

Farms, Acreage for Sale 245

112 Acres 15 MILES OF EUGENE 40 acres of bottom land can be irrigated from big creek. Chehalis soil, 5 room plastered house on concrete. Frame barn with 220 stanchions. This is fine land for beans or cannerly crops. Balance of this fine pasture with some timber. Good road, mail route and school bus. Priced to sell with good terms.

11 Acres ON MCKENZIE RIVER All garden and bean land can be irrigated from river, 3 wells, 3 B.R. modern house, concrete foundation, 2 story chicken house and good barn. \$11,000 with good terms.

230 Acres 12 MILES OUT 150 acres of plow land, all fenced with woven wire, some timber, 2 creeks and spring, small house. A first class stock ranch. \$10,000 and good terms.

10 Acres 1/4 MILE E. OF VENETA \$2000-1/2 cash 33 Acre Farm NEAR JASPER 28 acres perm. pasture, family orchard, 3 B.R. modern house, barn 52x54, chicken house 16x20. 1 1/2 miles of Jasper. Good terms.

26 1/4 Acres 5 ACRES STRAWBERRIES 3 B.R. modern home on paved road, barn and shed. All irrigation goes with place. Good terms.

E. W. WALKER Realtor 328 East Broadway Dial 5-3171

595 Acre STOCK FARM \$30,000 ON fine road 10 miles N.E. of Eugene city limits, pressure water system. Spring water piped to irrigate garden and lawn. 2 good small homes with plumbing. Stock barn, machine shed, hen house, milk house, small milking and horse barn, 6 brooder houses, 50 acres tillable, 250 acres open pasture, 295 acres timbered pasture. All fenced and cross fenced sheep and goat tight. Over one million feet saw timber. 2000 cords oak wood timber. Swell young family orchard, many springs, several wonderful building sites. Near McKenzie river. For all cash deal will include 30 head of cattle, good riding horse, small tractor and some farm machinery. This would make ideal country home for man working in Eugene as it is only an easy 20 minute drive from downtown Eugene.

FRANK KINNEY, OWNER 96 East Broadway OWNER MUST SELL

40 acres fertile valley land. Modern 3 bed rm home, barn, pltry, hse, garage, brooder hse, fruit room etc. 4 A. filberts, family fruit. Ideal for dairy. Near good town on hard surfaced road. Tractor, plow, disc and some good furniture included. Owner means business. For details, see

STROUT REALTY J. E. Shoff, Assoc. 850 West 6th Eugene

Brogdon & Reed 420 ACRE FARM ONLY 11 MILES FROM EUGENE. listed exclusive with us, 125 acres can be irrigated, and only \$17,000. 4 bdrm. hse. for owners living and a tenant hse. Dial Dick Reed Sun. & evenings 5-6819.

BROGDON & REED 7 W. 11th 5-4393

RIVER BOTTOM FARM 10 A. OF GOOD garden land with nice 2-bdrm. hse. and small peach orchard. Price \$13,500. Will take Eugene house in trade up to \$7500. 26 W. 6th. Dial 4-1341.

SIMPSON & PALANUK Farms, Acreage for Sale 245 SECURITY IN NICE PACKAGES

850 ACRE STOCK & GRAIN RANCH. Appx. 100 A. permanent pasture seeded. Year round stream. About 80 A. grain land in cultivation. Fine mod. 4 bdrm. home with basement. Beautiful yard with shrubbery, flowers and view. This ranch is on paved highway and near Eugene. \$37,000.

630 ACRE RANCH IN CENTRAL OREGON with appx. 300 A. irrigated. 60 A. Ladino clover, 50 A. alfalfa, 20 A. red clover, 170 A. grain & spud land. 2 modern houses with exceptionally fine outbuildings. This ranch offered to trade for Lane County farm, auto credit or good income property. Price \$55,000.

222 ACRES 17 miles from Eugene. 60 A. cultivated. 7 rm. modern home with plenty of outbuildings. Reduced to \$16,000 or will trade for good home in Eugene.

325 ACRES, 235 CULTIVATED. Only 6 mi. from good town. Land mostly level and adapted to oats, vetch & rye grass. Modern 3 bdrm. house, 3 lg. barns. Price \$100 per acre with good terms.

