR LAND BARGAINS

40 acres, 12 acres in cultivation, 8 more has been plowed; 30 acres bottom land; a lot of good standing timber, about 1500 cords of wood, enough to pay for place twice over; house 12x14, 1 room, and house 18x24, three rooms; unfinished barn 24x24. This place cost owner $4000. Priced for the next few days at $3250; $1250 will handle. Very scenic view, 23 miles from Portland, near Mt. Hood highway.

STEWART & BUCK,
315 N. W. Bank Bldg.

HERE IS A CLASSY LITTLE FARM NEAR OLYMPIA, WASHINGTON

10 acres good black soil, 8 acres to cherries and pears, 6 acres in Cuthbert red raspberries, 2 acres in strawberries; modern 6-room bungalow, full cement basement; have their own electric light plant and pressure tank; only 4 miles from capital of state; paved highway all the way to Tacoma and Seattle, in good settlement, with good school facilities, near Country club and golf links; this is a nice home, at the same time a money-maker; price $7000, some terms.

STEWART & BUCK,
315 N. W. Bank Bldg.

IF YOU ARE LOOKING FOR A SMALL PLACE CLOSE TO PORTLAND YOU CAN'T BEAT THIS:

20 acres near Gresham, the very best of soil, on good graveled road. All in high state of cultivation. Young orchard in full bearing, 16 or 12 choice cherry trees around house; all kinds of berries; good 4-room house, barn and outbuildings; well on back porch. There is from $600 to $700 worth of personal goes with the place, including a fresh cow that is making 2 pounds of butter a day; 75 Leghorn pullets, getting lots of eggs; everything for $5000. Must have $3000 cash.

STEWART & BUCK,
315 Northwestern Bank Bldg.

MOVE RIGHT ON

44 acres, located 7½ miles southeast of Oregon City, on county road, 23 acres under cultivation, balance can be cultivated. 700 cords wood available. Creek and some beaver-dam land. 10 acres can be irrigated. House, barn, chickenhouse. Price $4200, with 2 horses, 2 cows, 2 heifers, 1 calf, 1 registered cow, stocked, harrow, wagon, disc harrow, spring tooth harrow, set harness, cream separator, some grain for seed. Complete household furniture. Not less than $2000 cash.

JOHN FERGUSON, Gerlinger Bldg.

75 ACRES, best soil, highly improved in every way; fine water system; extra well stocked and equipped; close in on good road; all in cultivation, and complete set of extra good buildings. Make price right and terms to suit to right party. This is among the very best and choicest farm property close to Portland. Might divide or take part in trade. Nothing better. Have other choice farms, large and small at genuine bargains.

SAMUEL DOAK,
1202 Northwestern Bank bldg.

HERE IS A CLASSY LITTLE FRUIT FARM NEAR OLYMPIA, WASH.

15 acres, all good black soil, 8 acres pears, trees six years old, 8 acres in Cuthbert red raspberries; some plow land and some pasture and about 2 acres of timber. Wood enough to do you a lifetime. Price $5000, some terms.

STEWART & BUCK,
315 N. W. Bank Bldg.

FOR SALE—FARMS 17

PACIFIC AGENCY, Inc.

514-19 Swetland Bldg.

Mar. 3989

REAL ESTATE
FOR SALE—FARMS 17

To Settle an Estate

I am offering a 248 acre tract of land, lying about 4 miles north and east of Lebanon, Or., on a good graveled road and with a R. R. station practically on the farm, at a price which is at least 50 per cent under value.

This place comprises about 50 acres of Santiam river bottom, mostly under cultivation. No better garden land in Oregon. Then there is the first bench land, mostly in pasture, and rich pasture, as will be seen while that in the surrounding country is brown as a berry in July and August.

Then there is the farm land proper, consisting of about 80 acres, where oak trees grew; a few still remain for shade, and they are over 2 feet in diameter. This land is good for any kind of grain, and will produce abundant crops. It is all well fenced and cross fenced. House, 1½ story, with 7 rooms; large barn, outbuildings of every kind, good well at house and another at barn, plenty of fruit and good garden. Now, if this appeals to you, don't bother to write but just come and we will meet you and take you out to see it. Price for short time only $55 per acre. We have other sized and priced places, and can fit anyone in that respect. And our prices are not inflated, come and get the benefit of the rise.

