

Oregon Land & Investment Co.

Ranches — Suburban — Acreage

12 ACRES
With 4 1/2 acres irrigated, good large 3-bdrm. home with fireplace, lots of trees, view of the river. This is a bargain at \$14,800, is down B.T.A.

30 ACRES
With 4-bdrm. older home. Approximately 20 acres in pasture, waste water irrigated. This place has lots of possibilities. Priced \$16,950 with 1/3 down B.T.A.

OLD STAGE RD.
Here is one you are overlooking and at a reduced price. 6 acres with very fine older home. Plenty of shade trees, 20% cooler here. 4 AC of water applied for irrigation. Good well, view, now only \$19,500 with flexible terms. This will stand comparison.

We SPECIALIZE in RANCHES

Here is the best ranch buy in the valley, on the river with free water, close to town, production wise home complete, 200 Acres with 18 AC irrigated. This is some of the finest land in the valley. Put up better than 100 tons hay last year. Also pastured cattle, 50 hp. pump & sprinkler system, 20x100 barn, 2 smaller barns, nice 3-bdrm. house, finest corrals & scales. Approximately 2 mi. Rogue River frontage. A going ranch priced at \$95,000, flexible terms.

Have a fine selection of ranch listings. Call us for good comparisons. It's smart to buy a Ranch from a Rancher.

Oregon Land & Investment Co., Rlts.

Ranch Office Rt. 2, Box 600, Central Point

Rancher Ray Ryan, Cliff Bishop Jr.
Dial TA 6-4884, Dial HI 6-3693

Wally W. Watkins

GUY'S REALTY VIEWS

MOVE RIGHT IN ON EAST MAIN

3 Bdrms, 2 baths, tile, carpeted L.R. dining room and hall. Natural, finished birch, kitchen, 4 electric water heaters. New oil forced air furnace in partial basement. Shady yard, 70x130 lot. Big patio. Close to Eastside schools. Only \$16,800 with terms.

RANCH BUY
45 Acres, irrigated. Good barn, 2 wells, 3-bdrm. home, fireplace, 2 fenced and view of valley. 2 mi. drive from Medford. Terms.

ON HWY. 99 NORTH
2 Acres plus. Sprinkler irrigated. 3-bdrm. home, fireplace, place, garage, shop, barn, horse stalls, fenced. Weeping Willows, fruit and nuts. Immediate possession. Terms.

BUSINESS
Sporting Goods Store. Old established business. Gun Shop, Fishing Tackle, Sporting Goods of all kinds. Growing town and new freeway. Call now for more information.

YOUR OWN BOSS
Retail Confection Business. Growing \$40,000 ann. Everything goes, truck, stock, equipment. Good work for you & wife. \$35,000. Call for all particulars.

ALSO
Well Established New and Used Shoe and Clothing Store. Everything goes, \$40,000 cash. OPEN SUNDAY 9 to 5

WE CAN SELL YOUR PLACE, TOO
Call now Larry McBea Howard Sowles SP 2-5532

MACKENZIE AGENCY
All Brokers Are Not Realtors. BE SURE Deal with a REALTOR

On The Dot
Specials By Fasel

WOODED ROLLING HILLSIDES
19 Acres on old rd., close in. Only \$900 down. Balance at \$450.

WASHINGTON SCHOOL
Boomer 3-bdrm. home at 1225 Washington St. Attached garage with large utility & storage. Sprinklered back yard with oodles of flowers. \$750 down. Balance mostly low interest.

CREEK RESORT AREA
4 Acres on live stream. Wooded homesites, good 3-bdrm. cabin with range & refrig. in good resort area. \$3500 down.

GARFIELD SCHOOL
Large 3-bdrm. home on approx. 1/2 acre. 1 1/2 baths, attached garage, covered patio, fruit & nut trees, shrubs & shrubs. Approx. \$2500 down.

Good 1-bdrm. duplex. Hardwood floors, plastered, separate utility room, garage with storage, patio & barbecue. \$95 month on lease.