137 A. DEEDED LAND PLUS 240 A. GOVT. LEASE, with a total of 150 A. now in cult., only 9 miles from Eugene. This is a good farm and an excellent lease. Price \$27,000 and assign lease, or will trade for good income property.

159 ACRES ABOUT 30 MIN. FROM EUGENE. 35 A. Chehalis soil seeded to Ladino clover. Good 6 rm. house with bath. Lots of fruit & berries. Year around fishing stream, 2 cows, 20 tons hay, some machinery inc. Price reduced this week from \$14,000 to \$12,000 and will accept home in Eugene to \$7500.

SACRIFICE ON ACCOUNT OF AGED MOTHER IN EAST, price reduced on 40 A. home, only 6 miles from Eugene, \$4000 to bring quick sale. This tract of land is high, free soil, has 11 A. fruit, cherries, nuts, 7 A. fescue, balance oak & timber pasture. Very good 6 rm. home with outbuildings for 500 laying hens, also nearly new barn. Also cabin 14x16 furnished. Price now only \$18,000. Terms.

11 1/2 ACRES IN 22 YR. OLD WALNUTS. Close in on good highway. Orchard in excel. shape. Price \$12,000, \$3500 down.

A 4 BDRM. HOME. Call Young Dist. lg. living rm. with fireplace, kitchen and dining room combined, with nice built-in garage, small barn. 1 A. spuds, 1 1/2 in pasture, plenty of fruit, large garden. Owner being transferred. Priced to sell at \$14,900, some terms.

10 A. GARDEN SOIL. 3 bdrm. plastered home. Irrigation equipment. This is a good truck farm. Priced to sell at \$13,500 or will trade for Eugene property.

A WITH 5 RM. UNFURNISHED house, livable condition, good drilled well. Close to Danabo School. Price \$2150, some terms.

We are unable to advertise all of our farm and suburban listings. Come in and let us tell you or better still, take you out and show you anything we have that might be of interest to you.

DOWNTOWN REALTY 685 Willamette Ph. 4-6013, Night Phs. 4-1660 & 5-2664

Farms, Acreage for Sale 245

40 ACRES, 3 BEDROOM Modern home, barn, poultry house. Paved road, school bus to door. 38 acres farmed. Price \$16,000. Will consider trade for medium priced house in Eugene or vicinity.

250 ACRES, VALLEY FARM 300 acres cultivated. Modern home, good barn. Will consider exchange for stock ranch in Western or Eastern Oregon. 75 ACRES

51 acres excellent cannerly crop land, unlimited water supply for irrigation. Excellent modern home on high ground. Price \$25,000. Terms.

500 ACRES 75 acres level bottom land. Can all be irrigated from bordering stream. 330 acres open pasture, 100 acres timber. Modern 4-bdrm. home. Modern barn. Price \$30,000. Owner will consider exchange in part.

320 ACRES, 168 CULTIV. Improved, close to school. This party will trade.

800 ACRES, 60 CULTIV. 4-bdrm. home. Barn (16 stanchions). Good road, school bus by door. Price \$16,000. Owner will consider house in Eugene or vicinity.

93 ACRES CREEK BOTTOM Can all be irrigated. Good 3-bdrm. home, barn, silo, poultry house. Owner will trade for property close to Eugene.

"BUY SECURITY BUY LAND" See Mr. Brown PETERSON MORTGAGE CO. REALTORS SPECIALS

FINE 80 ACRE farm joins river. Excs. soil, good hse. Price \$17,000.

REAL 141 ACRE dairy farm in beautiful valley, modern milking barn. \$25,000.

42 ACRES beautiful new \$15,000 house. Price \$25,000.

15 ACRES on 99 Hwy. 3 cabins, \$4000.

11 ACRES—new house, good well system. \$5500, \$1200 dn.

2 ACRES—3 lg. hse., garden soil, \$2500 only \$500 down.

Many Other Listings Fire & Automobile Insurance H. N. TRAXLER CRESWELL, ORE.

Young's Real Estate 939 River Road Phone: 5-4081

28 ACRES, 20 IN CULT. and fruit, good 2 bdrm. house, exc. liv. rm., lovely kit, elect. system, lg. barn, mach. shed, new tractor and truck. \$18,500.

