

Real Estate For Sale

200 200

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Automobiles

900

OREGON SETTLEMENT ASSOCIATION THE FARM BUYERS HEADQUARTERS

Day after day, week after week, and year after year our office leads all Oregon Real Estate Offices in the sale of Country Property because we are the only office in Oregon whose farms are advertised in Kinney's Farm Catalog which is sent to 15,000 or more farm buyers annually all over the United States and some foreign countries.

HERE ARE SOME SAMPLES FROM OUR FIRST 1944 CATALOG—

5 PERFECT ACRES \$625
Free soil, perfect natural drainage, faces good county road, all under cultivation, 1/4 mile of paved highway, 1 mile of village, 15 miles of Eugene.

13 ACRES ALL IN TIMBER \$1000
North slope land nearly all timber cleared of nice young timber that is now growing. About 1/2 acre cleared for garden on the Lorane highway 14 miles from Eugene. Dandy spring, old 4-room shack and old barn, lots of wood timber, daily mail, etc., \$100 cash, \$20 per month.

7 ACRES DANDY HOME, CREEK, POND \$3300
Home on paved highway, big mill pond, 7-room home with lights and plumbing, 4-room cabin, electricity, mostly level creek bottom land, a grand value, mail and stage service.

8 ACRES PAVED HIWAY \$3300
Chehalis river loam, finest garden, fruit and berry soil, stage service, 4-room house, barn, woodshed, etc., near Dexter, 18 miles SE of Eugene, terms. See Mr. Sears.

200 ACRE STOCK FARM \$4400
5 miles South of Cottage Grove on 99 highway, 40 acres tillable, balance pasture and wood, 2 old houses, electricity, phone, water piped in buildings, small stream, many springs, paved highway, half cash. See Mr. Hillies.

25 ACRES CHEHALIS SOIL \$5500
Village 13 miles from Eugene, just off 99 highway, 23 acres in cultivation, small stream, new 4-room house, pressure water system, electricity, room for 2 more rooms in attic, small chicken house, woodshed, etc. See Mrs. Sears.

8 ACRE POULTRY FARM \$3300
State Hwy 15 miles of Eugene, gentle slope, garden and orchard, mostly timber, brush and pasture, lovely 6-room cottage, chicken house for 500 hens, nice flowers, shrubs, etc., very attractive, some terms. See Mr. Ward.

20 ACRES FOR POULTRY \$3100
About 20 miles from Eugene, gently rolling, big spring which will irrigate part of place, 3-room house, big barn 60x100 that can be converted into 2000 capacity laying house, other building worth more than purchase price.

76 ACRE CALIFORNIANS DREAM \$4200
Beautiful little Fall Creek 20 miles SE of Eugene, 5 acres tillable, balance pasture, spring water piped, dandy home, front yard slopes right down to creek. All attractive buildings of all kinds. What a place to retire or use for a summer home. See Mr. Barber.

ON SILTCOOS LAKE \$11,000
28 acre tract, tractor sawmill, all farm machinery, all included, 3 fine streams, 1/4 mile Lake frontage, an ideal home, a good dairy and a real investment. Good hunting and fishing. Ask Mr. Kinney for details.

24 ACRE HOME IN HILLS \$1200
Near Florence, on good road, 5 acres tillable, lovely creek, fishing, hunting and living. See Mr. Hillies.

300 ACRES OF FARMING \$14,000
Miles of Eugene, all gentle slope and valley land, 120 acres tillable now, more ready to plow, lovely home with view, basement, furnace, plumbing, flowers, shrubs, berries, fruit, many outbuildings, good road. Can be purchased stocked and equipped. See Mr. Ward.

All these and 100 other general farms are exclusively listed with us. We also have 50 small timbered and cultivated home tracts from 1 acre to 40 that can be bought on terms like rent.

Order Kinney's 1944 Farm Catalog now. It will be mailed as soon as the printer delivers it, which will be in a few days.