C. I. LEAVENGOOD, Lebanon, Oregon.

50 ACRES

STOCK AND TOOLS

All level, 38 acres in cultivation, 3 acres in timber, most of the balance is not hard to clear; fine clover, potato, grain, berry and corn land; rather sandy like, no better soil in Oregon. On good main county road, 6 room plastered house, good barn 36x50 feet, all outhouses, all kinds of fruit, good living water, good well at house, 3 good horses, 3 cows, 3 hogs, about 3000 lbs., 3 cows, 10 hogs, 75 hens, good wagon, hack, harness, riding and walking plows, mower, rake, drill, disc, cultivator, gas engine and feed cutter, harrow, all small tools, most of household goods. Part of the place is seeded. All ready to move in and go to work. This is near Canby, on main road, fine soil and good location, in a thriving community. If you want a complete home, let us show you this place. All you have to do is to move in and you are ready to start farming. No stone or gravel. Price for everything $10,500. For place alone, $9000, $6000 down, balance time at 6 per cent.

E. P. ELLIOTT & SON
Seventh and Main Sts. Oregon City, Or.

STOCK FARM FOR SALE

Of 475 acres within 25 miles of Portland, and 3 miles from Sherwood, one 10 and one 4 room house; large stock barn, 100-ton silo, granary, and other buildings. High and sightly. Fully equipped with machinery and livestock. 150 acres under cultivation; 80 acres plowed, 40 acres seeded and grain to seed balance. 100 acres good pasture; 12,000 cords standing fir wood, and much cedar. Wood sells for $4 per cord at farm. 16 grade Shorthorn cows, 1 bullock, 6 or 7 brood sows, four of which are registered Poland China, and two subject to register; 145 goats and pasturage for 1000; plenty of fodder for the stock for all winter. Several good springs on the place, and other good things too numerous to mention. Will take part exchange, smaller farm or city property; or sell one half interest to dependable party who will take charge.

E. A. KNAPP, 212 Board of Trade Bldg.

HOOD RIVER VALLEY FARM

40 acres, 8 acres cleared, 8 acres nearly cleared and balance very easy to clear. Good 5 room house, barn, water piped to house, free water for irrigation; good fruit and berry land and well adapted for alfalfa and clover, has southeast slope and located 6 miles from Hood River, close to Lost Lake road, which the government and Hood River county are improving for scenic highway. Price $4000; terms $1500 cash, balance on time at 6 per cent interest, or will trade for good Portland property of equal value.

E. A. LINGREN,
Savon Land Co., 935 N. W. Bank Bldg.
Main 5381.

Another Bargain

7¼ acres, all level and in cultivation, with a nice 6-room house; good barn 28x36; 2 large chickenhouses, all kinds of fruit and berries. This place is at the intersection of two good roads and is in a thickly settled neighborhood, and there is also a good store building with about a $400 stock of merchandise included; also horse, 2 buggies, plow, harrow, cultivator, 100 chickens. Only 2½ miles from courthouse; fine spring on place and water under pressure and the entire place goes for $6000, ½ cash, balance 5 years, 6 per cent. Quick action necessary.

H. A. HEATER, 8th and Main sts.
Oregon City, Or.

WELL STOCKED AND EQUIPPED

40 acres, located 8 miles from Ridgefield, Wash., 30 acres under cultivation, 39 acres can be cultivated, balance in pasture and timber; one of the finest orchards in the country, all kinds of fruit, creek and well, good fences, all exceptionally fine soil, no gravel or rock; 5-room house, barn, granary, machine shed. Price $5500, with 5 cows, 1 heifer, chickens, good young team, heavy harness, spring tooth harrow, spike tooth harrow, mower, rake, binder, 2 wagons, scales, cultivator, cream separator, lots of tools, household furniture, some wheat, oats, hay, straw and 16 acres seeded to grain. Machinery in A1 shape. Personally inspected. Photos at office.

JOHN FERGUSON
Gerlinger bldg.

40 ACRES WORTH INVESTIGATING

About 20 acres under cultivation, part of balance very easy to clear and part in timber; fair house and outbuildings, good well, the best of soil; located 1½ miles from Manor, Wash., and about 12 miles from Vancouver; county road by place. Price only $4000, very good terms or will trade for a home in Portland if priced right.

