# ortanities in Willamette Valley Farms and Orchards

# ORE YOU BUY ult a Realtor

eller is the key. Realtor. Mem v Board have on the broad ess depends on the parties to scribe to this thics of the Nav Boardst

its wise utilization epend the survival of our civilization through which the es its highest use attains its widest omes, a builder of productive farms, tions beyond those se grave social rewhich the Realtor which he should be Realtor, therefore. e the standards of ow-Realtors a comand honor."

In dealing with Realtors, who are members of the local Realty Boards, affiliated with the state and national organizations, the public deals not with chance "agents", but with responsible firms who can qualify for membership in the organization. A Realtor is one who knows values, who has a license from the state to engage in business, and who knows the laws regarding transfer of property, who pledges himself to be fair in his dealings with those he represents, who ascertains all pertinent facts respecting the property he has listed, who will inform all parties before a transaction is closed of the commissions they are liable for

All the members of the Salem Realty Board have been in business in Salem for many years. They offer as reference any bank in Salem. They are prepared to render the highest type of service in the buying and selling of real estate.

### A REALTY BOARD

OFFICERS, 1932

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### al Values in Properties by Mortgage Foreclosure

-Mortgage: \$2500 3 West, W.M. Localyline road. Art culti ements, 4-rm.

ortgage: \$3500 West, W.M. Locations ighway. 40 acres cule soil. Improvements arn, silo, milk house,

-Mortgage: \$2500 2 West, W.M. Tracta rms No. 4. Location orth of Shaw. All in s and grapes. Paved ments, 5-room house,

ortgage: \$6000 uth, R. 1 West, W.M. Willard Station. 90 sture. Improvements, ibing, water system, Il other outbuildings.

-Mortgage: \$8000 outh, R.3 West, W.M. ion Bottom. 75 acres tom sandy soil. Imtenant houses; 50x60 e and all other out

rtgage: \$7500. 4 West, W.M. Locks good gravel road, 85 res berries, 40 acres story house, electric gs. Price \$10,000. -Mortgage: \$8000 h, R. 3 West, W.M. n on paved highway. vated crops, balance

use, 50x70 barn ge: \$4000 6 Vest, W.M. Loutions way. Best river bote vements: Fair house 5250. —Mortgage: \$5006

nth, R. 9 West, cultivated land, orchard. Improve ally new 40x60 mode

rtgage \$12,00%. 5 South, R. 5 and \$ west of Sheridan 48 pland in cultivation. tem, plumbing base-lings. Price \$20,000s Mortgage: \$5000 4 South, R. 5 West, and 3 miles northwest t in cultivation, hale r house, small bara.

fgage: \$10,000 th, R. 4 West, W.M. oad, 6 % miles north a cultivation, mostly re. Family orehards 50 barn, large hop-ings. Price \$1,000

NOW

COLUMBIA COUNTY-Mortgage: \$8000 445 acres in Sec. 20 and 29, Twp. 7 South, R. 2 West, W.M. Location, ½ miles south of Rainier, Ore. 75 acres cultivated balance timbered pasture. Improvements, small amount Price \$15,000.

Vt.No.14181-CLACKAMAS COUNTY-Mortgage: \$5000 70 acres in Sec. 33, Twp. 4 South, R. 2 East, W. M. Location. 3 miles north Molalia just off Mulino-Molalia pavement. Dark leam soil, all in cultivation. Improvements, fair house and other outbuildings. Price \$7500.

H.&R.No.642-CLACKAMAS COUNTY-Mortgage: \$1600 120 acres in Sec. 22, Twp. 3 South, R. 5 East, W.M. Location, miles southeast Estacada. 40 acres in cultivation, 60 acres in timber, 20 acres brush pasture. Improvements, house and

P-11492-BENTON COUNTY-Mortgage: \$14,000 \$30 acres in Sev. 1, 2, 11 and 12, Twp. 14 South, R. 6 West, W.M. Location, 1/2 mile north of Bellfountain, Benton county. 200 acres valley land in cultivation, 50 acres of which is in irrigation. Balance valley and rolling timbered pasture land. Improvements, fair buildings, 8-room house, large barn, 8110. Price \$16,000.