To buy, or sell Country Property come to the

OREGON SETTLEMENT ASSOCIATION

EAST BROADWAY PHONE 3240

STRIKER and CHRISTENSEN Realtors

11 Willamette St. Phone 912

NO ONE SHOULD BUY this very good 5-room home on west side, modern except heat. Living room, dining room, kitchen, nook, 3 bedrooms and bath, full basement. \$3500.00, terms.

SUBURBAN 1/2 ACRE, with two 2-bedroom houses and double garage, live in one and let other help pay for the place. \$4200.00, \$850.00 down.

ACTUALLY NEW 4-bedroom home in River Road Dist. Large living room with fireplace. All hardwood floors down, beautiful kitchen and nook, 2 large bedrooms down, full bath with shower down, 2 piece up, automatic sawdust burning furnace. One acre of fine soil with some filberts and walnuts, small chicken house. \$4500.00 with terms.

AT THIS ONE IF YOU CAN, income on these four apartments over \$1000.00 per year. They are located on the west side in good rental section, 3 apartments furnished and one unfurnished. All for \$4250.00 with terms.

HERE IS A DANDY, 10 acres fine soil planted to filberts and walnuts. Trees from 11 to 15 yrs. old and in full production, some family fruit, livable house. Call our office for full information. \$10,000.00, terms.

ACRES ABOUT 4 MILES OUT with strictly 3-bedroom house, 1/2 acres filberts, about 1 acre cherries mixed with peaches, walnuts and prunes. Good barn, chicken house for 150, all fine Willamette soil and a beautiful suburban home for \$14,000.00.

New College Hill

BUY NOW—BUILD LATER
acres one mile from city limits. Graveled road. Land lies on gentle slope, is in fir and laurel. Nice view. Price \$1500.00. UNIVERSITY DISTRICT
Large Lot E. 16, near Alder. \$2000. Large Lot, Fairmount Blvd. \$3200. RIVERVIEW STREET
East front 80 foot lot, Macadam street. City lights and water. \$200. SYLVAN STREET
Beautiful East front lots at South end of Sylvan St. 60x77. \$300 each. RIVER ROAD DISTRICT
Fine tract of land on gravel road, 3 miles from Eugene. \$250 per acre. C. F. HYDE REALTY CO. 628 Willamette St. Phone 741

Attractive West Side

3 bedrooms hardwood floors, fireplace, very nice bathroom, good garage and fine yard. This is a very well-kept home and the price includes fireplace screen, central oil heat and about 30 cans of oil. \$2250.

Fine Stock Ranch

acres close to McKenzie highway and within seven miles of Eugene. There is 100 acres in crop of which all the crop on 40 acres goes with the property, 12 acres of fine open pasture, 1200 lbs. timber; buildings ordinary, however, there is a good general farm and stock ranch. Don't miss this one. \$15,000.

948 OAK RAMEY W. RUGH

3-room house, large lot, garage. Close to grade at high corner, 828 G St., Springfield, owner.

F. J. Berger, Realtor Real Estate Bargains

A fine modern home on River Road

With 6 acres of fine land, 214 foot frontage on highway, all platted for subdivision, only 1-10 miles from Eugene. This place will make you some money and leave you a fine home, see me for price and terms, E. W. WALKER.

1 acre, 2 miles of city center

On paved road, west side, nice 4-room house, electricity and pump, several nice walnut trees, fine garden land, new, price of \$1800, a bargain, see E. W. WALKER.

Fine modern duplex, close in

On west side, all completely furnished with nice furniture, well located, you will like it, everything goes for \$7500, see E. W. WALKER.

Good 7 room house, west side

Close in, well furnished, good lot, \$4500 cash, ready to move in, see E. W. WALKER.

Fine 8 room house, west side

Paved street, well located for \$5000, some terms, see E. W. WALKER.