E. A. LINDGREN,
Savon Land Co., 935 N. W. Bank bldg.
Main 5381.

TWO GOOD BUYS

29 acres, all in cultivation, all level, family orchard, 6 room house, barn and other outbuildings; artesian well piped to house and barn, 1½ miles to town, on a good road, team, chickens, tools, feed. All goes $6250, on terms.

30 acres, 9 in cultivation and seeded, balance pasture, 3½ miles to town, on a good road, team, 2 cows, feed, tools, furniture. All goes $5000, terms.

A. J. BOCKHOLD
Eighth and Main Sts. Oregon City, Or.

OWNER IS PREPARING PART OF THIS RANCH FOR HOPS, LOGANBERRIES AND PRUNES

100 acres very rich bottom land, all tiled; was in hops for 20 years, 50 acres more in cultivation, good soil, balance open pasture and timber. Abundance of water when cleared, woven wire fences, fine creek, two springs and well, good barn, house, new chicken and hog houses; orchard and berries. On gravel road, near town, southwest of Portland. Can make arrangements to irrigate the berries. 231 acres. Price $80 an acre.

See SAM HEWEY at J. L. HARTMAN CO.,
7 Chamber of Commerce building.

POLK COUNTY RANCH

47 acres, located 6 miles from Dallas, 30 acres can be cultivated, 10 acres under cultivation, 20 acres pasture, black silt bottom soil, family orchard, 2 creeks and spring, good rocked road, rural conveniences, 4-room house with large porch, barn 26x46, vegetable cellar, 2 chicken houses and brooder house. Price $4200 with 3 cows, 2 heifers, 2 calves, 15 chickens, horse, 10 tons hay, cream separator, hay fork, incubator and brooder and complete line of machinery. $3500 cash or will trade for stock and dairy farm in Portland or vicinity of equal value.

JOHN FERGUSON
Gerlinger bldg.

LANE COUNTY RANCH
ON THE HIGHWAY

60 acres, 6 miles from Eugene, Or., 55 acres under cultivation, good free soil, family orchard, 6 room house, barn 30x32, other outbuildings, well. Price $125 per acre, with 3 horses, 2 cows, 2 heifers, chickens, 2 wagons, cultivator, set harness, cream separator, 2 harrows, spring wagon, 1 No. 1 John Deere hay press, gasoline engine, 1 circular saw, furniture, 35 tons hay and roots; $5000 cash, or will consider car up to $1000, balance long time at 6 per cent.

John Ferguson, Gerlinger bldg.

GOOD FARM BUY

94 acres, 7 miles from Oregon City; 40 acres in cultivation, can all be cultivated; 16 acres in wheat, 10 in timber; good 6 room house, fair barn, woodshed, hog house, chicken house, tool house, large orchard, good well, creek across corner, station on place; fenced and cross fenced. Price $8000; half cash.

E. E. TEEPLE,
205 Seventh St., Oregon City.

160-ACRE farm; soil, water, climate unsurpassed; modern 5-room house furnished; barn; poultry house; garage; automobile; implements, tools; livestock; near fast growing city; makes easy living; improvements alone worth price; other business compels sacrifice; $12,000 cash. S. N. Kemp, Willcox, Arizona.

160 ACRE ranch near Eugene, 135 acres in cultivation, balance pasture, all black sandy loam soil; fine for loganberries, potatoes, grain, etc.; all fenced, new barn, no house, good gravel road, 1½ miles from paved highway. For sale at $13,000. Owner might consider some trade.

J. R. WOLFE, 419 HENRY BLDG.

FOR SALE—160 acres on good terms, 3 miles of railroad station, in Benton county, 60 acres in cultivation; young family orchard; running water; 5-roomed house and barn and other outbuildings. C. I. Kilmer, Hubbard, Or.

PACIFIC AGENCY, Inc.

514-19 Swetland Bldg.

Mar. 3989

REAL ESTATE
FOR SALE—FARMS 17

Tigard Station

8 ROOM HOUSE, 28 ACRES

Modern 8-room house, cement basement, Dutch kitchen, hot and cold water, modern plumbing and bathroom, large living room with pressed brick fireplace; house wired for electricity; French doors between dining and living room; barn cost $2500; has running water; 28 acres of finest of soil; place is fenced and cross-fenced; all under cultivation; small family orchard; only 12 miles from Portland, on paved road. House could not be built for $4000. This is a very fine place and a very exceptional buy. You will find few places in better condition than this one. The ground alone is worth more than the price asked for this place; $11,500. Best of terms.

