

Independence Enterprise.

CHARLES EDWARD HICKS

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Buy a Farm Instead of Renting.
Considerable attention is being given to the question of owning farms on the part of those of limited means. The renting bugaboo is making farmers feel they must get out of it and own a place of their own. The sentiment is being worked down in favor of owning small farms. One writer says:

It is quite clear some writers have solved the problem of rural life very satisfactorily and sensibly one way or another, but a large number have only learned to make money for their respective landlords. I am an advocate of the doctrine, "Buy an acre and live on it." Buy what you can pay for now or in a few years of diligent labor and wise economy. I rode over a section of very rough and poor country the other day; in fact a few years ago it was considered hardly worth clearing off the brush (not timber). I was surprised to find so many neat little places ranging in size from 20 to 80 acres. Nice little white frame houses and good little frame barns have replaced the log cabin and shed of a few years ago. The old brush fence is replaced by good woven wire. Some of these farms are about all hills, others about all hollows. Now whom do you suppose lives in these little houses? Landlords, every one of them; God-loving and God-fearing men.

These men have been hired men and tenants and at last are owners of farms. The best part of it is they are happy, are making a comfortable living and laying aside a dollar for the "rainy day." It occurred to me these men have been very sensible in buying what they could and not go on renting year after year until they were able to buy a big farm of good land, which time to most of them would never come.

If I had but \$500, and intended to farm, I would buy a home, I would rather own ten acres and run it to suit myself than to farm 200 acres for some landlord who intends for his tenant to have only a bare living (and that is about all a whole lot of renters are getting during these good times.)

I know of a score of tenants now that could buy small farms, ranging in size anywhere from forty to one hundred acres. Why do they not do it? I don't know. But it seems to the writer that a good many of these men are letting a golden opportunity slip away from them, never to return.

PORTLAND MARKETS.

Wheat—Bluestem, \$1.16 @ 1.18; club, \$1.08; red Russian, \$1.01; valley, \$1.05.
Oats—No. 1 white, \$18 per ton.
Barley—Feed, \$39 per ton.
Hay—Timothy, Willamette valley, \$15 @ 15 per ton, Eastern Oregon, \$16 @ 18; clover, \$12 @ 13; alfalfa, \$14.50 @ 15; grain hay, \$13 @ 14, cheat, \$13.50 @ 14; vetch, \$12.5 @ 14.
Butter—City creamery, extras, 26c; fancy outside creamery, 22 @ 25c; store 18 @ 20c. (Butter fat prices average 1 1/2 cents per pound under regular butter prices.)
Eggs—Oregon ranch, 24 @ 25c dozen.
Poultry—Hens, 15 1/2 @ 16c; broilers, 20 @ 25c; fryers, 18 @ 20c; roasters, old, 11 @ 12c; young, 14 @ 15c; ducks, 20 @ 22c; geese, 10c; turkeys, 18 @ 20c.
Veal—Extra, 10 1/2 @ 11c; ordinary, 7 @ 8c; heavy, 5c.
Pork—Fancy, 9 1/2c; large, 8 @ 8 1/2c.
Apples—75c @ \$2.75 box.
Potatoes—\$1.25 @ 1.35 per hundred; sweet potatoes, 2 1/2 @ 3c.
Vegetables—Turnips, \$1.25 sack; carrots, \$1.25; parsnips, \$1.50; beets, \$1.50; horseradish, 10c pound; artichokes, 90c dozen; asparagus, 13 @ 20c pound; beans, 25c pound; cabbage, 2 1/2 @ 3 1/2c; cauliflower, \$2 crate; celery, \$4.50 crate; onions, 40 @ 50c dozen; parsley, 30c box; sprouts, 12 1/2c pound.
Onions—Oregon, \$1.75 @ 1.90 cwt.
Hops—1909 contracts, 10 @ 10 1/4c; 1908 crop, 7 @ 8 1/2c; 1907 crop, 3 @ 4c; 1906 crop, 1 1/2c.
Wool—Eastern Oregon contracts, 16 @ 18c; valley, 15 @ 16 1/2c; mohair, choice, 21 @ 22c.
Cattle—Top steers, \$5 @ 5.25; fair to good, \$4.75 @ 5; common to medium, \$3.25 @ 4.50; cows, top, \$5.25; fair to good, \$3.50 @ 4.00; common to medium, \$2.50 @ 3.50; calves, top, \$5 @ 5.50; heavy, \$2.50 @ 4; bulls and stags, fat, \$3 @ 3.50; common, \$2 @ 2.75.
Hogs—Best, \$7.25; fair to good, \$6.75 @ 7; stockers, \$5.50 @ 6.50; China fats, \$6.75.
Sheep—Top wethers, \$5.75; fair to good, \$4.75 @ 5.25; ewes, 1/2c less on all grades.

