

Real Estate and Building News

Two large orchard land sales have been reported during the past week, while many minor ones have been made. Fred H. Hopkins has sold his famous Snowy Butte orchard for \$168,000 to John R. Allen, owner of the Pacific & Eastern and projector of an electric road through the valley. The property consists of 300 acres and is planted to fruit. It contains 16 1/2 acres of Winter Nellis pears which in 1907 netted Mr. Hopkins \$19,000 and this year \$17,000. Mr. Allen proposes to cut the place into small tracts and place them on the market, reserving a portion for himself. The other large sale was that whereby Dr. J. M. Keene and John H. Carlton become the owners of the Wrisley tract near Central Point at a consideration of \$50,000 for 196 acres. Messrs. Vawter, Hutchison and Lumsden were the former owners. It is the intention of Messrs. Keene and Cook to subdivide and sell to small holders.

With the gradual cutting of the large orchard tracts of the valley will come a greatly increased population and more careful study of horticulture. It is the small holdings that are winners. And 10 acres of land in the Rogue River valley will meet the demands of a large number of people who wish to make money while leading the "simple life" close to nature.

S. F. Hathaway of Central Point has purchased 31 acres of H. T. Hull and G. L. Treichel for \$9000. Mr. Hathaway recently sold his place near Central Point for \$12,000, after seeing it increase in value in four years from \$900. He concluded Rogue River land is a safe and sure investment.

The plans are ready for a new four-story building on the corner of Riverside and Main street. Messrs. Root and Enyart putting it up. The new block will be modern in every respect, and besides large store-rooms will contain 41 new commodious office suites.

Dr. F. C. Page is getting matters

in shape to have the excavation for his new business block on East Main street start soon after the first of the month. With the opening of spring the work of erection will start.

The winter rains have interfered somewhat with the construction work on the Reddy & Allen block on the corner of Eighth and Central avenues, and with the Carey-Garnatt building on West Seventh. "I am thinking somewhat of starting a natorium," says Shortle, whenever he is asked about the water in the newly excavated basement.

H. C. Kentner has been advised by Bishop Scadding of the Episcopal church to let the contract for the excavation for the new business block on West Seventh. Work will soon start.

Work on the Anderson & Green building on Holly and on the Palm building on E street is rapidly progressing, although the weather has somewhat interfered with the work.

Real estate dealers report property moving briskly throughout the city. It has been rather too damp to deal much in orchard property.

It is only a question of time until all first-class bearing orchards in the Rogue River valley will sell at from \$1500 to \$2500 an acre. They are selling for this in the Hood River, Wenatchee, Yakima and Colorado fruit districts.

Orchards only two or three years old in all of these sections sell at \$1000 per acre. The Rogue River valley equals and excels any of these districts for fruit growing, and in addition has a delightful climate.

Orchard land values are based on the average annual returns. Five thousand dollars an acre would not be too high a price to put upon groves that net \$500 an acre a year. At \$3000 an acre such property would be cheap. Few business concerns yield such a profit proportional to the investment.

The speculative feature of the investment is what makes orchards so attractive to the capitalist. The fact that natives do not realize the value of their holdings and base their prop-

erty values upon farming operations rather than horticulture, gives him a chance to double his money while actual returns make his investment a big dividend payer.

REAL ESTATE TRANSFERS

J. S. True to Mary J. True, 115.95 acres section 11, township 39, range 1 E 1750
 Eva Roberts to Anna W. Beeson, part D L C 63, township 38, range 1 W 1
 Carl R. Beeson to W. D. Roberts, 1/4 acre in D L C 63, township 38, range 1 W 1
 W. D. Hazle to Dexter Hale, lot 3, block 3, Page addition to Medford 1
 L. M. Sample to Frank Stimson, land in Jackson county Wilbur Beeson to Carl R. Beeson, 1/4 acre in D L C 63, township 38, range 1 W 200
 Lizzie T. Dittweiler to P. A. Van Nice, part of D L C 39, township 39, range 1 E 10
 Charles Olson to Guy Cobleigh 5 acres section 16, township 38, range 1 W 10
 D. B. Sollas to Cool J. Geer, lot 1, block 6, Kendall addition to Medford 350
 S. E. Decker to Lizzie T. Dittweiler, lot 5, Allendale addition to Ashland and other land 850
 H. J. Rizer to B. S. Wever part inst. lot 8, block 2, Cottage Home addition to Medford \$ 415.00
 Thos. Danford to Annie Gash, land in Ashland 10.00
 Mary C. Hill to Thos. Danford, same property 10.00
 Belle Nickell to W. H. Barr 40 acres sec. 16, twp 58, 2 west 10.00
 Nancy Carter to J. K. Hendrick, 80 acres, sec. 33, twp 34, 4 west 1,000.00
 Ellen Smith to O. H. Johnson, part lot 4, blk 9, Ashland 10.00
 Lavinia Hathaway to E. S. Palmer, 20 acres, sec. 35, twp 36, 2 west 6,000.00
 S. E. Decker to Lizzie T. Dittweiler, lot 5, Allendale addition to Ashland 850.00
 Mrs. Lou Roberts to B. E.

King, lots 33, 34, blk 2, B. R. addition to Ashland Frank Roberts to Jackson County Building and Loan Ass'n, lot 2, blk 2, Willeke addition to Medford 10.00
 G. H. Aiken to W. E. Moon-ey, q e d to water right, sec. 23, twp 32, 3 east 1.00
 Same to same, 310 acres, secs. 27, 33 and 34, twp 32, 3 east 1.00
 G. S. Aiken to W. E. Moon-ey, 160 acres, sec. 34, and 27, twp 32, 3 east 1.00
 A. W. George to Jimmie M. Hall, et al, 3-5 inst. sec. 16, twp 37, 4 west 480.00



AT
MARTIN J. REDDY
 The
Jeweler
 Near the Postoffice

Your Boy's Clothes



At this season he wants good clothes for all occasions. We have all the best styles in browns, blues, greys, etc., with knickerbocker and plain pants.

Small boys' suits in sizes 3 to 7. Suits made especially for small boys. Buster Brown blouse and Norfolk styles at \$4, \$5 and \$6.50 each.

Youths' suits run in sizes 6 to 15 years. The best style is in a double-breasted coat. We have them in all good colors at \$4.00 to \$10.00 each.

Boys' patent and calf shoes in blucher and button styles. Prices from \$2.50 to \$5.00 per pair.

VAN DYKE'S

If You Want **Pay Dirt**

SEE

BROWN & WAKEFIELD

Palm Block

Phone 1091, the Southern Oregon Tea and Coffee Co. will do the rest. Best meal for the least money the Spot cafe.

Tea and coffee? Sure, the best place in town to get either is the Southern Oregon Tea & Coffee Co., 36 South G st. Phone 1091.

Ralph and Tom Stanley arrived Thursday from Klamath county, and will proceed today to their home at Brownsboro.

Holiday Pointers

Heaters

Coal
 or
 Wood

Rifles

Shotguns

COMMUNITY SILVER

Louis XVI Flower de Luce

A COMPLETE LINE
 FOR
 HOLIDAY TRADE

Pocket Cutlery Carvers
 Shears Razors

HAVE A LOCK

Lorain Steel Ranges

It's on
 Legs

Sporting Goods

Ammunition

MEDFORD HARDWARE COMP'Y

"If We Haven't Got It, We Will Get It"