W. T. "Bill" Fasel, Inc.
Realtors
1244 S. Riverside
SP 3-5317 or Res. SP 3-4018

"Wright time to buy!"
BILL REAL ESTATE
SP 3-8401

Branch Office THE MALL 1005 E. Main
Don't Delay—Call Now!
SP 3-8401

Several Beautiful Homes

● Exceptional, new, unusual 3 BR & Den \$19,000
● 3 Bedroom and Family room, view \$21,500
● Luxurious Country Home \$25,000

INCOME PROPERTY

● One bedroom duplex \$11,900
● Business Building, good location \$29,500
● Trailer Court location \$40,000

ECONOMY BUYS

● Two bedrooms and a den \$13,500
● Two bedroom home for only \$8,750
● Six bedroom home \$11,500

31-FOR SALE REAL ESTATE

FOR SALE—Small neat, modern 2-bdrm. house. Close in, garage, shop, fruit tree, shade, \$9,500. Terms 10% down, 10% B.T.A.

FOR SALE—Or trade for smaller place. 27 irrigated acres, 2-bdrm. house, large barn, 2 miles past Butte. Turn left first house, Lake Hwy. Turn left first house, Powell HI 6-3661.

EQUITY in 3-bdrm. house. Shade, Sewer in. Bal. \$5900, \$60 mo. 2440 Tennessee Dr.

OR TRADE—Equity in Ashland home. 4000 sq. ft. equity in trailerhouse. MU 2-6446

2-BDRM. house with fireplace. SP 2-3136 after 5:30 p.m.

FOR SALE—Equity in small turn. 2-bdrm. house. Garden spot. 2 blocks from Courthouse. SP 2-6886

2-BDRM. HOUSE REAL CHEAP
402 DeBarr.

3-BDRM. fireplace, fenced back yard. paved street, 1510 down, \$75 mo. \$11,775. 1025 Oak St. Central Point.

FOR SALE or Trade—2-bdrm. home in Central Point. Low down, easy terms. NO 4-3191.

NEAR MEDFORD
2-bdrm. Out buildings. Would make excellent subdivision. Shown by appointment only

EXCLUSIVE WITH
Emil W. Johnson
REAL ESTATE

GEO. L. JONES MU 2-9738
1948 Ashland (Hwy. 66) MU 2-4451

J'ville Special
Two 4-BR. homes. No. 1 \$3050. Easy down payment. No. 2 \$2500. With several extra lots. Terms available.

JACKSONVILLE BRANCH
Central Point Realty
Office: TW 9-1110, TW 9-1171
River: TW 9-1110, TW 9-1171

EQUITY in rental property in Medford. \$750. Rent makes profit. NO 4-1176.

2-BDRM. HOME UNFINISHED HOME BUSINESS LOCATION.
Will consider part trade-ins. 5669 Table Rock Rd. 1 mile N.W. Midway Four Corners.

FOR SWEDS BETTER BUYS WEEK DAYS
Discover
Some real Week Day Specials... Better Buys... Better Values... Residential... Agricultural... INDUSTRIAL... (State Certified Appraiser)

BRAND NEW
3-BR., 1 1/2 bath, lot 70x110. 1010 sq. ft. under roof. Selling for about \$875 per sq. ft. instead of usual \$11 or \$12 per sq. ft. \$1,500. Financing. Has...

10 Yr. Nylon Carpets
In living room, dining room, lot of ceramic tile. Luxurious fireplace. Paving, curbs & gutters. Built-in oven & range, ventilating hood, sliding patio doors. If you FEEL THE URGE to see this, call NO 4-2288. Sun. call NO 4-1676 or NO 4-2258

K. C. Wernmark, Broker
SP 3-4040 till 1 p.m. 232 W. 5th NO 4-1676 eve. & Sunday or NO 4-1676

Ranch For Sale
Live away from the smog & fog on 48 AC. of free loam soil. 30 AC. in pasture. 18 AC. irrigated. Modern 3-BR. house & small guest house, 10 miles from Medford. Beautiful view of the valley. A wonderful buy at \$40,000. KE 5-2376

EQUITY in choice Resort Lot. Harriman Resort, Klamath Lake. \$21,000. Call for details.

KLAMATH Lake waterfront cabin with fireplace, elec. range, a/c. year use. On mail route about 1/2 mile from RR. \$7500.

2-ACRE homesite, or division near Medford. Irrigation. Acme Realty. NO 6-1313.

3550—5000—2-bdrm. house, garage & 2 lots; \$2950 cash. 3-bdrm. house & carport, lot on paved street; \$6000. 3-bdrm. 4-bdrm. house, garage, elec. in. Good income property, apt. houses, acreages, etc. C. Ene Natzinger, Broker. 116 So. Ivy. SP 2-6628.