65 acres, 9 miles out

With 45 acres in cultivation, good modern house, electricity and water system, lots of fruit and filberts, walnuts, good barn, large granary, good chicken house, some farm equipment, only \$6850, and cheap, see E. W. WALKER.

22 acres of fine river bottom

Land on fine oil road, close to town, all in cultivation, finest of walnut and filbert land for \$250 per acre, see E. W. WALKER.

3 bedrooms, West Side

Large living room with very nice fireplace, oak floor, modern kitchen with combination electric and coal range, also large coal or wood heater included, dinette, bedrooms are good size, bath, corner lot, garage, in very good location, 1 block to bus, \$5500, very easy terms, see E. M. STONE.

Very nice three bedroom house

University district, large light living room with fireplace, dining room and large bath, kitchen wired for range, extra toilet in rear, full basement, sawdust furnace, choice lot, priced right with terms, see E. M. STONE.

Close in acreage

Splendid fertile soil on county road, electricity, small tracts, \$350 per acre, see E. M. STONE.

Nice home River Road

12 acres with family orchard, fenced, barn, hen house, almost new 6-room modern house, beautiful living room, dining room with oak floors, large windows, very convenient kitchen, wired for range, nook bath, full basement with furnace. If it's a nice home you want, see E. M. STONE.

East side, 4 rooms and bath

2 bedrooms, hardwood floors, oil floor furnace, garage. This is a nice clean place and you can move right in, for \$4000, see GEO. L. SOVERNS.

Fine 3 1/4 acre chicken ranch

About 12 miles out on paved road, nice 3-room house, enclosed porch, garage, chicken house 14x40, new owner leaving reason for selling for \$2300, see GEO. L. SOVERNS.

16.12 acres on paved road

About 3 miles out, wonderful soil and building sight, \$3200, see GEO. L. SOVERNS.

31 acres

Nice modern farm home, extra large living room and dining room, fireplace, hardwood floors, nice large kitchen, wired for electric range, tiled bathroom, large basement, furnace, garage, barn and small house in rear. Buildings all in A-1 condition. Acreage divided in English walnuts, Royal Ann cherries, peaches and Bartlett pear trees, about 25 years old, all river bottom soil, close in and on paved road. \$3,000, see GEO. L. SOVERNS.

New—Cute—View

Large Lot Big Value All Electric Much Comfort Two Bedrooms Price \$3800 See E. L. HARRIS. Small House Easy Terms No Smoke Low Cost Modern Bath \$1500 Down

Eugene Income

Lower now rented at \$38.50. Upper available to owner or can be rented. Total price including all furniture in lower \$4000.

64 Acres Walnut and Cherry

A-1 location and a real value at \$500 per acre, on good terms, see E. L. HARRIS.

3 Bedroom West Side

1 block from bus and only 5 years old, \$3000, see E. L. HARRIS.

8 Room University

Excellent location and grounds with fruit, shrubs, double garage, tool house, garden, etc., see E. L. HARRIS.

For Eugene Homes from \$2000 to \$13,000. See E. L. Harris

Cal Young District

1 acre with completely modern 2-bedroom home. Hollow tile chicken house, less than 2 miles from town, see E. L. HARRIS.

1/2 Acre Close in

Plastered house with Eugene lights and pressure water. 300 capacity chicken house, brooder, fruit, nuts, grapes, berries, garden, \$2000. See E. L. HARRIS.

Home and Income

Large house, has living room, dining room, kitchen, bedroom and bath on first floor and 3 bedrooms up. Small house has living room, kitchen, bedroom and bath. Two lots with garage. Circular, all floor covering and kitchen range included at only \$3500 with \$1500 down, see E. L. HARRIS.

5 Acre Chicken Ranch

New buildings including two 14x20 brooder houses and 24x70 2-story chicken house, 5-room home with new furniture and wired for electric range. All buildings have electricity and a Fairbanks-Morse water system supplies the water. Located in good small town about 12 miles out on paved highway, \$4500, see E. L. HARRIS.