7 RM. HOUSE, 23 ACRES Greenhouse, barn, small 3 rm. hse. with bath for rental, chicken hse., dbic, garage, machine shed, 10 acres in orchard, irrig. equip. approx. 7 miles from Eugene. \$24,000.

Open Sundays. Evens. call Ralph Young 5-2477.

RODMANS Realtors (Established Reputation) HILLTOP ACRES. For riding, resting or just enjoying the breath-taking view, this place is unbeatable. 45 acres. 15 to 20 acres open, balance wooded. House has grow excellent crops. Very good valley soils, possibility of irrigation from year round creek, old six room house, 30x40 barn, 16 acres new alfalfa, 10 acres alfalfa. Price \$15,000. Terms.

SUNDAY AND EVENING PHONE James A. Rodman Jr. 5-3684 Clarence Urey 5-7389 Jerry Steffey 7-2509

RODMANS REALTORS 938 Charnelton Phone 4-5275

100 ACRE FARM SUITABLE TO CONVERT TO Grade A Dairy, 80 acres cultivated and grow excellent crops. Very good valley soils, possibility of irrigation from year round creek, old six room house, 30x40 barn, 16 acres new alfalfa, 10 acres alfalfa. Price \$15,000. Terms.

BLINKHORN REALTY SERVICE 414-4291 21 West 11th Dial Sunday & Evenings call 4-9486

"AT THE DAM SITE" 40 acres of river loam, with 2 bedroom house. This place borders creek, so can be easily irrigated, suitable for any intensive crops, price \$7500—small down payment.

COP, BKR., DEXTER, ORE.

Farms, Acreage for Sale 245 GRADE A DAIRY NEW aluminum milk parlor and milk house, old 3 rm. cabin, new unfirn. 4 bdrm. house, well, irrigation system, year round creek, electricity, phone, 7 cows and milk equipment so with place. Full price only \$7500 with good terms or take late model truck as part pmnt. Phone Veneta exchange 2478 or write P. O. Box 2, Veneta, Ore.

135 ACRE FARM EXCEPTIONALLY GOOD Blgs. Very mod. 3 bdrm. home. Several acres of alfalfa. About 35 A. tillable. Bal. timbered pasture on milk route. Yr. around stream heads up on place. Loc. near Mabel, Ore. Full price \$8750. Some terms exclusive with

STUART & STUART 1685 Will. St. Dial 5-3388

55 ACRES, best river bottom soil, suitable for cannerly crops, dairy or general farming. Two bedroom modern house, barn, hen house. Large family orchard, berries, grapes, etc. Nice creek for irrigation. Write Reg-Guard Box 856.

Farms, Acreage for Sale 245

JOHN MERKEL 2137 Washington St. Dial 4-4572 BEAUTIFUL 7-ROOM Modern Colonial style home with fireplace, 15 acres bottom ground in mixed, well tended orchard and grapes, nuts, berries, 15x30 greenhouse, excellent barn, double garage, 300 cap. chicken house, brooder house and hog house. Major river flows through property—NO FLOOD—BEAUTIFUL SETTING! Immediately adjoining thousands of acres of slashed and burned, cut-over government range land with good feed for beef cattle. \$14,500 total price.

WESTERN HOME BUILDERS Dial 4-0361 21 West 11th CLOSE TO EUGENE This 18-acre irrigated farm, older type home and buildings. This is a forced sale so let us show it to you and you make an offer.

SUMMER RESORT A NICE SMALL HOME about 14 miles from Eugene, 40 acres of land, 30 acres could be cultivated, nice creek and springs. On good gravel road. Full price \$2950 and only \$950 down.

Sunday and Evenings call Ed Howard, 5-1719.

COMB. stock & dairy ranch, 160 A., part bottom land. Balance pasture & timber. Plenty of water for stock & irrigation. Family orchard & berries. 15-20 cow barn with winter hay, 6 rm. mod. farm house. School bus & mail rt. at door. Priced reas. for quick sale or trade for small, improved acreage or small hwy business, up to \$7500. For info, Ph. 7-7176 or write 1044 N. 2nd St. Dial.

