

WHO SAID HARD TIMES?

Look the following over, you may find just what you are looking for to complete your happiness and replenish your pocketbook.

FOR SALE ONLY.

Farms.

A FINE suburban home, close to two cities, at giveaway figures; 4 acres on Oregon City carline, near Gladstone; has a fine 4-room house, good barn, chicken-house, Summer kitchen, a number of fine fruit trees in full bearing, and berries of all kinds, good water; woven-wire fences; all in cultivation. You can buy this pretty place for only \$2350. \$250 cash will handle and easy terms on the balance.

6 ACRES, 1 1/2 miles from Gladstone, on Ore. City Elec.; 5 acres in cultivation, 4-room house and small barn, fruit trees and berries in full bearing, excellent soil, good roads. Price \$3000, \$1000 cash will handle, balance on easy terms.

EIGHT acres, close to electric station at Middleton, Or., 1 1/2 miles to Portland; has splendid 4-room house, with 2d floor unfinished room for 3 large rooms; has fine fireplace and built-in effects and modern in every way; fine barn, 24x40, and other outbuildings; buildings are all new and built in latest style; 6 1/2 acres in cultivation, 4 now in crop; 30 fruit trees, all kinds of berries, graveled roads all the way to Portland; \$3500, \$1500 cash will handle, balance on time. This place is worth \$5000.

1 1/2 ACRES, near Creswell, Or.; 6 acres in 4-year-old apple trees, balance under the plow; with place goes a fine building site adjacent; \$1200, on easy terms.

10 ACRES, 1 mile from Hillsboro, on fine macadamized road; telephone and R. F. D.; woven-wire fence, all kinds of fruit trees and small fruit; good water; no rock or gravel; 5 acres under cultivation; 1-room shack; two large chicken-houses. Price \$2250, \$1000 cash will handle, your terms on balance.

TEN acres, 2 1/2 miles west of Gaston, Or., 1 mile from R. R. station; good roads, R. F. D., cream route, 2 fine springs and small creek, 200 bearing plum trees, plums and apples; 8 acres in cultivation; all under fence; \$1200 cash; worth, \$2000.

12 ACRES, just outside Middleton, Or., on electric line, on main county road, 1 1/2 acres in cultivation, all fenced; fruit trees and all kinds of berries; good well; 4-room house, fine barn, new and painted; a bargain at \$2500, \$2000 cash, terms on balance.

12 1/2 ACRES, within 1 mile of Tigard, Or.; 7 miles to Portland, on main rock road; fine soil, no rock or gravel; this place will make 3 fine 5-acre tracts; it can be purchased for \$5000 on terms of \$250 down and your own terms on remainder.

20 ACRES, situated 1 1/2 miles from Gehl station, on electric out of Vancouver, Wash.; has fine house, barn and all outbuildings; all kinds of fruit and berries, under fence and cross-fence, good well, all in high state of cultivation and a very pretty place; \$7500, \$2000 cash and terms on balance.

20 ACRES, 5 miles from Oregon City, Or.; on rock road; 7 acres in cultivation, 4 acres more ready to plow, balance slashed; 2 more acres timber, all level, under fence; good 7-room house, barn, new chicken-house, with place goes incubator, new heck, buggy, plow, harrow, cream separator, 2 cows, 1 horse, 25 chickens; on R. F. D., cream route; \$4000 will buy, \$2000 cash.

20 ACRES, 2 1/2 miles Gehl station, 8 miles from Vancouver, Wash.; 12 acres in cultivation, 3 acres second-growth fir, balance has been slashed and burned, easy to clear, fine fences, family orchard, 150 feet of green houses, 4-room house and 3-room bungalow with fireplace, water system, barn and outbuildings, water piped to all buildings; this property will appeal to one experienced in green house work; the price has been \$6000, but if taken at once \$3800 will buy, with a payment of \$2000.

26 ACRES, 3 miles south of Oregon City, Or.; 20 acres tillable, 5 acres cleared, good soil, 3-room house, good barn, all under fence; a bargain at \$3200, \$1700 will handle.

40 ACRES, 5 miles from Dayton, Or., 1 mile to Willamette River; good roads, R. F. D., woven-wire fence; 24 acres in cultivation, all level; orchard, good barn, near school. This is all fine river-bottom land; \$5000, on easy terms.