F. J. BERGER, REALTOR

61 WEST BROADWAY PHONE 2661

SAM RUGH REALTY COMPANY REALTORS

One of the Best River Bottom Farms In Lane County

100 acres, 70 in cultivation, spacious modern 6-room home, also cozy 4-room cottage, barn, etc. A fine herd of beef stock, hogs, chickens, and a large list of farm machinery included. This is a farm that can be made to support 4 or 5 families. It is close in. Price including stock and machinery \$26,500. Will consider a trade on income property.

A Real Bargain in Good 20 Acres

Well located in fine community, convenient to good school and close to paved highway, also in easy driving distance from city; mostly in crop. Price \$12,500.

26 Acres Fine Soil, Good Bldgs.

15 acres in nuts—a fine place for chickens, cows, hogs, etc., and an A-1 location convenient to town. Price \$12,500.

A Real Live, Up-to-Date, Most Desirable Business

Handling commodities which bring profits high as 50%—a very attractive proposition and in a location where business naturally comes. Not a big store, but it pays big profits.

An Attractive High 2 A. Building Site

Which owing to wide frontage would cut into 3 fine building sites. Large part in fruit and nuts, very desirable neighborhood. Price \$850.

Dandy, Well Located 3 Acres

High and well drained and deep rich soil, 2 acres fine orchard, cozy 3 room cottage, garage, etc. A very pleasant place to live and convenient to city. Price \$4000, plus a small amount for improvement to be made.

Two Good Houses on Large Lot

Fine location and fine rental property—One is nearly new large 4-room the other 5-room in A-1 condition, on paved street and convenient to schools. Price \$6400.

A Very Fine Apartment House Site

80 by 160 close to downtown business district, with two houses to carry the investment till one is ready to build. A double paved corner that can't be beat in the city for the money. Price \$6850.

Good Corner Suitable for Business

Situated on corner of main highway and a main through street. Price \$1500.

1029 Willamette Phone 76

EAST SIDE 4 ROOM HOUSE
2 bedrooms with closets, kitchen and nook, nice sized living room, all plastered, concrete foundation, back porch, garage and wood shed. Price \$2750.00, \$1000.00 cash.

EAST SIDE STUCCO
Full 5 rooms, bath and garage, 2 very comfortable bedrooms, well arranged and much built-in kitchen, with electric water heater, large dining room, spacious living room with fireplace and many windows. Price \$2600.00, \$800.00 cash.

1/4 ACRE
1/4 mile from the city limits, three blocks from bus, 2 bedrooms, kitchen and living room. Full bath, hot and cold water. Electricity and electric water system. House is but 2 years old. Price \$3150.00, \$1000.00 cash.

EXCEPTIONAL INCOME
\$7000.00 buys 20% net income property located in best close in rent district. 8 rentals totaling \$168.00 per month. Everything is rented, furniture and all fixtures are included. Just step in and start collecting the rents.

3 ACRES AT THE EDGE OF CITY LIMITS
2 blocks from bus line, 3-bedroom house, electricity, water system, small barn and hen house. Can be subdivided into three more good building sites. Price \$9700.00. Terms.

B. H. DOUGLASS R. V. BALDWIN
32 WEST 8th AVENUE PHONE 3601

UNIVERSITY DISTRICT

A nice income, combined with a very comfortable home. Upstairs apartment complete with full bath, kitchen and 2 nice rooms. Downstairs 4-room apartment with shower bath. Full sized lot, paved street, 1 block to bus. Looks out onto view, and grounds. \$5,000. Terms can be arranged.

NEW—COLLEGE HILL

A beautiful new home with 3 bedrooms. Living room 15x22. An inviting dining room and a kitchen modern to the last detail. Bath with shower. Hardwood floors throughout. Fire place. Sawdust furnace. Lovely landscaped yard. Nice view over town. Excellent district. \$12,800. For terms see F. M. Bennett.

