

# SOME LIVE REAL ESTATE OFFERINGS

Runs Every Monday For the Benefit of the Homeseekers

## To the Public

We wish to call the attention of prospective buyers to the fact that we have been in the county over 40 years and are prepared to show some of the choicest tracts in the valley. Costs nothing to look at our list of bargains.

**McDonough & Demmer**  
REAL ESTATE AND INSURANCE  
ROOM 3, STEWART BLDG.  
Corner Main and Bartlett Sts.

## FOR SALE

Adjoining the famous Suncrest Orchard, 2 miles from Talent, 4 1-2 miles from Ashland and which sold to Boston parties a few days ago, for \$265,000, I offer for sale 280 acres the same kind of soil of said Suncrest Orchard, fruit and alfalfa soil, 160 acres under cultivation, a dwelling house, barn, water tank, etc. The whole 280 acres fenced. If you purchase the whole 280 acres, the price will be \$125 an acre. If you buy the 160 acres under cultivation it will be \$200 an acre, very cheap. Come to Talent and let me show you the place.

**Luman N. Judd,**  
TALENT.

Also 80 acres, 2 1-2 miles from Talent. Soil very fertile, a healthy location, a seven room house and outbuildings, etc. A well of pure, sparkling water, several springs; twenty acres cleared; a family orchard also peaches, pears, plums, cherries and some small fruit. A lovely view of Rogue River Valley. Price \$6000 or \$100 an acre. Come and let me show you the place. Also 5, 10, 15 acre lots, covered with young fruit.

**Luman N. Judd**  
TALENT, ORE.

## TAKE UP A CLAIM

Every citizen, man or woman has a timber and stone right of 160 acres, price to the government \$2.50 per acre. No cultivation, residence or improvement required. I have about twenty-five claims to locate, see me and have a talk, this land is worth \$20.00 per acre. Call or write.  
A. B. SALING, Room 34 Jackson County Bank Building. 318\*

## LIST YOUR PROPERTY WITH THE Real Estate Exchange

CONDUCTED BY THE **Medford Realty Association**  
"At the option of the owner, property listed with any member will be handled for sale by all of the members of the association."  
Twenty-eight of the leading real estate dealers of Medford are members of the association. Call at the exchange rooms for full information.  
MAIL TRIBUNE BUILDING SECOND FLOOR

## GOOD BUYS FOR YOUR CONSIDERATION.

242 acres 3 1-2 miles from Medford, 200 acres in pears 1 year old, very fine stock. This looks as good as any picture and is superior to any similar tract in the valley. Best of roads and close to station. Can be irrigated if desired. 30 acres of this tract are in wheat and the remaining 12 acres are unplanted. This tract is platted in 5 acre blocks and is in a fine state of cultivation. Good house and barn. Price \$200 per acre as a whole. Very liberal terms.

49 acres very best land all planted to pears; located in main valley on Eagle Point road. This tract will be cared for free of charge of this year. The varieties are 1-2 Bartlett's; 1-4 Anjou; 1-4 Winter Nellis. Price \$300 per acre. Liberal terms.

23 acres one mile from city limits all in cultivation; 4 room house, small barn, water tank and gasoline engine; waste water from city reservoir can be used for irrigation. Splendid for gardening, fruit and chickens. This tract is located on New Boulevard. The price is from \$50 to \$100 per acre under anything else in the vicinity and you will certainly be pleased with it. A bargain at \$250 per acre cash. It is large enough for two families.

10 acres first class pear land 3 miles southeast of Medford. All in cultivation; best of soil; beautiful home place, \$250 per acre. Terms.

20 acres pears 1 3-4 miles from Central Point on the main county road. House, barn and wind mill. In fine state of cultivation. The place will afford a good living while the orchard is growing. Price \$400 per acre. Will consider trade for property in Los Angeles or vicinity.

35 acres near Central Point. All planted, 10 acres apples 2 years old and 25 acres pears one year old. Under irrigation. Will consider part payment in income property in Portland, Seattle or Medford. Price \$375 per acre. Easy terms.

