

EXCLUSIVE INCOME BUYS

JUST OFFERED, EASTSIDE TRIPLEX with each unit completely furnished. Large lot on paved street. An older but very substantial one-floor building. Attractive shrub and trees. \$15,500 with half cash.

FIVE WELL-MAINTAINED RENTAL UNITS on paved street, near business section. 100% occupancy record. Come and learn details on this superior investment.

DUPLEX. Good neighborhood. Paved street. Good income. An excellent buy for \$7600.

Call **FRED CHEZ** at

HOME AGENCY-REALTORS

9 North Riverside

Phone 2-2905, 2-5124, 2-5478

\$5500—4 ROOMS, 5 ACRES.

Has bath, good drilled well, garage, nest on paved road about 5 mi. out, terms, and immediate possession.

\$13,500—3 BDRM.

On 1/2 acre, lot near ranch style 3 bedroom, fireplace, patio, party bldg. with fireplace, lav, elec. h. rec'd. player & patio porch. Nice location, low down & easy terms.

Ph. 2-4260, 2-4262, 2-4268

PICKETT REAL ESTATE

16 SOUTH BARTLETT

CONSTRUCTION LOANS

Cash advances during construction. Home Loans. Low monthly payments—less than rent. Interest on unpaid balance only. Come and talk it over! No obligation or expense. Call 2-6076.

SPENCER-BAGLEY AGENCY

224 West Sixth Street

Holly Theater Building

EXCLUSIVE BARGAINS !!

\$2250 DOWN—20 acres, part in Ladingo, Home, barn, garage. All rural services, an pavement. Owner wants larger ranch.

\$24,000 TOTAL—10 Acres, 30 acres irrigated, large home, alfalfa by sprinklers. New large home. Barn and concrete milk house. Includes tractor, tools, milking machine, hay, etc. Terms.

\$4000 DN. Coffee Shop. Down town. Candy, popcorn & cigarette machines. First class deal for a hustler.

\$450 DOWN—160 A. Cabin, 3 bedrooms, creek on county road. All fenced. Only \$1250 total.

\$8500 80 acres, part irrigated, modern home, large barn, garage, guest house, etc. Can be had stocked & equipped.

CALL US FOR HOMES—Large or small.

J. H. WEBSTER, REALTOR

STROUT REALTY—Since 1920

OFFICES—COAST TO COAST

5 Mi. S. on 99—P. 2-7068

LIST WITH STROUT—STROUT SELLS

NICE SUBURBAN HOME

Nearly new, large 5 rm. house, garage, 1 1/2 acres just out of city limits, paved rd. Located on this is a very modern home and can be handled with one third down. Call us.

\$14,000 Another modern suburban home consisting of 3 1/2 acres, irri. clover, Oak Grove district. Store, school, filling station, 2 bdrms, barn, chick house, and just out of city limits. City water. Terms, yes, let's look this over.

HARRY LONG, REALTOR

1236 N. Riverside

Office 2-5922

Res. 2-9843

W. B. Irvin 2-5337

HOME OR INVESTMENT

\$4500 Older mod. 2 bdrms. paved st. 246 Beatty. Good terms. Vacant. Immed. poss. Zoned for multiple use.

\$5300 Almost new 1 bdrms. mod. home, dbl. sized garage, 2 large lots, close in. Room to build more units.

WE NEED GOOD SUBURBAN INVESTMENTS (negotiated) 1 to 10 acres. LIST WITH US.

725 WEST 11th. Take a look at this lovely new 2 bdrms. home very close in before you buy. The price will amaze you.

RICHARD J. SMITH, REALTOR

625 N. Central, Phone 3-1511 anytime

MIDWEEK SPECIAL

\$1500 Down, 3 Bedroom home with electric heat and fireplace, plus modern rental, plus extra lot.

W. T. "BILL" FASSEL, REALTOR

124 South Riverside Avenue

Phone 2-5922, 2-5407

\$6000 100 ft. on Rogue and near Crater Hwy. New modern cottage.

\$14,000 3 acres irrigated, new modern 3-bdrms home, fireplace, garage attached, nice barn, creek, pavement, close in.

\$400 100 ft. on 16th, 125' lot, toilet, plumber for shower, \$1850. Sewer, water.

\$4900 FULL PRICE. 4-rm modern plus apt. up, 175 ft. lot, pavement, \$2200 equity, home trade.