NEAT AS A PIN

Is this 2-bedroom home. Fireplace. Hardwood floor in living room. Bright well lighted kitchen. Nice attic. Full basement with wood furnace. \$4100. Half cash.

Eugene Community Builders Realtors

"It must be good if we recommend it." 241 Miner Bldg. Tel. 479 or 3562

River Road Acres

Owner leaving Eugene, must sell modern home, 5 large rooms, lots of built-ins and closet space, bath, utility, elect. water heater, wired for elect. range. Full basement, double garage, 2 1/2 acre chicken house, small cottage at back, family fruit, city water, on bus line, 2 blocks to school. About 6 acres but will divide. 805 River Road.

20 ACRES RIVER LOAM

Some of the finest soil in the country. Raise nuts, fruit, vegetables, grains, seeds, anything you want and lots of it. Only 8 miles from Eugene. Fair buildings. \$5500 with good terms. See us for full details.

W. C. Greenup—C. S. Benjamin 30 West 8th Phone 4620

FOR SALE BY OWNERS—3 yr. old bungalow, 4 acres, 2 bedroom, sun porch, utility room, inside kitchen, steel cabinet sink, hardwood floors throughout; large living room, fireplace, River Loop No. 2, 1 mile east of Fir Grove Market. S. A. More.

1.97 ACRES in Sunshine Add. Restricted, insured title, price \$850, Phone 3929-W.

750—Places you in immediate possession of this good 4-room house with 1 acre of excellent soil, all fenced with town wire. House for 20 hens. Terms on balance; 1 1/2 miles to town and schools. Ed Petty, owner; Creswell, Ore.

FOUR Acres south Hilyard St. Large barn, chicken house, nice 3 room house. Phone 3985-W.

RODMANS PREVIEW

WELL PLANNED HOME. BEAUTIFUL FROM THE OUTSIDE, Beautiful, complete and convenient on the inside. 2 bedrooms, attractive bath, inviting kitchen, labor saving utility room, living room and dinette that show off that new furniture to advantage. Oil floor furnace, electric water heater. Seeing this place is wanting it. \$6,950.

A HOME ON THE HILL among the large fir trees. Large lot, 6 rooms, concrete foundation, part basement, furnace, fireplace. Large rooms. Bus. \$4800. \$2000 cash.

IMMEDIATE POSSESSION—SUBURBAN. Large modern 5 room home, double garage. Nearly 1/2 acre fine garden land. Fruit and shade trees. \$5850. Add chicken house, barn and other buildings and fruit and a total of 3/4 acre of land \$8850. All the above with 2 acres of land fronting on River Road and Willamette river, \$7500. Terms on either. Bus.

AUTO COURTS ARE A SUBSTANTIAL INVESTMENT and we have some outstanding buys. When you can hire all your help and make a net profit of more than 25% on your investment, there is no business that we know of that will equal it. We would like to submit actual figures to prove our statement.

GATE CREEK UP THE MCKENZIE. Mile above Vida we have 15 acres with a modest 2 bedroom house, medium size barn, 3 acres cleared land (some creek bottom). Small stream across upper corner for irrigating garden. Young orchard, and other crops. Well at the house. A few acres beautifully wooded and a splashing cold clear stream right down through it. Several cords of wood and a few hundred posts included at the reduced price of \$2250.

WHERE ON EARTH COULD YOU GET 2 1/2 acres of land with 2 or more nice building sites on it, the balance covered with timber, facing McKenzie highway for \$1200. See this nice tract 11 miles east of Eugene.

A GOOD FARM AT PRE-WAR PRICE only 7 miles out on the McKenzie river. 153 acres, 70 of Chehalis and Newburg soil. Nearly all under cultivation. 2 Hal barns, milking barns, steel stanchions, concrete floor. 6 room home. Fruit and nuts. \$13,000 with half cash.