TALK ABOUT BUYING! LOOK AT THIS AND THEN GET BUSY—

40 to 60 acres, 8 miles east of Carrollton, Wash., 5 acres in cultivation, 25 acres level, 10 acres in pasture, only 3 acres too steep to cultivate; at least 75,000 feet of cedar and piling, fine spring at house, also creek flows through the place, 3 acres now in crop; small house and barn, chicken-house and woodshed; 1 1/2 miles to school; cream route; only 2 miles to rock road. With the place goes 4-year-old colt, 2 brood sows, 1 boat, all household goods, some onions, potatoes, hog feed, farm implements and tools to work the place; on main county road and R. F. D. There is about \$200 worth cascara bark on the place; \$1250 will buy, with a cash payment of \$750.

50 ACRES, 1 1/2 miles from Sandy, Or.; 55 acres in cultivation, balance in large fir trees, elegant soil; good house, 7 rooms, with hot and cold water, splendid barn, fine spring, milkhouse and chicken-house, with yards, family orchard in full bearing. This is a going farm in a locality well known to all. It is priced at a close figure of \$10,500, \$3500 cash will handle.

50 ACRES, 1 1/2 miles Junction City, Or.; fine black loam soil, good gravel roads, cream route, R. F. D., woven wire fence, all in cultivation, 30 acres in crop, family orchard and berries, good house and barn and all outbuildings, well. This is a complete farm and is worthy of attention; price \$16,000, \$5000 will handle.

50 ACRES, 3 miles from Carrollton, Wash.; 30 acres cleared, 5 acres in oats and vetch, all fenced and cross-fenced, good springs, family orchard, fine rock roads, a good house, barn and outbuildings, 40 acres in pasture. The owner is leaving the country and will give you a good bargain. His reduced price is \$5000, \$4000 cash. The soil is fine; the barn is 40x60, and a good one.

50 ACRES, 5 miles from Molalla, Or.; 13 acres has been cultivated, 15 more has been slashed and goat-pastured and with very little labor can be put in cultivation; the balance is in fir, cedar and hemlock timber; a fine creek crosses the place; has 3 beautiful springs, with water piped to house; there is a small house and other buildings; fenced and cross-fenced; just think, \$2400 will buy this place, with only a cash payment of \$500, terms on balance, 6 per cent interest.

55 ACRES, just beyond Troutdale, Or., Beaver Creek through the place, 33 acres in cultivation, balance easy to clear, 10 acres bottom to be irrigated; small house and fine new barn; water piped to all buildings; with place goes 2 horses, 9 cows, 20 hogs, all implements, including wagon and buggy; this is a fine place, close to Portland and is a money-maker; price \$12,000, \$4000 cash will handle, balance 10 years at 6 per cent interest.

100 ACRES, 1/2 mile to Mehama, Or., 1 mile to R. R. station, 1/2 mile to school and postoffice, cream route, good gravel road, 50 acres in cultivation, 55 acres in timber, 15 acres too hilly to cultivate; family orchard, 8 acres in clover; has 6-room house and barn 30x40; all kinds of outbuildings; fine water, gravity system; \$5000 will buy this ranch and \$5000 cash will handle it.

122 1/2 ACRES, 4 1/2 miles to Junction City, Or., 1/2 mile to school, R. F. D.; gravel roads; 80 acres in cultivation and now in crop, 20 acres fine pasture, 20 acres in timber; has fine black loam soil; all fenced and cross-fenced, with panel and woven wire; 9-room house, 2 large, new barns, horse barn 30x40, cow barn 28x42; school 1/2 mile; watered by springs and creek; family orchard, and all kinds of berries. The price of this farm is \$105 per acre, on easy terms.

IF YOU ARE LOOKING FOR A DAIRY RANCH, HOW IS THIS?

160 acres, 4 1/2 miles from Deer Island, Or., 1/2 mile to school, good rock road, excellent rich soil and no rock or gravel; the farm lies fine, with good drainage; 40 acres now in crop; oats and timothy; family orchard; all under fence; 50 acres in pasture; the buildings are a good house and a fine barn and best of all, the price is only \$65 per acre; just think, \$3000 will handle and your own terms on the balance.

YOU CANNOT HELP MAKING MONEY ON THIS PLACE.