40 acres first class pear land. All first class uncleared land. Light clearing. Will consider trade for Medford property. Price \$50 per acre.

65 acres first class Bear Creek bottom land easy to irrigate. Price with all improvements and personal property. \$200 per acre. Easy terms.

Modern cottage and lot 50x100, close in, less than one block from the federal building site. This location is considered business property but will be sold on basis of residence property. Will rent from \$35 a month. Price \$1000.

Lot 50x112 on paved street, east front in business district. A good store room on this lot will pay a good revenue. Price \$100 per foot front.

Close in east front lot not far from new Medford Hotel, 45x100 feet, \$1200. Large lot 50x220 on east side; sewer and water in and street will be paved. Price \$700. Easy terms.

Large new modern bungalow on east side; very best of finish; complete in all details; lot 50x220. City water, several fruit trees. An ideal place for a family with children. Fine garden land. Price \$1200.

Large lot 50x206 in north part of Medford, one block from paved street. Side walk and water, east front. Price \$425. Terms.

Several good lots \$250, \$50 cash and \$10 per month.

2 lots on Peach street; east front, \$1800. Terms.

Lots on Rose avenue, near Main, \$700.  
**J. W. DRESSLER, AGENCY,**  
31 North Fir Street,  
Mail-Tribune Building 37\*

## FOR SALE BY OWNER

Splendid 10-acre orchard and garden truck land, half mile of growing city. Has about 7 acres best varieties of pears, 1 to 5 years old; deep, free soil. Best bargain in valley. Liberal terms. Fine building site. No brokers. Apply MAIL TRIBUNE.

**Van Dyke Realty Co.**  
CITY PROPERTY  
FARMS, FRUIT RANCHES  
123 E. MAIN STREET.

**FOR SALE**  
ORCHARDS, FARMS  
FRUIT LANDS  
Large and Small Tracts  
**MOOR-EHNI CO.**  
212 Fruitgrowers Bank Bldg

**8 Acres**  
Small house; all of 8 acres planted to orchard, 3-year-old trees; quarter mile south of city limits; price \$3500; good terms.  
One 5 and one 6-room bungalow for rent; both modern.  
**OVER FARMERS AND FRUITGROWERS BANK.**  
**White & Trobridge**

## Removal Notice

L. N. JUDD has removed to Main street, opposite Talent Hotel. Now is your time to come and purchase a good alfalfa or fruit farm or a commercial orchard and secure a fine home. He has tracts of 4, 10, 15, 20, 40, 80, 160 and 280 acres of land for sale. Improved and some unimproved, besides city residences. April 11, 1911.  
L. N. JUDD, TALENT, OREGON.

## An Attractive Suburban Home

Consists of 6 acres one mile from center of city; 1 1/2 acres in grapes; a good family orchard of apples, peaches, cherries and almonds.  
This property has three good wells, giving ample water for irrigating. A new 5-room plastered house and woodshed.  
Lays on a macadam road, which makes it accessible at all times of the year.  
A fine place for a chicken ranch.  
The price is right for a quick sale.  
133 WEST MAIN STREET

**::: Cornitius - Garner Company :::**

**HARRY LUY** BENJ. M. COLLINS  
**County Seat Real Estate Office**  
We wish to announce to prospective purchasers that we still have bargains in farm and city property to offer you, also timber and wood lands. Last, but not least, a few of the BEST STOCK AND ALFALFA RANCHES in Southern Oregon at prices and terms that will please you. These ranches have an abundance of water, for irrigation, good buildings and some stock. Let us "show you."  
Office in Bank of Jacksonville Bldg., Jacksonville, Oregon.  
**LUY & COLLINS**

## FOR SALE

Eighty acres of the best land north of Rogue river; 35 acres in pears; 5 acres in apples; 14 acres to oats; 10 acres to potatoes; 3 1-2 acres to onions, 1 1-2 acres to beets, carrots and parsnips; 2 acres to blackberries and raspberries and 9 acres to grass and rye pasture.  
This place has no buildings, but a fine building spot, with a well of good water, the entire place fenced with woven wire, has a deeded water right which waters the entire place. This place is for sale for just one month; purchaser will get the crop, team, farm wagon, hack, one and two-horse walking plow, one 4-horse disc gang plow, one three-horse sulky plow, drags, harrows, etc.  
Terms reasonable and price ABSOLUTELY RIGHT.  
Inquire at Tribune office or address P. O. BOX NO. 68 JACKSONVILLE, OREGON.