P-11300-BENTON COUNTY-Mortgage: \$7000 183 acres in Sec. 6 and 8 Twp. 11 South, R. 3 and 4 West, W.M. Location, 5 1/2 miles north of Corvallis, 1 mile east of West Side highway, near Lewisburg. 115 acres gently rolling land in cultivation. Balance stump pasture, Improvements, 7foom, 2-story house, barn, sile, granary and chicken house.

P-12869-LANE COUNTY-Mortgage: \$8000 160 acres in Sec. 16-21, Twp, 16 South, R. 4 West, W.M. Location, 1/2 mile west of Pacific highway, 4 miles south of Junction City. 140 acres cleared, good black soil, balance ash timber. Improvements, good 5-room house, barn and other outbuildings. This is a nice farm. Price \$10,000.

P-11640-LANE COUNTY-Mortgage: \$3000 80 acres in Sec. 13, Twp. 16 South, R. 5 West, W.M. Location, 4 miles southwest of Junction City on market road. 55 acres cultivated, balance timber and pasture, Improvements, good 6-room house, two barns, full set of outbuildings, water system. Price \$4500.

Vt.No.15751-LANE COUNTY-Mortgage, \$7500 182 acres in Sec. 17, Twp. 6 South, R. 4 West, W.M. Location, 21/2 miles southeast of Junction City on excellent market road, 130 acres cultivated, good dark valley loam, Improvements, good 7-room house, large diary barn, milk house, all other outbuildings. Family orchard. Price \$12,500. Vt.No.10932-Lane & Benton Counties-Mortgage: \$15,000 300 acres in Sec. 11 and 14, Twp. 15 South, R. 5 West, W.M. ocation, 2 miles southeast of Monroe, 7 miles north of function City, 1 mile south of paved highway. 200 acres cullivated, balance open and timber pasture. Partly seeded to lover, alfalfa, etc. Improvements, 6-room bungalow type house, large new dairy barn, other cattle sheds, etc. This farm can be sold stocked and equipped if wanted, Will trade for a smaller farm. Price \$20,000.

Jordan Valley Property, Linn County, Mortgage: \$600 14 acres in Sec. 4. Twp. 10 South, R. 1 East, W.M. Location, adjoins town of Jordan, Improvements, 5-room house with fireplace, plumbing, etc., new barn. Price \$2000.

CITY PROPERTY OWNED OR CONTROLLED BY HAWKINS & ROBERTS, INC., SALEM, ORE.

SALEM RESIDENCE-Mortgage: \$2000 Location, 2055 S. Cottage St. Practically new 5-room colonial bungalow. Paved street, east front, strictly modern.

Double garage. Price \$3500.

#### SANTA CLAUS!

There is one when you think of this bargain. Six-room English type home on paved street among beautiful homes. Vestibule, large living room, artistic fireplace, cove ceiling, lots of built-ins, buffet in dining room, tile drain boards, breakfast room, recessed bath, three bedrooms. Beautiful shrubbery, full basement, pipe furnace, laundry trays. Garage, concrete driveway. Price \$3900. Easy terms. See Evans with Hawkins & Roberts, Inc., 205 Oregon bldg.

ROBERTS **TELEPHONE 4109** 

## OUR BEST BUYS

SALEM LOTS - HOUSES - BUSINESS **PROPERTIES** 

No. 1-Lots Yew Park, \$160 on up. Englewood at \$250 on up. Hollywood District at \$300 and up. Fairmount District \$350 on up. Abstracts.

No. 2-Grocery Corner at Fairgrounds Rd.-Church and Hood intersection. Ground1540 square feet. Total price now \$1100. Pavings and sidewalks paid and Abstract. No. 3-Small Apartment house and cottage at rear, Large

lot 63x169. 4 blocks from State House on State Street. Price now \$5500. Would accept good clear property up to \$1500 No. 4-Modern 3-room home for \$1450. Electric stove.

No. 5-6-room Plain Home. 1 block to State House. Now

No. 6-5-room modern home north \$3100.

No. 7-6-room modern home north \$4100. No. 8-6-room modern N. E. for \$4000.

No. 9-8-room home south. Close schools and bus. Two sets plumbing. Double garage. Priced \$4300.

