

INTER COUNTY REALTY ASS'N.

WILL ORGANIZE REAL ESTATE MEN OF POLK AND MARION

Object is to Give Greater Advantage to Buyers and Sellers and to Assist More Materially in Upbuilding of Willamette Valley Country.

Chas. E. Hicks newspaper man and real estate hustler was over from Independence yesterday promoting a plan to organize an association of real estate men to include all the dealers in realty in Polk and Marion counties. He met much encouragement here and it is believed the leading dealers will see the benefit that is sure to accrue from an organization of this kind. It is planned to perfect the organization at a banquet to be given in this city about March 15.

Discussing the matter yesterday Mr. Hicks said: "One of the urgent needs of the real estate men at this time is the organization of all firms handling real estate into an association. This matter has become more urgent under the new law which requires that all agents shall require the listing of property. With the listing of property including exclusive privilege, real estate men will be enabled to work together to greater benefit and profit, and the organization of an association will be intended to facilitate the matter of all agents working in conjunction and in harmony with each other.

"For instance, if you have property in Polk county you will be enabled through the enlisting of Polk county agents, to find quick sale and at the same time to get the lists of property which are made in your territory from agents who are off at a distance, and which you can handle to a greater advantage. Some uniform contract is required and uniform commissions established, and by coming into an association this matter can be arranged to the mutual advantage of all. It will prove a protection against the curbstone men and will enable the legal assistance required in an attorney to be centered in an association lawyer who will handle the business for all members at a great saving to them."

Among those who are taking interest in the organization plan are Meyer & Belle and the Olmstead land Company; Meyer & Belle said last evening:

"It is a protection to newcomers, who are seeking homes in the Willamette valley to deal with members of such an association. It goes without saying that honorable methods only will be countenanced by association members. The same protection is guaranteed to sellers. It will be intended to defeat curbstone men running down one section of the country to the benefit of another in which he may have a piece of land to sell. If he is not a member of the association with an office and property listed as required by the association rules, he cannot find an audience with prospective buyers."

Colonel Olmstead is enthusiastic regarding the benefits to the country from such an organization of land men. He said:

"We are heartily in favor of a real estate organization at this time not only for our mutual advantage, but where such organizations have been in effect they have always been the means of developing the country much faster than by any other means. The advantage of such an organization to Marion and Polk counties at this time are two numerous to mention.—Salem Statesman.

LOCAL AND PERSONAL NEWS.

Mrs. Robinson and daughter Bertha, of Monmouth were in Independence Wednesday.

Miss Ella Robinson of McMinnville is visiting her mother Mrs. A. B. Robinson of this city.

Mrs. Lota Hedges-Dorris and Mrs. D. Davidson are visiting this week with friends in Albany.

Four horse power upright gasoline engine for sale by S. Muhlman. Phone 665, Independence. 33tf.

Bertha Bohannon and Mrs. Chas. Schenefeld are visiting for a few days with friends at Corvallis.

The Ladies Five Hundred Club was entertained at the home of Mrs. Dr. Butler Wednesday afternoon.

J. W. Richardson went to Portland this week to be gone for several months. He has accepted a position in that city.

New line of teles at Kramer's

Dr. Allen, Dentist, Cooper Bldg. tf
The latest in gentleman's sox at Kramer's

Dr. Duganne, Dentist, over Independence National Bank. tf.

A good pair of reading glasses \$1.00 at Kramer's. tf

J. C. Morrison transacted business in Salem Wednesday.

Mrs. Will Patton was a Salem visitor Wednesday.

Wood for sale—Second growth at \$3.50, old growth \$4.00 a cord delivered. S. Cox, Independence. Phone 142. 44-2

For Sale — S. C. B. Leghorn and Indian Runner duck eggs for hatching. C. S. Mark, R. 1, box 25, Monmouth, Oregon. 40-9

For Sale — Gasoline wood saw, complete and ready to commence business. For information call on S. Muhlman, Independence, Ore. 32tf

G. W. McLaughlin was in town Saturday. Mr. McLaughlin delivered a fat swine to the butchers of this city which dressed 416 pounds.