270 acres of the choicest Willamette River bottom land, only 12 miles from Salem, Or., 23 miles to Portland and only 3 miles to Oregon Electric. It lies right on the river with boat landing on the place; the buildings are two good houses on concrete foundations; a dandy big barn of 3 stories, stanchions for 80 cows, horse stalls, calf and hogpens; the second floor will hold 300 head of sheep or all the farm implements; hay loft will hold many tons. There is also a fine dipping tank; it is all under woven-wire fence and cross-fence; there is also an old family orchard; this soil will yield in great abundance and corn, alfalfa and onions yield heavily. It is one 1/2 pasture of fine grass outside of cultivated land and one wishing to keep cows and hogs will find this place hard to beat; this ranch belongs to an old man, who is too old and feeble to run it and he has decided to put a price of \$12,000 in order to move it; his price has been \$18,000 and it is a shame to sell it for any less. The improvements could not be duplicated for \$5000. Just think, this makes it less than \$45 per acre for the land and where can you pick up river bottom land at that price? \$5000 will handle and the balance payable in 10 years at 6 per cent interest.

THIS LAND IS WORTH \$40 PER ACRE.

400 acres, Wasco Co., Or., 8 miles from Fried R. O., R. R. station and 7 miles southwest of Dufur; the roads are good; fine creek through the place; it is all rich, black soil; 320 acres tillable, the balance is fine pasture land; has 120 acres of very nice timber; the price is only \$15 per acre and you can buy it for \$500 down and easy terms on remainder.

ONE OF THE FINEST STOCK FARMS IN EASTERN OREGON.

2040 acres, 10 miles from Union and 15 miles from La Grande, Or.; 250 acres in cultivation, 2 acres in fine orchard and all kinds of berries; a good 5-room house, new barn, 50x60, and old barn 20x30; blacksmith shop, granary, chicken-house, root cellar, good well and spring water, which can be piped to house; with place go three wagons, 5 sets harness, 1 buggy, 1 spring wagon, all tools, farming implements and machinery; plenty of timber on place for firewood and fine building posts; close to school; 600 acres can be plowed at any time and at least 50 per cent is good, tillable ground; there is no alkali and no mucky places; the bottom land of 250 acres and improvements is worth the price my client is asking for the whole place; I can make a price of \$13 per acre, with \$12,000 cash payment and give good time on the balance.

Perhaps You Wish to Retire From the Farm? If So, You May Find Something in the Following List to Trade for Your Ranch.

HOUSES TO TRADE.

4-ROOM house and 3 lots in Woodstock addition, Portland, Or., valued at \$3000; also 5-room house with one lot valued at \$2000; also shack and one lot valued at \$500; total, \$5500; no incumbrance. Will trade for 20 to 40 acres with improvements up to amount. Will not assume.

5-ROOM cottage near Elmer St., on 13th, hard surface street, bath and toilet; price \$2000. Will trade for small farm up to \$3000.

5-ROOM house, a dandy; modern in every way; 2 toilets, fireplace, lot 50x100, located on Almsworth ave., east side of Portland. Will trade for a farm up to \$5000.

5-ROOM, two-story house, corner of Ivan and East 12th st., one block from Ford auto factory; has bath and toilet. The price is only \$5000 and is a bargain; will trade for a good farm up to \$7000.

THESE PLACES ARE LOCATED IN THE FINE LITTLE TOWN OF BLAINE, WASH., ON PUGET SOUND, NORTH OF SEATTLE, AND CLOSE TO BELLINGHAM.

5-ROOM house and 2 lots, rented at \$7.50 per month, price \$800; also 10 lots with fruit trees, valued at \$1500; also 10-room 2-story house with bath and toilet, valued at \$3500; total, \$5500. Will trade for a farm of 20 to 30 acres in good locality.

THIS PROPERTY IS LOCATED IN THE WELL-KNOWN CITY OF NORTH YAKIMA, WASH.

5-STORY apartment house, located on the main business street, being the corner of Main and Eighth, 3 blocks from business center; it is all furnished and modern in every way. Rents for \$120 per month. Will trade for farm in the Willamette Valley up to the amount of its value, which is \$12,000.

YAKIMA PROPERTY TO TRADE FOR A WILLAMETTE VALLEY FARM.

1 LOT 75x150, with modern 5-room house, toilet, bath, barn, 12 assorted fruit trees in full bearing. Price \$3500; also one lot 50x140, \$1100, which is a corner; also lot 50x140 at \$1000; total, \$5600. Will trade for Willamette Valley farm and assume.

FARM EXCHANGES.

25 ACRES just outside of Middleton, Or., 18 miles from Portland on S. P. Electric, 2 1/2 acres in cultivation, 2 1/2 acres in pasture. It is all fenced and cross-fenced, no rocks or gravel, is on Pacific Highway, 1/2 mile to school, R. F. D. and cream route; nice 6-room house, good barn and chicken-houses; is now seeded for Spring; has fine family orchard and all kinds of berries. With place goes 4 cows, 3 heifers, one team horses, 300 Leghorn hens, wagon, buggy, mower, rake, plow, harrow, disc, fan mill, cream separator. All household furniture, enough cornwood for 3 years, also adjoining 7 1/2 acres rented and seeded. This goes with the place. Now the price. It is not a misprint, but \$7500 takes it or will trade for a larger place in the Willamette Valley up to \$9000.

