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MUCH ACTIVITY IN REAL ESTATE

EVER INCREASING DEMAND FOR SUMPTER PROPERTY.

An Authority on the Subject Tells of Present Conditions—People Who Have Made Money Here Are Buying Ground on Which to Build Homes—Important Transaction Yesterday — And Our Mines Did it All.

Attorney C. H. McColloch is doubtless the best posted man on real estate in the town. He was the first man on the ground three years ago, just as the little flurry in realty, which has since been characterized as a "boom," was starting. He sold a great many lots during the six months that the demand for Sumpter property continued and is the only one of the small army of men engaged in real estate brokerage during those days of activity who continued in the business. Few transactions involving Sumpter property have been consummated during the past two years that he did not negotiate.

Mr. McColloch may, therefore, be considered the highest authority on the subject. For this reason, it is of gratifying interest to know that he says there has been a great revival in the real estate market here during the past forty or fifty days. About that time people living in Sumpter began to stop him on the street or call at his office and casually enquire who owned such and such a lot, to ask his opinion of what it was worth and, perhaps, commission him to buy it for a certain price.

And so it started and has continued ever since, the demand increasing and the number of sales multiplying until the present time, when anywhere from one to a half dozen lots are sold every day.

Mr. McColloch says the people who are buying property now are those who have lived here for two or three years in rented houses. They have made some money in Sumpter in whatever business they are engaged in, see an opportunity to make more and accumulate it more rapidly than heretofore, and have determined to remain here permanently and build themselves homes—and they have the price to do the same, without the assistance of a mortgage. That is what tells the cheerful story; that people have made money here during the two long years of alleged dull times, during the supposed reaction after a boom, which condition of affairs the tiresome conservatives insist is inevitable.

And during the past week or ten days another class of buyers has appeared on the scene, men who are close observers of passing events and always have a little ready money to invest where their judgment tells them there is a chance to make a little legitimat profit of from 50 to 100 per cent in ninety days, or possibly six months. These "easy money men" are now on a still hunt for "snaps," are looking for people who are anxious to sell out for cash. A few such bargains may be picked up by diligent search, but they are growing scarcer every twenty-four hours—are decreasing in about the same proportion that would-be buyers are increasing.

The most important deal that has been pulled off for a month or more was the purchase by T. H. Dunphy from J. C. Reiff of fifty feet on Granite street, on which are the buildings occupied by the Magnolia saloon and Brodie's jewelry store. This is considered to be among the best business property in Sumpter and is a great bargain at $4000 cash, the price reported to have been paid. Mr. Dunphy says he will at once lower the saloon building to grade, and in two or three weeks will move the other building and erect there a brick block.

And our mines did it all.

Air Drills for the Crown Point.

The air compressor for the Crown Point, Cable Cove district, arrived here Monday, and Thomas F. Barbee, one of the owners, is here looking after its delivery and installation at the mine. He thinks he will have it in operation within a week or ten days. There is already a steam drill on the property, but it did not operate successfully after the long crosscut was driven in five or six hundred feet, and it was abandoned nearly a year ago. During the past winter the work has been done by hand, Tom Costello taking it under contract. The present owners of the Crown Point have been fighting in the courts for its possession and doing intermittent development work for the past twelve years. They now hope to cut the vein inside of sixty days, at a depth of about 900 feet, and if the ore body is allright at that depth, the Crown Point will be a mine. Considerable ore was taken from the vein high up the mountain side years ago, that carried better than fifty dollars in values, but it could not be shipped at a profit.

Pine and Olive Creek Placer Cleanups.

Superintendent Dave McCoy brought in a partial cleanup from the Pine Creek placers Monday. The work of hydraulicking on both the Olive and Pine Creek companies' ground has been suspended until the dry season is past, and the final clean up for the season is now being made. Mr. Killen, of the firm of Killen, Warner & Stewart, that handles both these properties, says that the returns are unexpectedly gratifying; that they demonstrate beyond doubt their value, and that next year something handsome in the way of dividends will be presented to stockholders. Much dead work has been done this year, opening up the ground for advantageous operation.

WORK AT SMELTER.

Bids for Machinery Have Been Received.