**California Irrigated Lands**  
IN SUBDIVISIONS, 20 ACRES AND UPWARDS  
EASY PAYMENTS  
THE HOME OF ALFALFA, IDEAL CONDITIONS FOR ORANGES AND LEMONS.  
Write us for Particulars.  
**Dixon Alfalfa Land Co.**  
DIXON, CALIFORNIA.

**Campbell & Baumbach**  
MORTGAGE LOANS, COUNTY WARRANTS,  
CITY AND SCHOOL BONDS  
Money on hand at all times to loan on improved ranches and fruit land.  
PHONE 3231. 320 GARNETT-COREY BLDG.

**Summit Addition**  
THE CHOICE RESIDENCE DISTRICT.  
All improvements in. Street paved. Cement sidewalks. Sewer and city water to the lot line. Building restrictions. Only four blocks to the new Jackson school.  
East front lots ..... \$850  
West front lots ..... \$725  
Easy Terms.  
**W. T. York & Company**  
Selling Agents.

## IRRIGATION

IS LIKE MONEY IN THE BANK  
It Can Be Drawn Upon When Needed Most

**Rogue River Valley Canal Co.**

FRED N. CUMMINGS, Manager.

---Offices 3d floor Medford National Bank Bldg---

## Irrigated Orchard Tracts

YOUR LAND PAYS FOR ITSELF  
If You Cultivate Between the Trees

**ROGUELANDS INC.**

FRED N. CUMMINGS, Manager.

## Tuttle's Third Addition

The above addition, lying south of Dakotah Avenue and between King and Newtown Streets, has just been platted and placed on the market. It is two blocks from South Oakdale Avenue in one of the best residence sections of the city, and is part of the old Tuttle orchard. The lots are good size and above grade. The entire property has been registered and can be sold under certificate of title.

**Building restriction.**  
**Opening Prices \$450 to \$750. Terms.**

If you want--- Good location  
Good soil  
Good neighborhood  
Regulation streets and alleys  
at an exceedingly low price, get something in this addition.

See Owner **HARRY H. TUTTLE** Park Ave.

Just north of Dakotah Ave. or any member of the  
**MEDFORD REALTY ASSOCIATION**

**FOR SALE**  
CITY PROPERTY  
Homes any part of city  
Lots wholesale and retail  
**MOOR-EHNI CO.**  
212 Fruitgrowers Bank Bldg

**TALENT**  
Real Estate  
**FOR SALE**

Good business opportunities and locations, all paying.  
**TEDDY'S DAMSITE**  
Isn't in it with our LANDSITE.  
For instance, a 1000-acre tract containing over 200 acres of the famous Bear creek bottom land, in alfalfa, and extending to the higher land, which is set to orchards in part, all the land being good fruit land.  
Some of the land is now in bearing trees and may be purchased at reasonable figures, the alfalfa land with a good stand of alfalfa for \$270 to \$350 per acre; young orchards, good stand, \$250 per acre, and grain land at \$175 per acre.  
This is an "ideal" tract for a colony, as it would cut up into small or large places to an advantage, or may be purchased in 10, 12, 20, 40, 50 and 60-acre or any size tracts. Easy terms given at low interest.  
Located three miles from Ashland and one mile from Talent, Or.  
A 74-acre tract 2 1/2 miles West Talent, good 8-room house and large barn; 8 acres under ditch and in alfalfa and garden land; 34 acres under plow, and trees; 20 acres of orchard, of which 5 acres are in bearing; telephone and R. F. D.; half cash, balance good terms and easy payments.  
For plenty of other bargains call or address  
**G. A. Gardner**  
TALENT, OREGON.