

REAL ESTATE

Now is the time to buy

REAL ESTATE

I wish to impress upon your mind this fact, that real estate is cheaper today than it ever will be again in the Willamette valley. Why? Because you can make more money on real estate than you can in any mercantile business. You can borrow money at from 5 to 7 per cent, and if you own a farm you can pay your interest and a good part of the principal in one year. Hops bring in from \$275 to \$350 per acre; vegetables bring from \$100 to \$200, and fruit will bring from \$200 to \$210. This will be produced on land that doesn't cost more than \$60 per acre. Olwell Bros., of Central Point, have 200 acres in apples in Southern Oregon. They have next year's crop contracted at \$1.40 per box. Their orchard will average more than 150 bushels to the acre, which means that they take \$210 off from every acre of their land, or in one year they get \$42,000 in apples off land that only cost about \$12,000 or \$15,000. I have land to sell in Polk county on which you can do as well as Olwell Bros. do on their farm. Land can be had at from \$30 to \$75 per acre. Plant 20 acres of apples of the very best grade, take care of them properly and you will make 3 times as much money as any merchant will make on the same amount invested, and 10 times what the farmer who does not specialize will make. The Willamette valley is the natural fruit country of Oregon. No irrigation is necessary. The orchard must be taken care of. The big commission men have no use for any fruit that is not free from worms and disease. They can not market it, but good, clear apples bring a good price in the markets to export and home trade.

No. 5. 100 acres in Monmouth, good soil, cultivated, no buildings, soil deep, land well located. \$1,000	No. 22 180 acres, 9 miles from Independence, 140 cultivated, all good tillable land, good house, barn, well fenced and watered, orchard \$5 per acre.	No. 15 140 acres, improved and cleared, will make a fine orchard, fine house, barn and other improvements, land is well farmed. \$9,000.	No. 61. 135 acres, 35 in hops, 2 good hop houses, in Benton county, good land, other improvements. \$6,000.	No. 37. 10 acres of land, 3 miles south of town, 2 acres in choice fruits, 2 acres in clover, rest in oats, house, barn, etc. \$800.
No. 4. 100 acres of oak grove, one mile from Monmouth. \$800.	No. 50 5 acres of fruit, good land, fruit and root house, all kinds of berries, land well manured. \$850.	No. 56. 289 acres 9 miles from Independence, good soil, buildings old, some bottom land, some oak timber. \$7,000.	No. 34. 133 1/2 acres, 1/2 mile south of Monmouth, good land, fair house, good barn, all in cultivation, all kinds of fruit, patent hay feeders. \$55 acre.	No. 62. 60 acres, 1/2 mile from Independence, 16 acres in hops, hop house, old residence, barn, etc., all fenced, all cultivated. \$4000.
No. 13. 10 acres, one mile from Monmouth, 35 acres cultivated, most slashed, house, barn, fruit, etc. \$25 per acre	No. 35. 10 acres in Highland, 5 in Italian prunes and 5 in Peaches, no buildings, all fenced, lays well, \$800.	No. 51. 137 acres of land, 5 miles northwest of city, no buildings, good soil, well located and dirt cheap. We want a bid on this.	No. 9. 65 acres, near Perrydale, small orchard, good well, board and rail fences, 5 acres bottom land, 5 room house, barn 50 x 36, good chicken house, 1/2 acre picket fence chicken yard. \$1800.	No. 6. 100 acres in Marion county, 25 acres bottom land, rest timber, near Parkersville, river runs through place. \$2000.
No. 2. 100 acres in Pedee, 1 1/2 story frame barn, good well, 40 acres cultivated, rest brush and spruce. Only \$1600.	No. 25 100 acres of good land in bottom all cleared and cultivated, good for hops. \$30 per acre.	No. 24. 150 acres, 80 slashed, 70 brush land and oak timber, all fenced, 6 acres in clover, water on place. \$1000.	No. 21. 125 acres, 9 miles south of town, 100 acres cultivated, all but 5 acres can be plowed, water, windmill, 9 room house, good barn, 40 x 60, 2 acre orchard. \$40 per acre.	No. 59. 20 acres, 3 miles from town, 2 1/2 acres in hops, all cleared and cultivated. \$45 per acre.
No. 59 100 acres, 9 miles from Independence, 2 good houses, 2 good barns, no buildings, fenced, orchard, mostly cleared, only \$8859.	No. 14 480 acres, in Cooper Hollow, soil good, 160 cultivated, some oak timber, house, barn, etc. \$15 per A			No. 3. 160 acres of land, 3 miles south of Independence, all in grain, no buildings, soil all good. \$35 per A

I have been asked to help secure enough acreage to go into the strawberry business on a large scale. Those who will plant and cultivate strawberries will confer a favor on those who wish to enter the business by calling at my office and leaving a statement of the number of acres they will plant and cultivate and in case enough is secured to justify each will be notified and you will be expected to plant the acres agreed upon.

Trading Property and Property Wanted, Etc.

No. 44.
100 acres bench land, 100 acres clover and grass, 9 room house, 50 x 35, all kinds of fruit, good soil, plenty of water, orange grove, big barn, farm hand, 100 head of sheep, 100 head of goats and 40 head cattle, part, will trade for valley farm, worth \$3000.

WANTED—A location for a \$20,000 sawmill. I have parties interested who will locate here.

Business property in Independence to trade for farm.

Portland residence worth \$2000 trade for a good valley farm.

I want at once a piece of bottom land of from 20 to 40 acres near town.

I want a nice little ranch suitable for chickens. Must be near Independence or Monmouth.

I want 100 acres of good land near town that will raise good fruit not bottom land.

I want 10 acres suitable for hops immediately.

Dairying.

Did you know that here in Polk county there are many farmers who are getting from \$50 to \$200 each month in checks from the Independence Creamery for the milk they get from their dairy herds. Now this is a sure income and is steady. If you have property I advise you to look up the figures and see what immense profits you can make from your land by having a herd of cows. You can use the skimmed milk for fattening swine. If you want to enter this industry call on me and buy a good farm such as I can sell you.

Steam cleaning and dyeing works in Portland to trade for \$1000 farm

WANTED.
A first-class dairy farm, well located.

City Property Is a Good Buy
Look at these Prices

No. 18.
Good building lot in Independence for \$250.

No. 8.
House, lot and improvements in Independence \$600.

No. 12.
Good, well located dwelling in Independence, 4 lots, \$750.

No. 49.
2 lots and 7 room house, in Independence, for only \$650.

No. 60.
House and good lot in Independence, \$850.

No. 10.
Good, well-located dwelling in Independence, \$750.

2 good store buildings in Independence for sale. Enquire for prices.

No. 27.
4 lots in Hill's addition to Independence at \$65 per lot.

No. 48.
7 room house, 2 lots in Monmouth, barn, etc., \$650.

No. 32
Good house and lot in Monmouth, fruit, barn buildings, etc., \$1450.

No. 52
1 vacant lot in Independence at \$75.

No. 17.
2 lots in White's addition to Independence at \$30 per lot.

If you have property to insure call on me. I inspect every risk.

Notary Public. Notary Public.

G. A. HURLEY

REAL ESTATE, LAW, INSURANCE, COLLECTIONS.

Independence, Oregon