\$8500 FULL PRICE. 3 rentals furnished, gross \$132.50 month.

\$10,500 EXCELLENT BUSINESS CORNER plus 3-bedroom modern home, fireplace, half basement, large garage, 1 1/2 lots, near Big Y.

TED GUZZALF, REALTOR

2-2709, Res. 2-8850, N. 99 at Big Y

ACRES irri. in clover, good 2 br. home, cow barn, chicken house, calf pens, good well, young fruit and garden. All for \$7500—\$2000 down. See this.

CENTRAL REALTY

118 N. Riverside

Ph. 2-7300 Sunday & Eve.

Ph. 1304 E. P.

IT'S INCOME TAX TIME

NEED CASH! SEE US FIRST!

Reduce Your Monthly Payments

In many instances, by consolidating debts, your total monthly payment for all bills will be less than 1/2 of what you are now paying.

CALL OR SEE TODAY

American Finance CORPORATION

Room 210-211 — Leverette Bldg.

Phone 2-8886

License M-362 License S-285

Ren sez: "INTERNATIONAL TRUCKS ARE ENGINEERED FOR YOUR JOB"

I KNOW MY WIFE LIKE A BOOK.

MAYBE SO, BUT TELL ME YOU CAN'T SHUT UP LIKE ONE.

YOU'VE GOT TO GIVE CULLEN & CURRY YOUR FRIENDLY INTERNATIONAL DEALER CREDIT. THEIR SERVICE TO THEIR PROUD ACHIEVEMENT.

INTERNATIONAL TRUCKS—GENUINE PARTS

MCCORMICK FARM EQUIPMENT—REFRIGERATION

2-7115—123 S. RIVERSIDE

CULLEN & CURRY

INTERNATIONAL TRUCKS—GENUINE PARTS

MCCORMICK FARM EQUIPMENT—REFRIGERATION

2-7115—123 S. RIVERSIDE

18—Medford Realty Board

WALKER REAL ESTATE

Reliable, Courteous Service

427 E. Main Ph. 2-4721

WHEN YOU THINK OF real estate

think of the **Spencer-Bagley Agency**

224 W. 6th St. Ph. 2-2379

B. L. COOK, REALTOR

City Property—Ranches—Business

1204 W. Main Ph. 2-2379

PROFESSIONAL REAL ESTATE APPRAISING

It will pay you to have a qualified appraisal before you deal. Appraisal Briefing, Condensation appraisals, Court testimony, Valuation reports.

WALTER H. JONES, S.R.A. Realtor

Appraiser, Medford, Oregon.

Maas Real Estate Co. Ph. 2-4261

RANCHES

180 acres unquestionably the finest alfalfa ranch in the Rogue valley. 140 A. in alfalfa. 20 A. in grain. Balance in good Ladingo pasture. Should produce 80,000 lb. alfalfa seed this year and at least 300 tons of hay. Has one 1500-ton hay barn, 1 good feed barn, Grade A milking parlor, tenant house and very good ranch home. This ranch is Bear Creek bottom, every acre tillable. Gross income from dairy, hay, beef and 80,000 lb. alfalfa. Should come pretty close to \$85,000 this year. If you want a real ranch this is it. For price and more information call us.

CATTLE RANCH

1080 A. 112 cattle irrigation. Many acres of good grain land and some wonderful hill pasture. This ranch has a new home, small tenant house, barns in good shape and Grade A milking parlor. Owner has been running Grade A dairy but this ranch is definitely a better Hereford ranch than dairy. Price \$100,000.

187 ACRES

This is a dandy little cattle spread. It is only 187 acres, 100% alfalfa. Price is only \$35,000. Lots of spring pasture and plenty of irrigation.

102 ACRES

This one is a steal for the man who believes he is going to make a new irrigation project for Rogue valley. Buy this one now, make it produce as much as the other irrigation comes it should double in value. Price \$17,000.

130 ACRES

4 miles from town, all high beautiful land. This one you can buy with your eyes shut. This is potential subdivision land. Has nice 2-bedroom home and barn. Price \$30,000.

Ranches are selling. We need good ranch listings. If you are for sale please call us.

ROGUE VALLEY LAND CO.

617 East Main

Phone 3-3441

RANCHES

WE HAVE TWO VERY GOOD BUYS ON RANCHES IN THE ALLEGATE AREA.

120 acres, 70 acres in clover, alfalfa & grain. Free water and free soil. The house is good.