SEE
J. F. Hill
696 Williams avenue
Phone East 268.

1600 ACRES WHEAT FARM IN FAMOUS UMATILLA COUNTY

1200 acres under cultivation, 700 acres in wheat and 500 acres summer fallowed in 1919. Eight room plastered house, 2 big barns, 2 machinery sheds, 3 big wells always full, 50,000 gallon concrete reservoir. Located 6 miles from railroad station, 1 mile from school and on good road. Worth from $75,000 to $80,000; price $64,000; terms $22,000 cash, balance on time. Will accept good property in trade up to $25,000. If you want to become owner of a good wheat ranch and be independent in a short time, here is a chance you should not pass by. Look this up.

E. A. LINDGREN,
Savon Land Co., 935 N. W. Bank Bldg.
Main 5381.

12 ACRES

A DANDY HOME

6 acres in bearing apples, 11 acres in cultivation, the balance is in pasture; a good spring of water on it, all of the cleared land is level, can't be beat for soil, not a stone; lots of cherries and grapes on the place; good big 8 room house, plastered below and celled above, the house has not been built long, good fireplace in the house and a bathtub, house is on brick foundation; good little barn, wood house and chicken house, good well at the house. This has a fine view, on graveled road only 2 miles of Oregon City limits. Price $5500, part cash. This will make you a fine home. Nice yard, with shade trees and shrubbery in yard. Let us show it to you.

P. E. ELLIOTT & SON
7th and Main Sts., Oregon City, Or.

10 ACRES

$650 DOWN

Four room house (frame building), barn is only fair, woodhouse and well and living spring water. This is A-1 soil—no better any place. All in cultivation but ¾ acre; there is a few little fir trees. This is fine berry land or a dandy place for a chicken ranch. On good graveled road and sidewalk to town, only 2½ miles out. Close to store and good school. This is slightly and good community. Price $2650, $650 down, balance $200 a year at 6 per cent. If you want to start a good little home, see this place. It will go into lots more value if you do a little clearing on the place.

E. P. ELLIOTT & SON
Seventh and Main Sts., Oregon City, Or.

40 ACRE STOCKED AND EQUIPPED RANCH WITH 14 ACRE PRUNE ORCHARD, ONLY $3500.

Located in prune belt, southwest of Portland, 1½ miles from a good town; other bearing fruit trees, such as apples, pears, plums, quinces, cherries, English walnuts, loganberries, black berries, raspberries and strawberries; good 5 room house, painted barn, chicken house, other outbuildings; spring and well; pasture, some timber; good team of mares, Jersey cow, chickens, hay in barn; farm implements; 22 acres in cultivation, ideal combination dairy and fruit ranch; half cash, balance at 6 per cent.

See SAM HEWEY at
J. L. HARTMAN COMPANY
7 Chamber of Commerce Bldg.

YAMHILL COUNTY FARMS, ALL NEAR MCMINNVILLE, OREGON.

300 acres, one of the best dairy farms in the county, mile from good town that has condenser; fine dairy barn 50x100, good house, gravity water system; land lies well, good soil, located on Pacific highway; $150 per acre.

670 acres, half in cultivation, 5 miles from McMinnville; fair house, four good barns; half valley land, balance gently rolling, on good road. Price $41,000; $5000 cash, balance long time at 6 per cent. This is a good grain and stock farm.

MCMINNVILLE LAND CO.,
MCMINNVILLE, OREGON.

90 ACRES

80 acres level, 50 acres in cultivation, large 5 room house, newly painted, good granary, garage, 2 barns 50x30 each; 150 fruit trees; 8 acres seeded to wheat and 3 acres to oats; good well and good springs. Personal as follows: Wagon, hack, mower, feed cleaner and other tools go with place, but the livestock can be bought or kept on shares.

Price $8300, $2000 cash, bal. terms.

H. A. HEATER, 8th and Main sts.
Oregon City, Or.

FINE PRUNE RANCH

40 acres, located 1½ miles from Sheridan, Ore., Yamhill Co. 14 acres of prunes, also apples, peaches, pears, plums, loganberries, raspberries, sweet and sour cherries, quinces, walnuts and asparagus; good 5-room cottage, painted, barn, chicken house; place well fenced, 10 acres under cultivation, besides the fruit; balance in timber and pasture; creek and spring. Price $5500 with team of mares, Jersey cow, chickens, some hay and machinery; half cash. Personally inspected. Photos at office.