No. 10-7-room strictly modern home, N. Summer street. \$5250 cash.

No. 11-7-room strictly modern, 2 baths, South. \$6500

No. 1112-and on up.

#### TRACTS AND FARMS

No. 1-11 acres Pacific highway, 21/2 miles south of Salem. 4 acres Royal Anne cherries, balance garden and grain. Excellent soil, good deep well, shack buildings. Terms. Price now \$3500.

No. 2-9 acres Pacific highway south. Creek, 4 acres prunes, no bldgs. Price \$3300. Terms.

No. 3-28 acres Pacific highway. 15 acres bearing mixed orchard. Close to Salem. No. bldgs. Price \$7200 cash is 1/2 last sale price.

No. 4-54 acres 6 miles S.E. of Salem, half timber, 10 acres black bottom land. No. bldgs. Price \$4100.

No. 5-100 acres, all under cultivation, fair bldgs. miles south of Independence. Lights, gas. Price

No. 6-150 acres N.E. Marion county. Excellent dairy barn and large modern home, other bldgs. Must sell for \$15000.

INSURANCE

REAL PROPERTY

189 North High Street

169 South High Street, Salem, Oregon

In these times of depression, and in all other times of depression, it has been proven that farms are the first to come back, and the value remains in them when the value of all other securities have decreased, or have become worthless. Ninety per cent of our inquiries for the past 12 months have been for farms or acreage. We have listed here bar-gains that should not be overlooked, as they are all underpriced, and are listed at prices that will make you money in the future if you should wish to sell. Do not overlook them if you are in the market.

270 Acres-200 under cultivation, 20 acres oak timber, balance pasture. Fenced and cross-fenced with woven wire fence. Cultivated land all in crop. Modern buildings, water system, water to all buildings. Chicken houses for 1500 chickens. Full line of farm machinery practically new, 4 work horses, 8 cows, 800 chickens, 50 sheep, several hogs. Farm located 12 miles east of Salem on paved highway. Price \$30,000.00 Mortgage \$10,000.00. 7 years to run. Will trade for modern apartment house in Portland and assume.

220 Acres \$7700.00. 4-room house, barn, out-buildings, well, 1 spring, 1 mile from valley town of 3500 population. Good gravel highway. Fenced sheep tight, 70 acres cultivated, remainder pasture and timber, 4000 cords oak wood. Good schools, churches, walking distance. \$1000.00 cash. \$2500.00 state school loan. Owner will take difference in wood, 300 cords or more per year banked out, or will trade.

160 Acres Timber-Cruising 5 million feet of fir, hemlock, spruce and cedar. On Roosevelt highway near Tillamook city, with a ready market value of 75 cents per thousand as cut. Owner says sell for \$1750.00, \$500.00 cash and 1 year on balance. To anybody who wishes to log this, there is a ready market at Tillamook on a basis of about 75 cents per thousand taking everything. A net profit of approximately \$2000.00 as soon as it can be logged off.

Reduced \$4250.00-1700 acres, 15 miles north of Tillamook on Roosevelt highway. 5-room house, 4 smaller houses. large barn, sheep sheds, other out-buildings. Several nice creeks. Borders Nehalem river on north side, excellent camp ground and filling station site on place. Place recently sold for \$15,000, \$1000 cash will handle, balance easy terms.

158 Acres-90 acres cultivated, 10 acres second growth fir timber, also some oak timber, balance in pasture. Nice creek and several springs on place. 4-room practically new house, new modern poultry house, fair barn. Some stock and machinery. Located 9 miles from Salem on good market road. Price \$5000.00, will sell on easy terms or take in house

238 Acres-175 acres cultivated, balance timber and pasture. 3 acres alfalfa, 3 acres clover. Has two good houses, large barn, 80-ton silo. Water system, full line farm machinery. Place fully stocked and equipped and is located 9 miles from Salem in Polk county. Price \$55 per acre, some terms

#### Here Are Some of Our House Bargains

\$4500-New 6-room home on Fairmount Hill. Strictly modern. Hwood throughout, Tiled bathroom and drainboard. Excellent view. Price cut from \$5500. Terms.