160 acres, nearly all tillable. Free water available for the entire ranch. Excellent clover & alfalfa ranch.

BOTH OF THESE RANCHES ARE IN A DESIRABLE LOCATION. PRICE IS WITHIN REASON AND CAN BE HANDLED ON ATTRACTIVE TERMS.

SPENCER-BAGLEY AGENCY

Realtors—224 W. 6th St. (Holly Theater Bldg.)

Phone 2-6076

After Hours Phone 2-7220

M. A. CRAMER, REALTOR

Please call it—We could sell it 123 N. Bartlett Ph. 2-5928

All Brokers are not Realtors. Always deal with a REALTOR.

19—FOR SALE, Real Estate

FOR SALE—2 80-ft. lots in Talent with sewer & city water. Ph. 2-5266

VERY nice 100x100 ft. corner lot on N. 99 between Medford and Central Point. Good terms. C. C. Chapman Real Estate, 151 N. Big Y. Hwy. 99.

FOR SALE by owner—new 3 bdrms. nearly completed, elec. heat and fireplace, insulation, green shake exterior, new section near stores and school. Priced right, low down payment. As is or will complete. Across from Triangle Food Mkt. Phoenix. Ph. 3-3360.

3 BDRM. Nice view, 1700 ft. plus basement, 1 1/2 bath, fireplace, large playroom, laundry room, 3 yr. old, 141 Ashland Ave. Ph. 2-4344—\$12,900.

BETTER BUYS

100 acres, part (irrigated) some very good grain land, large mod. home, fair outbuildings, close in, full price only \$17,000. Very good terms.

EAST SIDE

2 bedroom modern home, wall to wall carpet in living and dining room, on paved st. Extra large lot. Should see this. Priced at \$11,500, can arrange terms.

ALSO

Very near new 2-bedroom modern home, just out city. City water, 1/2 block bus, large lot nicely landscaped, fully fenced, best of terms.

See **SOUTHERN OREGON LAND CO.**

947 South Riverside

Phone 2-5390. Eve. call 2-6683

70 ACRES, part irrigated. Grade A barn, equipment, cows. Modern ranch, smaller place in trade. Ph. 2-7791.

FOR SALE by owner, 3 bdrms. modern home, garage, barn and chicken house, 1 acre irri. good cow pasture. Priced to sell, 1125 Maple Park Drive. Ph. 2-8162.

TO ALL REALTORS—My property is off the market. Olaf Johnson, Rt. 3, Box 128, Medford.

NOTICE to all realtors. The M. F. Oakley place up Ramsey Canyon road is off the market.

EQUITY in 2 bedroom modern, furn. home, excellent location. Will consider medium size trailer house on deal. Ph. 2-4731 or see at 906 So. Holly.

FOR SALE OR LEASE—Cafe and du- lier. Crested City, Calif. Call Yockel Fuel, 2-8311 Ashland.

CLEAR lots on Rogue river, 1 mile south of Shady Cove. For sale or lease. Call Bob Holman, 11836 E. Garvey Blvd., El Monte, Calif.

LAND contract on improved ranch, 1/2 S. interest. \$5000 discount 10%. Tribune Box 5799.

FOR SALE—5 nice apts. furnished. Price is right. 338 N. Front.

EXCLUSIVE

BUSINESS PROPERTY. Buildings containing a garage, truck station and pumps, another building containing a barber shop and a 1-bdrms. house. All for \$24,350 with terms. Excellent business location. Don't wait too long on this.

EXCLUSIVE

INCOME. 2 duplexes, completely furnished. 2-bdrms. house. All modern and in very good condition. \$300 per month income. Good location. Paved street. Price \$29,950 with terms.

EXCLUSIVE

\$8000—Approx. one-third acre. Nice 2-bdrms. mod. house. Good location. EZ terms.

RANCHES—We have some good ones. Also some good small acreages. Let us help you find what you want.

PATTON REALTY

1238 N. Riverside Phone 2-9714

Eves. Call Jim Smith, Central Pt. 63

Roy Patton 3-1408

IN EAGLE POINT

it PAYS to see DARLING

ACREAGE ON EASY TERMS. 4 acres plus. Edge of town. Platted in 4 tracts. Irrigated. Free water. \$4000. Only \$1000 down.

ACRES CHEAPER THAN LOTS. 2 irrigated acres well located on hwy. 2-bdrms. house; garage, chicken house. Pressure system. \$4500—\$1600 down.