GOOD FARMLANDS AND RESIDENCES

53 acres 1 1/2 miles from Albany, 27 acres in apples, best varieties, also young orchard. Splendid improvements. Rolling land. Price \$9000. Terms: \$2000 down, balance at 6 per cent interest.
102 acres, mile from Independence, well fenced and with best of improvements. All but 15 acres in cultivation. Good buildings and out-buildings. One of the good places near the town. \$100 an acre.
102 acres 1 mile from Buena Vista. Orchard of 100 trees of best varieties. 45 acres in cultivation. Good improvements. Price \$3800.
324 acres 4 miles from Monmouth, 1 1/2 from railroad; 160 acres in cultivation. Good improvements. A good buy. Price \$3000.
40 acres 3 miles from Independence. All in cultivation and in crop. A home for a poor man. Price \$1900.
277 acres 10 miles from Independence 150 acres in cultivation. This is another of the good buys. Will sell at \$32.50 an acre.
33 1/2 acres bottom land near Independence. Best land there is and for sale at \$3600.
28 acres joining city limits and a snap for some poor man. All in cultivation. \$3000.
160 acres 3 miles from Lincoln in Polk county. A good piece of land at \$33.50 an acre.
600 acres 4 miles from Dallas; 50 of it in cultivation. The best deal in

league at 6:45 p. m. led by Miss Purvine. There will be union services at this church at 7:30 p. m. at which Mr. Knowdell of Portland will preach. All are cordially invited to attend any or all of these services. Harry McCain, Pastor.

Mrs. J. E. Hubbard went to Coburg Wednesday to attend a district convention of eight lodges at that place.

It Saved His Leg.

"All thought I'd lose my leg," writes J. A. Swenson, Watertown, Wis. "Ten years of eczema, that 15 doctors could not cure had at last laid me up. Then Bucklen's Arnica Salve cured it sound and well." Infallible for Skin Eruptions, Salt Rheum, Boils, Fever Sores, Burns, Scalds, Cuts and Piles 25c at all druggists.

GOOD FARMLANDS AND RESIDENCES

Polk county. Will sell now for \$20 an acre.
235 acres, almost all in cultivation at \$40 an acre.
44 acres mostly in cultivation. 6 1/2 miles from Independence. \$3200 or will sell 1/2 with buildings for \$1650.
75 acres, 50 in cultivation; 10 in timber; young orchard. A good buy at \$40 an acre.
Orchard and large and small fruits. A good buy for \$1000.
Two story residence, in North Independence, telephone and electric lights, all in good condition, 1 lot with place. A snap. Price \$500.
8-room house, with closets, 14x20 barn, chicken house, carriage house, work shop, wood house, fruit trees and small fruits. Improvements are worth as much as is asked for place. About a half acre. Price \$1000
Tract 90x200 feet in Independence, house 14x22, chicken corral, hen house, wood shed; fenced. 400 strawberries, some raspberries, loganberries, gooseberries, pie plant, etc. A good buy. Price, \$400.
9-room house and 2 1/2 lots, large barn to sell at \$3500. Best house in Independence.
10-room house and 2 lots with other improvements. A swell home for \$1500.
9-room house and 2 lots with modern improvements. A swell buy for a party who wants something good. For sale for \$2500.
8 lots in old town for sale for only \$200.
8 lots and 7-room house with other Albany. Price \$2250.
50 acres, 40 in cultivation, good house and barn. 7 miles from Albany. A good buy. \$80 an acre.
82 acres, 20 in cultivation. 5 acres of best varieties apples in bearing. Very rich land. \$75 an acre.
8 acres, 3 miles from Independence, all in cultivation, fenced. Some fruit trees. Slightly rolling. Fine fruit tract. Price \$50 an acre.
20 acres, about 4 miles from Independence; \$600 barn and well; fenced with woven wire; rich sandy loam soil 18 feet deep; ten acres in walnuts and peaches 3 years old; worth \$250 an acre. Price \$125 an acre.

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An acre on Monmouth street and 7-room house with other buildings. Improvements for \$850.
\$2200 buys one of the good homes of Independence with all modern conveniences. Come and enquire more about this.

CHAS. E. HICKS,
Real Estate Agent
INDEPENDENCE, OREGON

Polk's Gazetteer.
A business directory of each city, town and village in Oregon and Washington, giving a descriptive sketch of each place, together with the location and shipping facilities and a classified directory of each business and profession. R. L. Polk & Co., Inc., Seattle.

"My three year old boy was badly constipated, had high fever and was in an awful condition. I gave him two doses of Foley's Orino Laxative and the next morning the fever was gone and he was entirely well. Foley's Orino Laxative saved his life." A. Wolkush, Casimer, Wis. P. M. Kirkland.