JOHN FERGUSON
Gerlinger bldg.

40 ACRES, located at Devitt, Or., west of Corvallis, Benton county, one mile from town; black loam soil; 20 acres can be cultivated, 12 acres under cultivation, balance in pasture; some timber for wood; lots of outrange; 4-room house 24x86, barn 32x44, chickenhouse and milk house; ¾ acre orchard; one mile to school; lots of work on this farm; this ranch, price $2800, with 2 cows, 1 yearling, 1 mower, 1 cultivator, plow, harrow, hay rake, cream separator and tools; $2000 cash. There are 250 chickens on this place that can be bought.

JOHN FERGUSON, Gerlinger bldg.

BEST BARGAIN
LOVELY HOME

10 acres of land for sale at Orenco, Or., 16 miles southwest of Portland; 6 acres cleared, 2 acres in woods, 2 acres in pasture, 140 fruit trees 3 years old, all kinds of fruit and berries, 5 room house, barn 20x30, chicken house 12x24, hog house and good water; beautiful place for chicken ranch; price $3000, $1500 cash, balance 3 years' time or longer; ¼ mile from station. John Holmason, owner, Orenco, Or.

288 ACRE farm, 4 miles from Yoncalla, Or. Fenced and cross fenced with woven wire, over 200 rich heavy bottom land, house has full line of plumbing, 10,000 gal. cement reservoir, several thousand dollars' worth of stock and machinery with place; finest water and most healthful climate in Oregon. Price $35,000. Will consider well improved small place near Portland to about $10,000, some cash, bal. terms. L. K. Moore, 317 Board of Trade.

THIS WILL GO

20 acres adjoining city of Newberg, 15 under cultivation, balance pasture and beaver dam; running water, fair 6 room house, new barn, family orchard; extra fine soil. Location, lay of the land, churches, schools, etc., can't be beat. Crop in. A good buy at $6500; $2000 cash, balance long time at 6 per cent. C. E. Cranfill, 203½ 1st. Main 4203.

NEAR OREGON CITY

40 acres, located 5 miles east, all can be cultivated, over 20 acres under cultivation, balance pasture; place fenced and cross-fenced with woven wire; new 5 room house, barn, chicken house, hog house and other buildings; creek on place, orchard of all kinds of fruit. Offered away below value—$2800 cash, balance on easy terms. John Ferguson, Gerlinger bldg.

40 ACRES, located on the Oregon Electric at Donald near Woodburn; all good level land, all in second growth fir, good wood proposition, only 1 mile from the station. Will sell in 10-acre tracts for $100 each, or 40 acres for $4200 with small payment down.

JOHN FERGUSON
Gerlinger bldg.

SPLENDID TRACT

10 acres, 4 miles from Oregon City, 8 in cultivation, 4-room house, barn, chickenhouse; good well; some fruit. Price $2100. Some terms.

E. E. TEEPLE, 205 7th st., Oregon City.

THE makings of a dandy ranch; 40 acres, excellent soil, all tillable, about 25 acres in cultivation, balance pasture and timber, no buildings, good road, 35 miles from Portland; $50 per acre takes this. Look this up.

J. R. WOLFE, 419 HENRY BLDG.

FOR SALE, by owner, 5 acre tract, with over $2500 improvements, for $3200; large house, garage, 6 small and 1 large poultry houses, good well, 70 ten-year fruit trees, good soil, 1 mi. from city limits of Vancouver, Wash., R. R. 6. J. A. Woolsey.

FARMS, big and small, for sale; wonderful climate, great variety of products, no crop failures, good roads, good schools, good water, good health and prosperity prevail. Write T. F. Russell, Merlin, Or.

REAL ESTATE
FOR SALE—FARMS 17

See Mitchell & Rippey For Farm Bargains

328-29 HENRY BLDG. MAIN 2534

REAL ESTATE IS THE BASIS OF WEALTH.
SAVING LEADS TO WEALTH.
GOOD INVESTMENTS BRING RICHES.
PROSPERITY FOSTERS CONTENTMENT.
OWN A FARM AND BE HAPPY.