LITTLE BUTTE CREEK ACREAGE 11 irrigated acres. Family orchard, clover pasture. Good mod. 2-bdrms. house. Also another modern living quarters. Big chicken house, barn. Where can you match this at \$18,000?

DARLING CAN STILL SELL you a good farm for \$12,000 half down. 40 acres, half irrigated. New 4-room modern house and barn. Close in, fine view.

STOCK RANCH NEAR TOWN. 158 acres, 50 A. free water. Fine Little Butte creek bottom soil. Large 4-bdrms. mod. home, big barn, all equipment including truck and tractor. Good at \$35,000. With modern living quarters.

REMEMBER

EAGLE POINT DISTRICT is richest stock and dairy section in county. DARLING is your local broker. We have complete listings and acquaintance with every farm.

SPEND A DAY WITH

DARLING THE REAL ESTATE MAN

EAGLE POINT, ORE. Phone 301

S. Callahan, Rep.

21—For Sale, Miscellaneous

Special this week: 8-16 box nails at \$12.50 per keg. One large plate glass 18" 30-gal. hot water tank, \$19.50, 30-gal. table top, \$9.75. 6 used window frames and weights, \$9 each; floor sander and sander for rent. Everything a bargain at Haggard Lumber Co., on Hwy. 99, Phoenix.

TWO good gas heaters, reasonable. 200 Jeannette St.

HEAVY red hens. Good eating. West Wind Farm. One mile north of Central Point, turn west on Scenic Ave. 1 1/2 miles.

BOY'S new all-wool suit, size 13, half price. Ph. 2-2355.

DINING room table and 6 chairs, \$45. American-Oriental rug and pad. \$18 ft. \$150. Phone 2-2168. See at Apt. 4, 103 S. Holly.

SELECT GREEN FIR SLABS Fir Slabs & Rough Blox MEDFORD FUEL, Tel. 2-2111

FOR SALE—Toledo's computing scales, cheap. Ph. 2-5113.

NEWBERG raspberry plants. Phone 3-1392.

40 AMP. Hobart welder, portable. Inq. 615 Calif. St. Jville.

FOR SALE—1 girl's bicycle: 1 Apex washing machine; 1 Avila record player, 1 oil circulator; 1 Spartan radio. Call 2-5310 Sat. afternoon or after 5 evenings.

FOR SALE cheap. Davenport, davenport, wood range, 320 Jeannette St.

120 BASS Galanti accordion in A-1 cond. Also 48-bass accordion, reasonable. Double laundry tubs \$10. Wood hot water tank \$2. Ph. 2-0683

THOR hard seat grinder, new stones, Haystack, Rt. 1, Box 190, Murphy, Ore.

21—For Sale, Miscellaneous

Professional supplies for the amateur. WILSON'S CAMERA SHOP

Marble topped unupainted night-stands. The OREGON GRANITE CO. 4th and Front.

3 HP. gasoline buzz saw. Ph. 2-1152 or see at 188 Central St. Ashland.

FOR SALE—New IRONRITE ironer. Original cloth on roller. Priced right. Call 2-8944 after 5 p.m. eve.

For Fine Photo Finishing bring your films to WILSON'S CAMERA SHOP.

Claude will help you with your camera problems. WILSON'S CAMERA SHOP.

FOR SALE—Living room furniture, bedroom set, chests of drawers, Thor Gladiron, misc. furnishings. Jack Denney, Box 6, Brownshoro Rd. 1 mi. E. Eagle Point. Ph. 5912.

EXTRA special Stewer roasters, 25c lb. Will prepare for locker on order. Also bantams, 35c and 40c each. Breeding roosters, Zulu, 3 blocks west of Phoenix postoffice. Phone 3-2407. Closed Sundays.

THOR washer \$25; Westinghouse Refrigerator, \$25; G.E. electric stove, \$115; 12x12 green freeze rug and pad, nearly new, \$145; tank type vacuum cleaner, \$25; davenport and chair \$65; 127 N. Central like new, \$25 for both; kitchen table, 2 chairs, \$10; Stanley electric router \$25 or trade for skill saw or carpenter tools—2-9482.

REMINGTON 12 gauge automatic shotgun. \$66—2-9482.

3 TOILETS complete, 2 M.W. one Amer. St. all best quality. Never uncrated. Sell one or all. G.E. refrigerator in perfect cond. Phone 2-0121, 2-0128.