BEAUTIFUL BUILDING SITE. Trees, Grading & Drive completed. \$2950. Old Stage Rd. near Bend Lane. SP 2-8111 or NO 4-1027.

LARGE tract of land close to Medford. Lots of good building sites, wonderful view. SP 3-2494.

1-bdrm. modern cabin, \$903 delivered.

2-bdrm. house with fireplace, \$2495 delivered.

10 ten-acre tracts, electricity available. \$2950 each.

WELLS REALTY
4913 Table Rock Rd.
NO 4-1301

FOR SALE BY OWNER—1 acre irrigated, 1-bdrm. house, store house, outbuildings, trees, flowers & lawn. Reasonable terms. 4102 Cedar Lane, HI 6-2036.

SMALL 3-bdrm. house \$4000. 200 Iowa St. SP 3-3030.

BY OWNER—Modern 2-bdrm home in Ashland. Elec. heat, fenced back yard, lot 10x150, near schools. On 4 1/2 G.I. Loan. Price \$20,000. Assuming loan for \$3000 equity or 777 MU 2-8421.

BROOKSHIRE subdivision home, owner transferring, 3-bdrm., 1 1/2 bath, other desirable features. Priced to sell, FHA loan. SP 2-8103.

4-BDRM. home near grade & Jr. high school. Low down, assume G.I. loan, being transferred. SP 3-6317.

2-BDRM. fireplace, ceramic tile kitchen & bath, patio, fenced yard. Must see to appreciate. SP 2-7208.

3-BDRM., 1 1/2 bath, "Medallion home" ready to be lived in. 2240 Orchard Lane. Good terms. trades. SP 2-7433.

NICE eastside home 2-bdrm., play room, patio, fenced yard, lots of storage, double garage. \$1800 down (includes all closing costs). Private contract. Bal. at 70% SP 2-7208.

NEAR Central Point. Solid, older house. Possibilities. Good location. Fine landscaping. Our equity. KE 2-1351 after 5 p.m.

2-BDRM. HOUSE IN PHOENIX CALL SP 3-1091

FOR SALE BY OWNER—Modern 3- bdrm. home. Take over G.I. loan. Many extras, 2 baths, large utility, plastered garage, glass front doors, dishwasher, etc. 88 Bigham Lane, Central Point.

31-FOR SALE REAL ESTATE

TRADE—Acreage, 2-bdrm. for same value. Medford, 3rd Mac. \$4,000. EQUITY 2-bdrm. home, furniture for sale or trade for large trailer. Call SP 3-3471 after 6.

2 A. deep soil, well, \$1750. 6 A. bargain, \$1800. 2 A. good view, \$2000. 4 A. paved road, \$2000. 2 A. corner lot, well, \$1750. 2 Wells 1900 wals, \$30 mo. Terms \$50 Dn. \$30 mo. TA 6-4701

FOR SALE BY OWNER, 6-2rm. 2-bdrm. quality-built home. 725 S. Keeney.

3-bdrm. Ashland home. Low dn. payment. Convenient to school & shopping. 1044 Valley. MU 2-7061

3 BDRM. all electric home, corner lot, yard fenced, fireplace, \$12,900. Terms by owner, near high school, 1000 Alta. SP 2-8844.

NOTICE TO REALTORS
My place is off market. Robert E. Keim, Rt. 1, Box 483, Eagle Point, Ore.

\$500 DOWN
Total Price \$8,750
Nice clean 3-bdrm. home. For appointment to see phone SP 3-1684
E. J. Fordyce & Assoc.

FOR SALE—A Lot 50x150. Foundation, sewer, water in. Enough used lumber to frame a 2-bdrm. house. 1044 Valley. SP 2-8910.

EASTSIDE—Large 3-bdrm. 4 yrs. old. Completely carpeted. Large kitchen, with oven, range, dishwasher, and breakfast area. 12 x 12 in. or could be a 4th bdrm. Dining room, living room, large dining room, 1 large bathroom, 3 storage basements & garage. 3 1/2 bath rough-in. Carpet, concrete walks around entire property. Completely landscaped with shrubs, trees, etc. Drive by and see it at 424 Valley View drive. Maximum FHA financing. SP 2-2174.