MULTNOMAH COUNTY FARM

87 acres, 16 miles from Portland, ¼ mile from Columbia highway, ¼ mile from Troutdale, ¼ mile to school; 50 acres under cultivation, balance brush, 4 room house and barn; spring water piped to house and barn; creek never dry; a real bargain for some one interested in land close to Columbia highway; price $10,000, $3500 cash, bal. long time at 6 per cent.

80-ACRE MARION COUNTY FARM—80

20 miles south of Salem, 7 miles north of Albany, 1 mile from Oregon Electric railroad station; ¼ mile to school, on good gravel road, 2 miles from Pacific highway, on mail and cream route; all in cultivation, family orchard, all kinds of berries, a good 6 room house with hot and cold water, bath, tank windmill, good barn, chickenhouse for 20 cows, stalls for 6 horses, 80-ton silo, granary, blacksmith shop, chicken house, garage, 2 straw sheds, full of straw; 35 tons of hay in barn, $200 worth of grain; 3 mares, 6 grade Holstein cows, 1 Holstein bull, 3 yearling heifers, Poland-China boar; 1 brood sow and 8 pigs, 12 dozen chickens, incubator, brooder and all farming implements. Price $12,500, easy terms. Take city property up to $3500.

A WONDERFUL BARGAIN

39¼ acres of the very richest of shot soil, lies rolling enough to drain well, 18 miles from Portland, 2 miles from Sherwood, 1 mile from Middleton station, ½ mile off Capital highway, ½ mile from school, 37 acres under cultivation, 2 acres stumps and pasture, 4 acres of young prune trees bearing this year; 2 acres old prune trees, 1 acre apple trees, some berries, 2 good wells, fair barn, 7 room house built on a high knoll and has one of the most wonderful views in the Willamette valley, overlooking Sherwood, Middleton, Capital highway, Southern Pacific electric railroad and the beautiful valley below. With this great bargain goes 1 extra good Jersey cow, 1 2 year-old heifer, 1 brood sow, 6 pigs, 18 tons of hay in barn, 1 acre potatoes; 2 acres of corn, furniture and all farm implements. Price $8500; $3000 cash, balance long time at 6 per cent.

WASHINGTON COUNTY FARM

80 acres, 3 miles west of Sherwood, 2 miles off Capital highway, 1 mile to school; 30 acres under cultivation, 20 acres slashing and stumps, balance very heavy saw timber; extra strong, dark loam soil, just sloping enough to drain; splendid young family orchard; and bearing galore; 6-room house in good condition, barn 60x32; hog house, chicken house, cellar, woodshed and garage, 2 wells, good spring piped to house and barn. With this great buy go 3 horses, 3 good cows, 3 dozen Barred Rock chickens, mower, rake, plows, 3 cultivators, harrow, wagon, buggy, hack, hay forks, 30 tons of hay in barn, 150 bushels oats, 35 bushels wheat. Price $12,000, ½ cash or bonds, balance easy terms at 6 per cent. Will consider residence property up to $2500.

YAMHILL COUNTY STOCK RANCH

200 acres, 6 miles south of Dayton, on Salem road, 120 acres under cultivation, 60 acres timber, fir and oak; 20 acres stump and pasture; good family orchard and berries galore; 69 young walnut trees produced last year $500 worth, woven wire fence, creek never dry; a well, tank and gas engine; water piped to house and barn, extra good 9 room house, full cement basement, 5 rooms and bath on first floor; 4 rooms above; 2 barns, granary, chicken house, and hog house, 2 horses, 2 colts, wagon, binder, plow and rake, roller, fanning mill, 2 brood sows, 17 sheep, price $25,000; ½ cash, balance long time at 6 per cent interest.

Mitchell & Rippey

328-29 HENRY BLDG. MAIN 2534

WALNUTS, FRANQUETTE, GRAFTED

36½ acres, of which 18 acres are in 8 year old grafted English walnuts, with peach, apples, pear and prune fillers, 5 acres in alfalfa, gently rolling, well drained, new 6 room house, fine barn and tool shed, woodshed and water tower, good well, water piped to house and yard, R. F. D., telephone, close to high school and church. This place is close to valley road which will soon be hard surfaced. Price is only $12,000 and will only be on the market for short time. Hurry if you want something fine and good.

See Mr. Hesgard,
COE A. McKENNA & CO.,
82 Fourth st.
Main 4522.