\$8500-Almost new 4-room house and nook. Strictly modern. Fine lot. Close to Statehouse. A real bargain Price cut

\$5500 Fine 7-room house. Strictly modern. Lot 66x125. Only 16 blocks from downtown. Will take smaller house in

#### Here Are Some Fine Buys in Acreage

\$2400-8 acres of river bottom land, Fair bldgs. Elect. lights. Paved road. 3 miles from city limits. 1/2 mile from school, \$300 cash will handle.

\$8500-10 acres. Fair bldgs. Elect light, 1 1/2 acres orchard, acre loganberries. Fine strawberry land, Running water. 6

\$3500-19 acres river bottom land. Fair bldgs, Elect. light. Paved road. Finest of soil. 51/2 acres in Evergreen. \$390

#### Some Good Farm Buys

\$27,000-66 acres, 19 acres beaverdam. Modern house. Fine onionhouse. This is a wonderful buy. Will take up to \$10,000 in trade. Some cash. Balance to suit. Owner in poor

\$7750-258 acres of fine soil, All under cultivation, No oldgs. 15 miles from Salem. In fine farm district.

\$14,000-120 acres of fine river bottom land, 45 acres inhops, Modern house. Paved road within a mile. 8 miles from Salem, Some bargain. Very easy terms.

#### And Some Business Property

\$40,000-Fine new bldg, 82 1/2 x165. Secured lease of \$350 per month. Will take some trade.

\$18,500 One of the best business corners in Salem. Owner refused once \$40,000 for it. Owner must have money.

\$7000-Good business lot. Price reduced from \$12,000

Now is the time to invest your money in Real Estate. There is no safer investment than Real Estate, and if you invest now you are bound to profit as soon as business improves.

We Make Loans on Real Estate and Write Every Kind of Insurance but Life

### RICH L. REIMANN

154 South High St.

Phone 5568

For Literature and Inof Commerce, Salem, Oregon.

### formation Concerning Salem and Marion County Address Secres tary, Salem Chamber

320 State St. Salem, Oregon



**Phone 6708** 

### For Your Approval, We Offer a Few of Our Choice Listings

1 1-5 acres near city limits, best of soil. two houses of 4 and 5 rooms, good drove well, electric lights. Price for all \$2100, part cash, balance terms.

Choice 2-acre tract not far out on good road, dark rich soil, 2 room house, drove well, electric lights, telephone and mail service available. Price \$1000, cash \$25, bal. \$10 month and 6 per cent int. 1-acre tract not far out on paved road, 4

room plastered house like new with nook, fireplace, closets, plenty of built ins, bath with best of plumbing, electric lights and wired for electric range, good drove well and water system, chicken coops, woodshed and garage, Price \$2800, cash \$100, bal. \$25 per month and interest.

2 1-10 acre wooded tract 2 miles north of Salem on good road, telephone and electrict light service available. Price only \$800. one-fourth cash, bal, monthly, A choice 5-acre tract 3 miles out, full

bearing cherries 16 years old, garage house. Price \$4500, cash \$1000, bal. terms. Modern Dairy farm fully equipped, 68 acres of very best land with fine set of build-

ings 6 years old. 4 miles out on paved road.

This is one of the best farms in the valley.

Price \$25,000. Terms can be arranged. 8-acre tract 1 mile out on good road, 8 room house, good barn and garage, drove well with water system, electric lights, This is priced very low to close an estate. Only \$3000, cash \$1000, bal. terms,

Beautiful suburban home near city limits, 28 1/2 acres of very best dark rich soil and ideal for subdividing, two story 12-room house with basement, good plumbing, water system, drove well, garage, poultry house and other outbuildings. Price \$12,000, cash \$4000, bal. terms.

131 acres several miles out of Salem and close to small town, 6 room house, good barn, garage and plenty of other outbuildings, 100 acres in plow land, part river bottom, family orchard and 31 acres in pasture and timber, well fenced and good well, 1/2 mile to small town and R. R. station. Price \$12,000, part cash, bal. good terms.

30 acres 5 miles out on good graveled road, best of soil, most all in cultivation, 6 room house, good barn, garage and poultry house. Priced reasonably at \$5300, \$3000 35-year Federal Loan, bal. should be cash.