1180 ACRES, 100 ACRES CHEHALIS SILTY LOAM Soil in cultivation. Another hundred of this best Willamette Valley soil will take very little clearing to put in crop. Also: There is now 40 acres in alfalfa and 10 in Ladino Clover. 500 acres in open pasture. 2 year round creek (some creek bottom). Small stream across upper ranch is well fenced with concrete and wire woven wire, barbed and electric fences, \$1000 irrigation system. Around \$6000 worth of farm machinery including large rubber tread tractor, 3 barns with total hay capacity of 240 tons. The ranch house has 6 rooms, grand large living room finished in knotty pine with a splendid fireplace. Best of plumbing and fixtures. Oil furnace, electric water heater. This home is new and beautiful. New 4 room tenant house completely furnished. 30 head of Herefords. 2 Thoroughbred bulls, 4 milk cows and a number of calves. Pictures of this ranch on display at the office.

RODMANS REALTORS

702 WILLAMETTE PHONE 4000

EUGENE PROPERTIES

Choice 5 Acres

New three bedroom home, large living room, dining room, and modern bath. Kitchen wired for range. Large chicken house with 500 pedigree hens. Small barn. SEE US NOW.

40 Acres for \$5,250

Good three bedroom home, large barn and a good chicken house and brooder house. Owner will include two cows and some chickens if you act now. First come first served.

Here It Is!!!

That new roomy two bedroom home with swell attic, room for two more bedrooms. A large beautiful living room with a circulating fireplace. Dining room, bath and shower. Hardwood floors throughout. Full dry basement with sawdust furnace. Price only \$6950. Good terms. River Road section. 1/2 block to school.

SPRINGFIELD PROPERTIES

1/2 acre on hard surfaced road. This clean very attractive home for \$2350. Modern plumbing and garage. Has an excellent fruit room.

And

1-3 acre with 2 bedrooms, living room, kitchen, and modern plumbing with shower, large utility porch. Barn for cow or chickens. Priced only \$1,850.

Also

Newly painted 3 bedroom home. Has a fine corner lot with plenty of garden space, very good chicken house, new garage and a lined fruit room. This is well worth the \$3,750 price asked this week only.

CULP & LAKE, REALTORS

287-9 Miner Bldg. Phone 3420-4102-R.

EUGENE HIGH

6-room Bungalow, 3 bedrooms, bath, breakfast nook all one floor, 2 garages. Cor. lot 68x138 1/2. A good buy at \$3150.00.

GLENWOOD SCHOOL

4-Room Home, modern except basement and furnace. \$2450.00, \$1000 down.

NEAR ALVADORE

10 acres, 3-room house, good barn, buildings practically new, will trade for Eugene home or take \$2500. Some terms.

ROW RIVER FRONTAGE

60 Acres, 40 A. under cultivation, bal. wood and pasture. Buildings on this fine farm are worth the asking price of \$7000, with some terms.

SURBURBAN

12 acre Walnut and Poultry farm, a good close in income producer. Better see us soon on this one.

ALL EXCLUSIVE WITH

OTTO NELSON, REALTOR 48 E. 10th Ave. Phone 2486

J. A. PLUMMER REAL ESTATE \$6,000 Buys Farm at Natron

2-bedroom house; toilet, shower, fine lot, Springfield. 1 Acre close in suburban tract. Very fine suburban home north of Santa Clara, modern, \$7,000. 284 MINER BLDG. PHONE 2883-J

H. E. CULLY, REAL ESTATE Phone 2223-R.

Real Estate Loans 220 LAND SALES CONTRACTS Pay monthly, absolutely net you 6% interest. See Frank Kinney, Oregon Settlement, 96 E. Broadway. MONEY, MONEY—For Real Estate Mortgages at lowest rates, F. J. BERGER, 61 West Broadway. HOME LOANS W. R. Robertson 80 W. 10th Insurance 230 HOUSEHOLD INSURANCE C. Clifton Culp, 287 Miner Bldg.