New sewing machines, fully warranted, from \$13.75 to \$25.00, also supplies for your gasoline lamps may be had from M. H. Jasperson. tf.

For sale—Team of horses, weight about 1200 each. Well broke, to single and double driving. For information apply to Joe Laundree or phone 50x.

The Olmstead Land Co. of Salem last week sold 28 acres of land 3/4 miles northwest of Monmouth belonging to S. L. Fuller Consideration, \$50 an acre.

Uncle John Osborne, one of Polk county's pioneers and old Indian veterans, is reported to be in poor health. Fears are felt by his friends for him.

A. W. Cooper and son, L. W. Cooper, were in town Wednesday, visiting at the home of Mr. Cooper's mother, who resides in North Independence.

There will be a meeting of the ladies of Independence Saturday at 3 p. m. at the Commercial Club rooms in the interest of the Independence Public Library Association. By order of the President.

New up-to-date caskets and coffins, burial robes, special line of trimmings for Catholics, G. A. R. and secret orders obtained from H. H. Jasperson. tf.

Will attend to renting of residence in Independence free of charge where same is listed with me for sale. 5 per cent will be charged for other property. Chas. E. Hicks, real estate agent. 40-50

Settings of Rhode Island Reds can be got from the undersigned. Will be able to supply the local Independence demand. Give your orders early. I. M. Jackson, phone 376. \$1.00 setting of 15; \$5.00 hundred. 40-41

Services at the Methodist church for next Sunday: Sunday school at 10 a. m.; preaching at 11 a. m. and 7:30 p. m.; Epworth League at 6:30 p. m. All are invited to attend these meetings. Harry McCain, Pastor.

There will be services at the United Jews: preaching at 11 and 7:30 by Jews; preaching at 11 and 7:30 by Rev. Wayne Phelps of Dallas. Sabbath School at 10 o'clock. All are cordially invited to attend these services.

Roscoe Staats, who was formerly a resident of Independence, was severely hurt at Walla Walla one day last week in a collision of trains. The car in which Mr. Staats was working as mail clerk was partially wrecked and he received internal injuries which will incapacitate him for several months at the least calculation. Mr. Staats will be remembered as the young man who married Miss Opal Hart in this city last June.

Mrs. John Dickinson entertained last Thursday afternoon to an elaborate luncheon in honor of Mrs. Will Charlton, who left Saturday for Vancouver. Those present were Messdames R. H. Knox, L. Rice, K. C. Eldridge, O. D. Butler, I. L. Smith, D. A. Hodge, W. R. Allen, L. Damon, I. W. Dickinson, M. W. Mix, W. A. Messner, Sarah Irvine, S. E. Owens, C. Fitchard, J. S. Cooper, P. M. Kirkland, G. A. Wilcox, J. E. Hubbard, J. W. Bullard, C. Bliff, W. H. Walker, Dornise, C. W. Butler, W. L. Bice, G. W. Kutch, and Misses Nellie Harrison and Queenie Dickinson.

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The only baking powder made from Royal Grape Cream of Tartar.

PLANNING NEW TOWNS

Attention Should Be Paid to the Lay of the Land.

HOW GERMANY LOOKS AHEAD

Value of Adopting Her Method of Planning For Great Improvements in the Future—Where a Guiding Master Hand is Needed.

When towns are first laid out some attention should be paid to the natural topography, or "lay of the land." Just why surveyors or town site promoters persist in laying out all sites on the checkerboard plan is very hard to understand. It cannot be said in their defense that the "lay of the land" in each and every case demands such treatment or even suggests it. If the land is flat the checkerboard plan is good if modified by running diagonal avenues from a common center to the four corners. If the land is very rough roadways should follow the contour, winding up the canyon sides by easy grades, preserving all of natural beauty possible.