THIS MAN is looking for a farm in Washington or Oregon, west of the mountains, and will trade the following two places:

1st—30 acres 1 mile north of Newberg, Or.; has good 7-room plastered house with bath and toilet, city water furnished free as pipe line crosses the place. Good barn 50x30, 4 acres in prunes, 2 acres pears, 2 acres apples, 5 acres in black caps, 1 acre in blackberries; also cherry and peach trees. Large quantities of loganberries, red raspberries, currants and gooseberries; 2 acres in clover, balance in cultivation. All fruit in full bearing. Price \$12,000.

2d—320 acres in Alberta in Red River district, 135 acres broken, balance in prairie. All good land with best of soil, wheat runs 40 bushels to the acre. New 7-room house, fine new barn with concrete floor, lockhouse, granary, all under fence, 500 rods of hog-tight fencing. Price \$30 per acre.

Total, two places, \$21,000; will trade for a ranch up to \$16,000, or will trade either one for a place to \$8000.

41 ACRES at Beaverton, Or., just outside city limits, with soil for which Beaverton is noted; 5 acres in full bearing orchard, Splitzenberg and Northern Spies, 7 years old; all kinds of berries. Good 5-room house, excellent barn 40x44, and all outbuildings. Good well and gasoline engine. City water piped in front of place. 1 acre of this farm sold this last Fall for \$1000. Will trade for a dairy farm up to \$25,700, which is the price of the farm.

65 ACRES, 25 miles S. E. of Spokane, on electric line, 5 minutes' walk from the station; fine macadamized roads, 5 acres in 5-year-old apples, 5 acres in 3-year-old apples, 5 acres in pears, apricots and peaches, 5 years old, 6 acres in old orchard bearing heavy; balance is open land in cultivation; new, modern 9-room house with fireplace, built-in effects, fine barn and chicken-houses. Price \$16,250. Will require \$1500 cash and will take a nice farm in the Willamette Valley or a hardware stock for the remainder. Will not assume.

THIS MAN IS LOOKING FOR A DAIRY RANCH.

AND has 80 acres 4 miles west of Salem, Or., all in cultivation, 35 acres in prunes, 15 acres in loganberries, 5 acres in Royal Anne cherries, 9 acres in plums and pears. All in full bearing, balance in cultivation; has fine well, gasoline engine, good 7-room house, barn 34x31, and all outbuildings in the best of repair. This is a beautiful place and would make a fine home. The price is \$25,000. Will trade for a dairy farm to full value or will trade 40 acres with improvements at \$16,000 and assume to \$20,000.

50 ACRES near Molalla, Or., 1 1/2 miles to R. R. station on main Co. road, R. F. D., telephone, 5-room house, good barn, young orchard, lots of small fruit, 25 acres in cultivation, good soil, no rock or gravel, all tillable. Price \$5000. Will trade for 3 to 50 acres with improvements up to \$6000.

50 ACRES, 3 1/2 miles from Eugene, Or., all in cultivation, 50 acres level, balance rolling; fine creek and well, mostly all in crop, 4 acres in old orchard, 5 acres in young orchard, apples, grapes, cherries, loganberries, 9-room house, barn for 15 head of stock, granary, chicken-house, brick cellar, 1 mile to 2 schools, 1/2 mile to R. R. station; good fences. Price \$13,500. Will trade for good property up to \$4500; some cash and a mortgage back for balance.

HERE IS A BEAUTIFUL PLACE.

55 ACRES, 3 miles east of Oregon City and 2 1/2 miles from Portland, 40 acres in cultivation; balance in pasture, all easily cleared, bounded on 2 sides by Clear creek, 2 living springs, can be piped to house, good 7-room house, large barn, chicken and hog houses, family orchard, all kinds of berries, store on adjoining place, 1/2 mile to school, church, within 3 miles, telephone, cream route and R. F. D. Good team harness and wagon, mower, hack, seeder, cultivator, cider press, cow and brood sow. Price \$8500. Will trade for a place east of the mountains in Oregon up to \$5500.