60-ACRE RANCH 4 miles from city limits. 2-bdrm. home. Large hen house, brooder houses. Lots of fruit. Barn and garage. Price \$18,000.

240 ACRE RANCH 80 A. in cultivation. 2-bdrm. modern home, 2 large barns, garage, machine shed, log cabin. Priced for quick sale. \$16,000.

Mr. Day—Ph. 5-1943 Mr. Swango—Ph. 4-9989 CLARENCE F. HYDE 628 Willamette Phone 5-2431

5 ACRES, MODERN HOUSE 1/4 MILE to grade and high schools. \$8300. Terms.

TRACTS 1 TO 20 ACRES GOOD soil and drainage. Prices \$300 to \$450 per acre. School, church, stores and lockers adjacent.

"BUY SECURITY BUY LAND" See Mr. Brown PETERSON MORTGAGE CO. Realtors

23 E. Broadway Phone 5-7232 FOR SALE: 160 acres, 9 acres being an A-1 setup for cranberries. Practically all 9 a. ditched, some diked, with good sand at edge of bog. Large stream of water running through it. There is small dbic. drum donkey with a buggy drag line, 1 1/2 ton Chevrolet, nice horse and riding gear. Nice new home, 7 rooms and bath, large back porch and fruit rm. 30x40 concrete basement. Small horse shed and electric fence. About 1 mile from Florence on good road. Alvin Paris, Florence, Ore. Ph. 18F21.

50 ACRES, CLOSE IN OVERLOOKING Spfld. valley. lge. mod. 3 bdrm. plastered home, basement, furn., lge. lawn, both front and rear, with big oak trees, lge. barn, other blgs. If you want a lovely country home, this is it. \$22,000. Good terms. Take Eugene apt. part pay.

DEAR FRIEND: IF YOU want a farm that will keep you and give you a place on Easy St., we have a few good ones. Please call C. E. ROOT, broker 4100 E. Main. Dial 7-7933

FOR SALE: By owner, 10 acres located about 1 mile west of city limits of Eugene. Lies level, about 7 acres prepared for hay seeding. Several acres in orchard; apples, cherries, English walnuts, filberts, also grapes. Three small cabins, large barn, new chicken house, and 2-car garage. Excellent well with electric pump. Good woodshed. Come out and inspect this property at 3228 W. 11th Ave. Name on mail box, A. J. Marlow, 3228 W. 11th Ave., Eugene, Oregon.

BY OWNER WILL exchange or sell my equity in a 44-stall trailer park, with laundry and showers. Lots of shade, large business buildings, with new remodeled living quarters, with good income. Will exchange for home or acreage. Dial 7-8147. Twin Totem Trailer Park, 99 So.

FOR TRADE 10 ACRES on Hiway 99 W. Good 4 bed. rm. home. Dandy barn and chicken house. All good soil. Will trade for Springfield property or sell for \$6500. Terms.

WILCOX Real Estate 840 Pearl St. Phs. 4-9182 or 7-3407 or 4-7811

2 BDRM. mod. house in excellent cond. at Bend, Ore. Has furnace, basement, 20x24 garage, chicken house, barn, garden. On 7 lots in city will sell for \$7,500 or trade for home in Eugene. Write Mrs. Robert Russell, P.O. Box 1081, Bend, Ore., or Ph. Bend 703-W.

GOOD 2-bdrm. modern home with garage on 80x120' lot, filberts, strawberries, shrubbery, good garden ground. Near bus and school. Exchange for 5 acres or more with modern home within 5 miles of Eugene. Write Reg-Guard Box 940.

WILL trade my \$12,200 equity in Oregon coast motel for 2-bdrm. room home in Eugene of like value. Must be free of incumbrances. Write Box 825, Waldport, Oregon.

100 ACRE STOCK RANCH 7 RM. modern house, 15 miles from Eugene. Trade for house in or near Eugene. Write Reg-Guard Box 947.

SELL OR TRADE MOD. five-room log house, 7 mi. out, 7 acres, 3 cleared, Creek, also sm. log cabin unfin. \$4900. Call 5-7280 or 5-7042.

FOR sale or trade, sub. home close to school and city bus service as down payment on farm. Write Reg-Guard Box 933. Dial 5-2883.