Work is progressing very satisfactorily on the smelter. Professor Eberman says that fires were started under the first kiln of a half million brick Sunday and yesterday it was all thoroughly heated. For a second kiln 300,000 brick have been moulded and placed in position. Men are also engaged getting out rock for foundations.

In a few days a lime kiln will be started at the quarry north of town, which has been secured by the Smelter company. For smelting, the crude lime rock is thrown into the furnace, but burnt lime is necessary in making the concentrate bricks. Then, too, large quantities of lime will be used in making mortar for the foundation, dust chamber and stack.

Dr. Mueller reports that all bids for the machinery have been received, and the award will probably be made in a week or ten days. He leaves this afternoon for Denver to look after this part of the business, George Bradley, representing the Allis-Chalmers company, of Chicago, has been in town for a day or two soliciting this order. He submitted a bid yesterday.

The people of this entire district have cause for self congratulation over the fact that this great enterprise is now assured. It will prove to be the greatest stimulant for development that eastern Oregon has ever received. Owners of prospects will be able to take out a few tons of ore, get the cash for it, buy grub and powder and proceed with their work, independent of the promoter and eastern money. It is going to hasten the day when this will be one of the world's greatest mining regions, and recognized as such.

Consultations Over Electric Lines.

Emil Melzer, of the North Pole, representing Alexander Baring, was in town last evening, consulting with the owner of the right of way for an electric line from Sumpter to Bourne and one or two other prominent business men. It is reported that Mr. Baring is favorably impressed with the proposition. Another significant fact in this connection was the presence in Sumpter yesterday of A. B. Frame, the gentleman who is promoting a water-electric power proposition on Eagle creek. He has a franchise in Baker City and has submitted a proposition to the mine owners of the Cracker Creek district for the transmission of power to the mines there. The whole scheme looks as if it were working out smoothly.

Psyche Buys Little Giant Mill.

Judge Fawcett, of Omaha, who owns the Psyche, out in the Greenhorns, has been in Sumpter more or less for a week past. He has bought the Little Giant mill and is having it moved to his property. This is one of the most complete plants ever brought to eastern Oregon, consisting of twenty stamps, concentrators, electric lighting apparatus, with ample boiler and engine capacity. It was hauled out to the Little Giant, but was never installed, and is as good as new. Just why it was ever purchased for that property is a mystery. When delivered on the ground there was practically no ore in sight. Afterwards the Liverpool owners drove a 1300-foot tunnel, without showing up anything worth while, and the proposition was abandoned. The mill cost $25,000, and is said to have been sold for less than half that amount. Both the buildings and machinery will be moved to the Psyche, distant four miles. At that mine there is a shaft 125 feet deep, with 100 feet of drifting, all in good ore. There is also a 400-foot tunnel, that is still 200 feet from the ledge. From the latter it is the intention to take ore for the mill.

Will Develop the Golden Rule.

Al Hillier has negotiated a deal whereby the Golden Rule, Cable Cove district, will be extensively developed, work to be commenced at once. A company has been incorporated to work the property, capitalized at $1,000,000, with half the stock in the treasury. McNickles & Co., stock brokers of Chicago and Portland, will be the fiscal agents, and have already put up money with which to begin operations. Al Hillier is not saying much about the deal, so the details can not now be learned. The Golden Rule is one of the old properties of that district, on which considerable development work has been done. Some years since several carloads of ore was packed two miles, hauled to Sumpter and shipped to the smelter at Everett, and though it carried values of fifty-four dollars, the enterprise was not a financial success. The property was owned by Dr. Fisher, Major Glisan and Al Hillier. The latter will have charge of the work at the mine.

New Work on Oregon Monarch.

Will Robbins is now in charge of work at Oregon Monarch, as consulting engineer. A crew of men has been put to work on the recently acquired Murphy and Monahan property, running a long tunnel that will cut several veins. In the meantime, work is being continued on the tunnel now far in on the Monarch claim. The new tunnel will attain considerably greater depth, and will be connected with the old by an upraise, affording excellent ventilation.

Timber and Homestead Filings.

Timber and homestead filings, as well as final proofs, can be made before Charles H. Chance, United States commissioner, office in First Bank of Sumpter building, Sumpter, thus saving applicants expense of a trip to La Grande.

Leave your measure for a suit of clothes at Neill Mercantile company's.