34 acres 12 miles northeast of Salem on paved highway, two sets of bldgs., most all tillable land with 12 acres of the very best famous Lake Labish beaver dam land. Price \$15,000 with 1/2 cash, bal, terms.

40 acres 6 1/2 miles south of Salem, new

5-room cottage, barn, garage, poultry house,

22 acres in bearing fruit, 7 acres in timber,

bal. cultivated. Well and 2 springs. Price \$5000, one-half cash, bal. good terms. 50 acres timber 8 1/2 miles out on paved highway, most all in choice 2nd growth timber, few acres cleared, enough timber to pay for place. Ideal investment for someone

dealing in wood and piling. Price \$2500, part cash, bal, terms. 58-acre farm 14 miles north of Salem in a choice farming district, on macadam road, fair set of buildings, 43 acres cleared, 15 acres pasture and timber, good well and

Beautiful English type suburban home on 5 acre tract, 5 large rooms and floored attic, full cement basement, furnace, fireplace, garage, variety of fruit and berries, nice lawn with flowers and shrubs. Priced for a few days at \$4750. Easy terms.

creek. Price \$6500, cash \$2000, bal. terms.

10-acre tract close to city limits, well fenced, all in cultivation, large barn and outbuildings, ne house. Priced very low for quick sale at \$2200, cash \$500, bal, terms to

158 acres about 15 miles Salem, 8 miles of Silverton on paved road, two complete sets of buildings like new, 120 acres plowed land, family orchard, \$8 acres of pasture and timber, good well, spring and creek. Price \$18,500 and worth double. \$10,000 long term loan and \$3500 cash. Part is now in crop

We also have an unsurpassed line of choice city homes and building sites. Prompt attention will be given to either a personal call or written inquiry.

## LEO N. CHILDS COMPANY

320 State St.

REALTORS Salem, Oregon

Phone 6708

### McGILCHRIST & PENNINGTON

209-10 U. S. National Bank Bldg.

Reference - Any Bank in Salem

Farms - Acreage - City Property - Business Opportunities Exchanges - Rentals - Insurance

OVER TWO HUNDRED FARMS LISTED FOR SALE AND EXCHANGE

No. 71-4 acre 1 mile east of Salem. 5-room house, garage, electric water system, nice location-price \$2500.

No. 89-10 acres 21/2 miles east of Salem, on pavement, 6-room house, good well, chicken house, electricity, best of land price \$4500. No. 48-10 unimproved acres on River

road north-out 5 miles-new land and in clover-every foot the very best of landprice \$2250. No. 76-80 wonderful acrese, 8-room house, modern, good barn, 10 acres of fine prunes, 10 acres of strawberries, some tim-

ber, land could be easily divided. This is one of the finest farms in the valley - price No. 81-Out on the Silverton road lives a man on 80 acres. He has a home to be proud of-a modern house as you would want and barn and other buildings and deep

you on such a farm. He wants \$20,000 for t. You'll say it's worth it when you see it. No. 63-East of Salem on the Pen road we have 27 acres, a modern 6-room house, a fair barn, a big chicken house, a fine orchard, splendid soil-and we can sell it at a price that will make you money-but we prefer that you buy it and develop it for a

dark soil that outs gently rolls—and he grows crops and makes money—and so could

home-the price is \$6500. No. 80-We have 6 miles southwest and near the Sky Line orchard, a little filbert orchard-16 acres and 15 in filberts from 2 to 6 years old-a little improvement and here is where you can get yourself a nice young filbert orchard cheap-only \$4500.

No. 97-340 acres, stock and dairy farm, 80 acres farm land the balance pasture and timber-the land is high and rolling. 6 room house, 3 barns-well fenced-the price is only \$15,000. Encumbrance \$5000 at 6 per cent and due in 6 years. You can trade for this fine stock ranch.

No. 100-Down north on Mission Bottom lies a fine all purpose farm, with lake and woods and 400 acres of deep dark fertile tillable valley soil. Books are kept on this farm and we can show you what it has done. Experience will tell you what it will do in the future. There are 80 acres of this farm now in loganberries, 25 acres are in filberts, 50 acres are in alfalfa. It has 2 sets of improvements and the farm will divide nicely. The price is \$60,000.