FOR SALE, 7 acres \$4000. Terms. Myrtle Powers Ph. 152L. Cottage Grove.

GOOD farms, homes. E. W. Walker, 328 E. Bdwy. Ph. 8-3171.

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34 ACRE farm with tractor, equipment, some stock. Priced to sell. Located 2 1/2 mi. S. of Veneta. Watch for sign A. Tucker. WANT TO BUY duplex, not over 5 yrs. old. Close in. Write Reg-Guard Box 918.

325 ACRES 5 mi. N. W. of Jct. City. Write W. C. Patterson, Jct. City.

16 ACRES, GOOD SOIL Creek, Easy terms. Maurice McGintie Cloverdale, Creswell, Ore.

Real Estate Wanted 250 Cash Buyers We have cash buyers for a good 3 bedroom home on West Side, close in. Must have fair sized lot, also 4 bedroom home close in on East Side. Not over ten years old. Priced up to \$20,000. See Brinkman, Dial 5-1523.

WESTERN HOME BUILDERS 1416 Willamette Street Phone 5-3347

Realtor Frank L. McGuire "America's Leading Home Seller" A similar sign may be placed on your property if you list exclusively with

Frank L. McGuire DIAL 4-4297 or DIAL 7-2410

DON'T LIST your property with us unless you want to sell. Quick service if you do. Brokerage 5 per cent. J. BERGER-E. LAWRENCE, REALTORS 861 Willamette. Ph. 4-6271 or 4-7390

DO YOU HAVE A house for sale that is located in district zoned for business? DIAL 4-8013

RODMANS REALTORS—VENETA Listings wanted. Ph. 2484.

Real Estate Exchange 260 WILLIAM B. STENWICK Realtor

SALT CREEK Beauty!!! NEAR OAKRIDGE \$12,000 TERMS Large living room; beautiful fireplace; guest sized dining room; kitchen; 2 bedrooms and bath. Large double garage, lot 300x200; 3 blocks to bus and 1 1/2 blocks to grade school. This is a very good home, in a beautiful setting close to Salt Creek. Call Dave Dixon on this for full details at 4-4277.

45 W. 11th Ave. Ph. 4-4277 To Exchange FINE 3 BDRM. HOME IN RIVER RD. DIST. All mod. with full basement and oil furn. and 1 acre of ground with walnuts and a variety of fruit, lots of shrubbery and flowers; a fine home. Will trade for good apt. hse. and assume difference. This property is clear, or will sell on good terms.

E. W. WALKER 328 East Broadway Phone 5-3171

TWO ACRES NEAR Creswell with a two bedroom home, bath not finished, elec. range, oil circulator and venetian blinds, a very attractive property and well worth the asking price of \$4500 with \$1200 down. For further details call Chester Crowson.

50 West 13th Ph. 5-3369

JAMES P. FRADY REAL ESTATE 2 BDRM. home with full basement. Furnace heat. In good location in Portland for Eugene or Springfield home.

187 ACRE stock ranch with 7 room modern home, 15 mi. from Eugene on paved hwy. Will accept Eugene or Spfld. home as part payment.

SIMPSON PALANUK 26 W. 6th Ave. Ph. 4-1341

BY OWNER IF you want a nice home 1 mile N. Creswell, Ore., on Harvey Rd., here it is. 5 acres, 4 1/2 in 4 yr. old filberts, garden spot, bligs, elec. hse., new 4-rm. house. Water in house wash trays, shower, lots of built-ins, very nice location. \$5850, \$3000 dn. Terms on bal. Would consider trailer house up to \$800. L. E. West, Rt. 1, Creswell, Ore.

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Real Estate Exchange 260

FOR SALE or trade, 9/10 of an acre, 2 nice houses, garage, barn, chicken houses and several other buildings for 5 or 10 A. with bligs. Call C. Morgan, 165 Patterson Rd., Eug.

LIST YOUR EXCHANGES WITH H. N. TRAXLER Creswell Oregon

Out-of-Town Property 265 MUST be sold. In Corvallis. 4 lge. bdrm. 3 1/2 baths. All rooms usually large; lots of storage space, 3000 sq. ft. plus full basement with apt. fireplace, priv. entrance; patio, outdoor fireplace; near schools; auto. oil heat; lge. lot. Easily converted to income property. Would consider trade for Eugene property. Call Eugene 4-1132 or Corvallis 1333-W.