41 ACRES

About 15 acres in cultivation, 15 acres more good land and easily cleared, 11 acres in good timber, will cut 1000 cords wood; on good road, R. D. and cream route; good school ¼ mile, Oregon City 5½ miles, Canby 4 miles, railroad station 1 mile. Five room house and outbuildings, living stream in field, fine spring at house. Price only $3500. See this and you will be convinced it is worth the money.

S. O. DILLMAN
Eighth and Main Sts. Oregon City, Or.

CREEK BOTTOM LAND

120 acres, located on good graveled road, 2½ miles from town, Douglas county, Oregon; 90 acres can be cultivated; 50 acres under cultivation, 40 acres has a paid-up perpetual water right; 40 acres of pasture; good fences; orchard of assorted fruit; new 5-room log bungalow, with plumbing, 28x32; barn 30x60; machine shed and other buildings. One mile to school. Price $71 per acre, with 12 cows, some young stock, team, large and complete line of machinery, cream separator and feed. Personally inspected.

JOHN FERGUSON, Gerlinger Bldg.

Mr. Rancher

I have some fine ranches in the Willamette valley, highly improved, with or without stock at very reasonable prices and terms.

J. B. Holbrook

214-215 Panama Bldg.

WONDERFULLY PRODUCTIVE PLACE

22 miles east of Portland, on a good auto road, is a splendid farm of 39 acres, ¾ mile from electric station and village. The buildings cannot be duplicated for $4000. Price of $250 per acre includes complete equipment in way of machinery and tools to run place. 32 acres under high state of cultivation, 7 acres good pasture. This is a money-maker. Personally inspected. Photos at office. Good terms.

JOHN FERGUSON
Gerlinger Bldg.

Rare Opportunity

80 acre farm in choice district, midway between Portland and Salem; close to paved Pacific highway and small town; creek, rich loam soil, best of berry land; land lies ideal. Price $11,000. Terms, about half cash, or will exchange for Portland residences, flats or other income bearing city property. A. K. Hill Co., 215 Lumbermens bldg.

CHICKEN RANCH

5 acres, 2½ miles from Ridgefield, Wash., 2 acres cleared, 1 acre almost clear, balance timber; house, family orchard, all kinds of small fruit. This is very best of soil. Ideal for fruits and berries. Price $800, half cash.

ESTES & MAGEE
909 Cham. of Com., 428 Oregon bldg., Salem.

FOR SALE—400 acre stock ranch on paying basis; about 40 acres under cultivation, 160 acres in grass, balance timber; plenty of outside range, good buildings, good water; stock goes with ranch. Price $9000. Write owner for information. John R. Hill, Gold Beach, Or. Curry Co.

52 ACRES—25 in cultivation, nearly new 10-room house, barn 30x30, chicken houses, 10x12-15x40; family orchard. Six blocks to depot on electric line in good town close to Portland. School 10 blocks. Price $1400. Terms. See Cowling, McClure & Schmauch, Ry. Exchange bldg., Main 1503.

FOR SALE—30 acre ranch, on good road, and good soil; 20 acres cleared, 5 room house, large barn, spring water piped to house and barn, family orchard, 2 miles from good town of 2000, sawmills and fruit cannery. Close to good school. Very reasonable and terms. By owner, Box 706, Rainier, Or.

FOR SALE—160-acre ranch, 125 acres in cult., balance pasture and oak and ash timber; good barn, good 6-room house, other buildings; 2½ miles to carline; telephone in house, daily mail; snap at $20,000. E. A. Fisher, owner, R. R. No. 3, Molalla, Or.

6 ACRES, 5 in CULTIVATION; rich soil; all kinds fruit, drilled well, on Umpqua river, fine road 2½ miles Roseburg, Douglas county; house, barn, workshop; $2400, $1400 cash. Write Elmen, 182 Skidmore st., Portland, Or.

FOR SALE—2 acres, 1 acre clear, 2-room house, fine well, chicken house; $950, $425 down, bal. $10 month; 11 miles east, 1 block from depot. Owner will show place Sunday, 18th. Call at 762 E. 21st st.

28½ ACRES near Estacada, house, barn and other buildings, spring, creek and well, 9 acres clear, 7 acres under cultivation, some fruit trees. Price $2500. Rash, East 2920, 732 Sandy blvd.

FOR SALE—40 acre ranch in Rogue river valley; bottom land. Price to suit. D. F. Russell, Merlin, Or.