No. 29-280 acres, a good bottom farm with a lot of berries, alfalfa and filberts. 170 acres tillable-fair improvements. We can show you where this farm will make you money. Price \$35,000. No. 68-On the highway we have a nice

little filling station with living quarters and

10 good acres of land. This is a good opportunity for some one wanting a business that will make a nice living, and the price is only No. 74-Unimproved out north near the highway lies a 5-acre tract, and there is not

a finer place for some one to make a nice

little home. You can buy it for \$1500 and on

easy terms. No. 93-105 acres 5 miles east on gravel road-a good stock farm, 5 room house, large barn, garage, poultry house, family orchard, 4 acres of strawberries, 55 acres tillable, balance timber and pasture, living water, Price \$8500 stocked and equipped.

timber and pasture, living water, very fine soil. Price \$7000 stocked and equipped No. 89-110 acres 8 miles of Salem, fair improvements and an excellent all purpose farm, 80 acres under cultivation, 20 acres good timber, running water. Price \$9000.

No. 46 40 acres near Marion, 6-room house, fair barn, 21 acres tillable, balance

No. 61-108 acres near Dayton, Oregon -one of the finest farms in Oregon-an excellent large house, other improvements are small water system. We will be glad to show this farm. Price \$12,000.

No. 59-A very nice camp ground and filling station and \$ fine acres on the highway 3 miles north. You can get this for No. 54-124 acres hear good town and

large barn, water system, living water, a little timber, 100 acres fine tillable soil: and you can buy this stocked and equipped for No. 79-An acre of ground, a store and residence combined, an oil station and a

23 miles south of Salem, good 5 room house,

fine place for a few cabins, on the highway at a little town. Price 84500. No. 66-90 acres, well improved near Lebanon and a mighty good valley farm, some timber and 80 acres under cultivation. This land produces well and the buyer will not be disappointed. Price \$9500.

No. 75-92 acres 3 miles of Independence.

Practically all tillable and good land, a splen-

did barn and other outbuildings, the house is small and of little value. Price \$8500. No. 113-Back from Stayton a few miles and just before the mountains start their steep ascent we can show you one of the most magnificent pieces of old fir timber you have ever seen-more than one and one-half million feet by actual cruising, and miles of feet of piling and cords and cords of wood, too, 30 acres of tillable land and fenced sheep tight-and here's where you can buy a crop and harvest the wood and

your living is sure and certain. The price No. 99-5 good acres 2 miles from Salem, good 3-room house, barn and other improvements, family orchard, 1/2 acre berries,

a bargain and only \$2000. No. 95-140 acres 6 miles of Silverton on good road, 7 room house with water piped from spring, fair barn and other improvements, 85 acres tillable, balance good pasture and timber, \$3000 federal farm loan, easy terms on balance, Price \$14,000.

No. 110-183 acres of and all the very

best of berry land, splendid house and barn ..

and other improvements, 40 acres of strawberries, 155 acres under cultivation, baiance timber and pasture, running water. Price \$18,000 stocked and equipped. No. 92-Near Salem and in a good locality we have a nice little home place of 5 acres-a good 5-room house with bath and

toilet, a splendid barn and a good chicken house, the soil is good and you can buy it No. 86-Out east and near the Silverton highway on a good gravel road we have a dandy 20-acre farm-new 5-rm. house, other improvements fair, 6 acres in bearing

cherries, balance of land all tillable and the soil is splendid throughout. Price \$6500. No. 96-56 acres 7 miles east of Salem on good road, a splendid modern home with water system and a beautiful garden, good barn, 10 acres filberts, some good timber, fine berry or nut land and the price is

only \$8000. No. 130-Down on the Santiam bottom beyond Jefferson we have a farm of 146 acres with 2 sets of improvements. This farm has 90 acres of garden soil adapted to beets and carrots and potatoes. There are 6 acres of 20-year-old walnuts that have yielded as much as \$1600 in a single year. If you want rich soil for garden purposes this will suit you. Price \$18,000.

Exchanges may be arranged on many of the farms described above. We have quoted here the actual cash price and any property offered in exchange will need to be priced on a strictly cash basis.