"AT THE DAM SITE" 3 bedroom modern house, with 2 acres of level ground bordering creek and county road, this place must be seen to be appreciated. Price \$3500, some terms.

COPP, BKR., DEXTER, OREGON FOR quick sale by owner, modern home, 5 rms. and bath. Fireplace in large liv. rm. Overlooking Siuslaw river. 2 1/2 lots. \$5000. Terms. Reduction for cash. If interested write Box 10 Tiernan, Ore.

NEW 2 bdrm. hse. 1 blk. from bus. Off McKenzie Hwy. close to schools & stores. Over \$3200 equity, will sell equity for only \$1500. Sm. bal. on pm. phs. 7-7689 for more information.

PRICED FOR QUICK SALE 1/2 A. with 4 houses rented. Look this over before buying. Phone 589-R, Cottage Grove. 435 South River Rd.

FOUNTAIN and lunch. All equip. Living quarters. Outskirts Portland. Exchange on rental prop. in Eugene or Spfld. Dial 4-4074.

FOR SALE or trade for Eugene property, 1/2 acre, 5-rm. house, garage, large utility room. W. A. Keller, 3155 'D' St., Salem.

2 1/2 ACRES 3 mi. south of Bandon on highway 101. 3-rm. cabin. Write M. F. Taylor, Rt. 2, Box 273-M, Eugene.

HOUSE 10 miles out on Fox Hollow off Lorane, with or without 20 acres. Rt. 4 Box 333, Eugene.

Real Estate Directory 280 TOM KEPHART REAL ESTATE BE SMART—BUY or SELL with KEPHART 1417 East Main, Spfld. Ph. 7-8434 HARVEY L. HILTON, REALTOR LET US take care of your Real Estate needs. Every phase will be given careful attention. 201 Lombardmen's Exchange 119 East Broadway Ph. 5-1133

McKenzie River Buys MAX CROSBY at BEAR CREEK Ph. Vida 4 5 Mi. Above Vida

BILL NICHOLS REAL ESTATE "SHOP WITH NICHOLS AND SAVE DOLLARS" 329 Main Springfield Ph. 7-2004

H. N. TRAXLER Real Estate and Insurance Years of Dependable Service Creswell, Oregon

GET OUR FREE LIST Stout Realty 850 W. 6th Ph. 4-2851

BILLY MADDAUGH THE HOME FINDER Phone 4-6181 11th at Chambers

J. A. PLUMMER Real Estate - Loans - Insurance 290 Miner Bldg. Phone 5-4722

PAUL CAMPBELL REAL ESTATE 1060 High St. Phone 4-4121

PETER W. WINANDY Fire & Automobile Insurance 48 E. 10th Ave. Phone 4-6283

BENTLEY REAL ESTATE 1293 Grant Ph. 4-9191

Wanted Farms to Rent 290 WANTED to rent, with option to buy. From 100 to 800 acres by Oct. 1st. Exp. farmer. Have 3 complete lines of equip. Ph. 5-5739, after 5 p.m.

STOCK farm near Eugene. Give full particulars in reply. Write Reg-Guard, Box 921.

Farms For Rent 300 FOR RENT 530 acres, 365 acres cultivated. Good farm, well located. Non-resident owner wants to lease three to five years.

See Mr. Brown (No telephone calls) PETERSON MORTGAGE CO. REALTORS 23 E. Broadway

Business Rentals 305 RENT—24x28 shop space, 2 dbic. doors, 110 & 220 volt lines with wall outlets. Redecorated. Ph. service, heat & water. 1668 Willamette.

FOR RENT to responsible party, 2 large rooms suitable for radio or other business. Good parking space, Inq. 1485 E. Main Spfld. or Ph. 7-7940.

MODERN office suite for lease in Watson Bldg, 68 W. 10th. Contact owner 4-7588.

JOHNSON SUNDAY CLASSI OFFICE space for rent, 34 West 6th. Spfld. bldg, 20x30 Phone 7-9364