REAL ESTATE
FOR SALE—FARMS 17

Selected Farms

THAT CAN BE DEPENDED UPON FOR PRODUCTION AND PROFIT

$5000—15 acres, one mile to electric car; 5 room house, good barn, well; has produced 75 bushels per acre. All sowed in fall oats. Work and seed to be paid by buyer. Terms, $1000 or more in cash.

$6000—30 acres, suitable improvements, orchard; ¾ mile from United Electric car. Personal includes cow, 2 dozen chickens, about 10 tons hay, 80 bushels grain, implements and vehicles.

$9000—42 acres, practically all cultivated; soil that is unexcelled for general farming, within 12 mile radius of Portland; 6 room house, good barn, several outbuildings, including a substantial root house, family orchard, well, running stream, 8 acres fall wheat and oats sowed.

PERSONAL

3 brood mares, 2 Jersey cows, 3 dozen chickens, about 20 tons of hay, 100 bushels grain, straw stack, disc, plow, mower, rake, some hand tools, harness, about $750 worth potatoes in root house for market, fine condition. Near automobile road in Tigard district. The land is really worth $225 per acre.

$9000—54 acres, about 85 per cent very rich bottom land, mostly in cultivation, some pasture. Buildings front on Capitol highway in Sherwood district.

Geo. E. Englehart Co.

Main 7266. 624 Henry Bldg.

THE PRICE FOR THIS FARM FEBRUARY 1 WILL BE $6500

These 47 acres, all under cultivation except about 5 acres in white oak along creek running through this farm, was listed with us for sale for $6000, but since that time considerable work and improvements have been made and the price, from February 1, will be $6500. There is a good house and outbuildings, cows, horses, pigs, chickens, harnesses, buggies, cream separator, implements and tools, and part of land already seeded. A complete farm in every respect. A few blocks from a good valley town and station. Pacific highway and county road by the place. It is a bargain for $6500, but more attractive for its present price of $6000. No other similar offer in Oregon.

E. A. LINDGREN,
Savon Land Co., 935 N. W. Bank Bldg.
Main 5381.

YOUR LAST OPPORTUNITY—In Central Alberta and Saskatchewan are rich park lands—open prairie ready for the plow, interspersed with groves, which afford excellent shelter for stock. Here grain growing, dairying and livestock raising are being carried on successfully. The country is ideal for mixed farming. The Canadian Pacific railway is offering a large area of these fertile lands in Lloydminster and Battleford districts. This fertile land will become the home of thousands of prosperous farmers. On similar land Seager Wheeler grows the world's prize wheat. Near Lloydminster the world's prize oats have been grown, and butter of the highest quality is made. A man can soon become independent on a farm in this district.

These lands can be bought now at prices averaging about $18 an acre. You may down 10 per cent. If land is purchased under settlement conditions, no further payment of principal until end of fourth year, then 10 annual payments. Interest is 6 per cent. M. E. THORNTON, superintendent of colonization, Canadian Pacific railway, 985 First street, E. Calgary, Alberta.

FINE HOME NEAR CAPITOL HIGHWAY

Consisting of 33 acres best of black loam soil, one mile from Lafayette, 20 acres in cultivation, some in fall crop, balance in large fir timber and pasture. New 6 room bungalow with woodshed, good well, good barn, chicken house, 5 A No. 1 Jersey cows, soon fresh, good team, about 1400 lbs. each, 25 chickens, some machinery. This place is on the banks of the Yamhill river and a good buy at $8000, half cash, balance 3 years at 6 per cent.

See Mr. Hesgard,
COE A. McKENNA & CO.,
82 Fourth st.
Main 4522.

EXCHANGE

150 ACRES

Four miles from Salem, on hard surface road, ¼ mile to railroad station, near school, 5 acres improved, 3000 cords of wood on balance. Price $75 per acre. Will accept city property to $5000.

S. O. DILLMAN,
8th and Main st. Oregon City, Or.

BEARING WALNUT ORCHARD

60 acres, located 2½ miles from Gaston, Ore., 50 acres under cultivation, 3 acres timber, balance pasture, spring, 33 acres walnuts, 12 acres 14 years old, 21 acres 7 years old; good 5-room bungalow with water piped to buildings, small barn, chicken house, all fine soil, nice sightly location. Price $12,800, $4800 cash. This is the foundation for a $30,000 property in the near future and it is more than carrying itself along