104 ACRES at Rooster Rock, on Columbia River, close to Portland, Or.; station on the place; 35 acres in cultivation, 2 small houses with bath and toilet, large barn, modern hoghouses, blacksmith shop, fine water supply from spring on highest point of property, 40 acres is fine view property and can be subdivided into acre tracts and sold for Summer homes. There are 5 acres of beaverdam land in cultivation. The price is \$19,000. Will take a smaller place up to \$7000 and a mortgage back at 6 per cent interest for 10 years.

150 ACRES, 5 miles east of Coalla, 10 miles north of Lone, Eastern Oregon; 5-room house and root cellar, chicken-house, shed barn for 6 horses and hay, good well, 2 1/2 miles to school land, lies fine, with good soil; 145 acres under the plow. Price \$5500. Will consider a farm in the Willamette Valley up to \$5500.

FINE ALFALFA FARM.

160 ACRES, 4 miles south of Hermiston, Or., consisting of 68 acres in bottom land, mostly in alfalfa. Balance is low bench land lying along the irrigation ditch, with 15 acres in alfalfa. Every bit is good land and all is under the ditch with \$5000 water right paid up. There is a new house and all outbuildings and is all under fence and cross fence. Price \$35,000. Will trade for a good farm west of the mountains up to \$32,000.

KANSAS LAND FOR WILLAMETTE VALLEY FARM.

100 ACRES, 2 1/2 miles from Nekoma, Rush Co., Good roads, 150 acres tillable, balance pasture, all under fence and cross fence; fine spring and well. No buildings. This land is now in hay and is excellent soil; 1/2 mile to school. Price \$1800.

ALSO

350 acres 1/2 mile from Dumas P. O., Garfield Co., Nebraska, now in bluestem grass. Best of soil, no buildings or fence. Price \$10,000. Will trade one or both for Willamette Valley farm.

MODEL DAIRY FARM.

151 ACRES, near Cody, Wyo.; 175 acres in cultivation under irrigation in alfalfa; under hog-tight fence and cross fence. No rock or gravel. Beautiful modern home with electric light and heating plant, cow barn, 30x150, for 62 cows; concrete alleys, calf barn, 33x123; granary stalls for 28 head, box stalls for eight head; large horse barn. All barns have electric lights and running water. Power also in large barn, 15 hoghouses, chicken-house, dairy-houses with running water, all having electric light, concrete root cellar; modern tenant-house for men; also one for women. Each containing bedrooms, living-rooms and bathroom. Fine garage. Beautiful 80-acre lake stocked with bass and lake trout. Fine climate; sunshine 225 days in year. No such thing as sleighing. Also creamery turning out 15,000 lbs. monthly and three 180-ton silos. Price is \$50,000; no incumbrance. Will exchange for a dairy farm close in to Eastern Washington or Oregon. This is one of the finest places in the West. Full particulars will be given on request.

312 ACRES, 9 miles from Battledore, Sask., Canada, 150 acres level, balance rolling; 35 acres in cultivation, 80 acres timber, 140 acres pasture, spring and well; can raise all kinds of vegetables. Corn grows fine. Small house, 2 barns, and other buildings. Price \$1500. Will trade for farm in Willamette Valley to amount.

FINE WHEAT RANCH TO TRADE FOR WILLAMETTE VALLEY FARM.

2080 ACRES 6 miles Echo, Umatilla County, Oregon. Just think! 1000 acres in wheat now; land all tillable, all fenced and improved; plenty of water. With place goes 20 horses, a combined harrow, drills, harrows, in fact everything needed on a farm. Crop goes with the place. Price only \$30 an acre, or \$62,400; mortgage \$13,200, long time at 6 per cent. Will trade for a Valley farm to the full amount.

A FINE STOCK RANCH—640 acres, 8 miles from Carrollton, Wash. Very accessible, 50 per cent good, tillable land. Land is rolling with some fine bottom land. Fine creek through center and many springs. Price \$8000; will take a small ranch in the Willamette Valley or Southwestern Washington in exchange. Will not assume.

A FINE IDAHO RANCH TO TRADE FOR WILLAMETTE VALLEY FARM.

320 ACRES, 4 miles from Midsvale, Idaho, 1 1/2 miles to school, 250 acres in cultivation, 140 acres in alfalfa, 100 acres in wheat, 40 acres in barley, 20 acres pasture, 10 acres too steep to cultivate; some fruit trees; good 4-room house, barn 24x40, 2 granaries, other outbuildings, fine well and good roads; fine black loam soil. Has a dandy creek through the place. Price \$28,000. Will trade for a farm up to \$24,000.

John E. Howard, 309 Chamber of Commerce, Portland, Or.