Germany has a scheme for the development of its towns and cities which has several admirable features which could be advantageously adopted by American towns.

"Whoever will visit the city hall of any considerable German city, such as Munich, Cologne, Berlin, Stuttgart, Ulm, will see hanging in a conspicuous place a map of the city of the future," says a writer in Good Housekeeping. "The preparation of this map is a work of immense civic interest and calls forth the collective talent of the entire community—architects, engineers, land surveyors, builders, as well as of the official municipal staff.

"The development of the city or town for the next half century or so is forecast—roads are mapped out; boulevards, open spaces, playgrounds, public parks and gardens are located; public buildings are assigned to their appropriate situations, factories and workshops to their proper district, near river or canal; dwelling houses of varying type, size, height and structure are disposed in streets, squares and other formations so as to give diversity of feature amid the unity of the town plan. When this immense task has been completed and has received the approval of the entire community, official and nonofficial, the town plan is hung up in the town house, and all builders and land speculators have to conform to the plan in their succeeding operations.

"Thus is the old slum land of smells and squalor and drunkenness and disease destined to pass into garden land before the magic power of the scientific idea. So will the old blunder land of jostling factories and dwellings, street lines and sky lines of every possible angle and elevation, like saws with broken teeth, buildings erected in one generation to be bought by public money and pulled down in the next because they are found to be built in the wrong place—all this will have passed away to give place to the true city and town as soon as America follows the example of Great Britain in following the example of Germany by the adoption of the town plan.

"The superior pleasantness of German towns—the fountains, public gardens, open spaces, quite close to the homes of the working classes; the orderliness and inherent joyousness of their open air life; the absence of their squalor and meanness and the British vice of drunkenness, even amid their poverty; the air of comfort and self respect in which the German workman appears to walk—all this is unquestionably due to the superior civic ideals which now possess the minds of the rulers of the fatherland. The Germans have set themselves to produce men and women and in school, factory and street are bringing to the task a science and thoroughness that forbid the name 'enthusiasm' only because it is so determinedly in earnest."

There is no feature of public improvement in the small town that more sadly shows the need of a guiding master hand as the "city square" usually in evidence. In nine cases out of ten when the work is begun no thought is taken of obtaining professional advice. "Guess we have seen enough public squares and know enough of the work to lay one out." So diagonal lines are run from corner to corner in each direction, sufficient space is reserved in the center for the ever present and necessary band stand, a row of "border trees" is set out, a few more planted at each path intersection, and the "square" or "park" is born, "a thing of beauty and a joy forever" to those who know no better.

Street Tree Pruning.

The work of pruning should be begun at the top of the tree and completed at the bottom. In this way the desired form can be better secured, and there is less danger of accident. The men employed should be careful not to do more damage by breaking and bruising than they do good by pruning. A rope properly adjusted about the waist and fastened to a stout limb above the workman is an excellent means of sustaining the principal weight of the body while moving about through the tree. The form and direction of the cut when removing branches depends upon the position of the branch on the tree and upon whether it is to be simply shortened or entirely removed. Erect branches are shortened by cutting them at an angle, thus preventing the undue entrance of water, while side branches are cut perpendicularly for the same reason.

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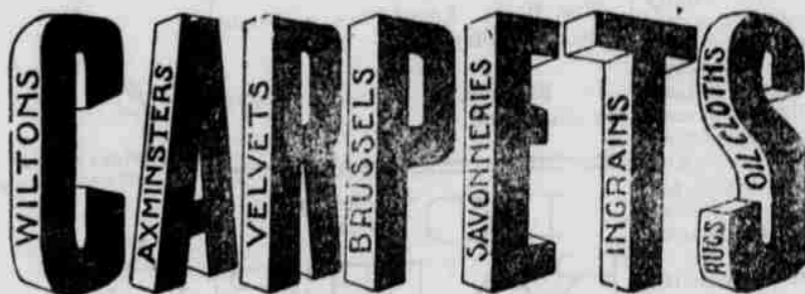
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