NEW 2-bdrm. home, lawn & land. scaping, city water, sewer, completely insulated, plastered, fireplace, built-in oven, kitchen cabinets, paneled hardwood floors, birch doors, ceramic tiled bath & shower, large room, carpet, storage rm; glass sliding doors to patio.

2132 Harrison Ave. (East Side)
\$12,750

\$400 DOWN ON FHA Terms
New 2-bdrm. home, lawn & landscaping, city water, sewer, completely insulated, plastered, fireplace, built-in oven, kitchen cabinets, paneled hardwood floors, birch doors, ceramic tiled bath & shower, large room, carpet, storage rm; glass sliding doors to patio.

W. BENTON SMITH
SP 2-4000

OLDER home close in, 421 Ben- son. Owner 1065 Stewart.

DUPLEX lot \$3750. on Murphy Lane below Main St. SP 2-8910

2-BDRM. house in Phoenix, like new. Vacant. now. MU 2-8026.

VIEW LOT in Reinking Heights, off Calif. or 7th St. 1 A. 1750. Minimum dn. \$900. SP 2-4000

4-year-old 3-bdrm. & den by owner. Jefferson Garfield Dist. Call SP 3-5774 for appointment. \$15,500.

NEW quality built 3-bdrm. home. 1016 Beekman. SP 3-1871.

REMODEL NOW
No Payments for 90 Days

● add a room
● new foundation
● new siding & roofing

100% Financing
Dan Patch Co., Inc.
SP 2-4324 or SP 3-7172
DAY OR NIGHT

NEW
3 bdrms on large lot. Plastered. Circulating fireplace. Laundry rm. Lots of hardwood. Quality work. Price \$14,200. Will consider move at \$14,200. Will call at 2371 Roberts Rd. or call C. W. Johnson, Owner & Builder. SP 3-1246.

VIEW PROPERTY
Rogue River, Medford, Ashland. 2000 AC. 2nd 1/2 mile. Call for details.

FOR SALE—20 Acres Gravel and fill material near Medford. SP 2-7100. Call after 5:30 p.m.

DUPLEX, 2 bdrms., hardwood floors, fireplace, carpets; 5 yrs. old. SP 3-4302.

OR TRADE—2-acre, close in, for nice boat & motor. SP 3-6930.

FOR SALE BY OWNER, 8 acres irrigated—all in pasture. 2 bdrm. house & barn. 2248 Spig St. SP 2-9214.

UNFURN. 3-bdrm. house, 3 1/2 acres, good well, price \$3,500. SP 2-9210.

SUBURBAN LIVING in the city limits. Modern 2-bdrm. home on 1 acre. Price \$18,200. 1815 Crater Lake Ave. SP 2-9814.

BY OWNER—Nice 2-bdrm. home, large fenced yard, shade trees, paved street, \$6000. 3-bdrm. house, with glass & wood floors. Near Washington Blvd. 1109 Winchester. SP 2-8902.

TO BE MOVED
4 nice 1-2 & 3-bdrm. houses. \$1850 to \$7500 delivered to buyers' lot. Easy terms. SP 2-9814.

3-BDRM. home with beautiful view, 10 acres of land by owner. 3 mi. from Medford. KE 5-2002

1 ACRE, 3-bdrm., bath & half South Stage Rd. \$11,500. SP 2-8844.

3-BR. house, barn, 2-car garage, fruit tree, 2000 sq. ft. home, Ashland, Medford, call MU 2-8844.

NEW TRIPLEX, East side; 3 bdrms., units, 1 3-bdrm. unit, ideal for owner. Carpets, storage room. Nice yard, fruit tree, 100 ft. Low down payment. SP 3-4478.

LARGE Verde Hills lot on Wind- road Ave. SP 3-1060.

Southern California
Ranch Buyers
Welcome To The Rogue Valley

We admire your ability to recognize property that has potential, your appreciation of things we take for granted, your awareness of the desires of people from less desirable climates to move here, your realization that land is the best hedge against more inflation and your alertness to buy when a bargain is offered and THIS IS A BARGAIN! 63 acre beef producer on foothills near Ashland. Many acres open range adjoins, 21 acres irrigated gently rolling meadows suitable for orchard or housing development. Comfortable 4BR home, has fireplace, porch rock deck (the youngsters love this large feeder barn). You'll enjoy the wonderful view of the valley from the smog-free area. \$26,500 terms. We have many other listings. Also river property at Shady Cove.

RED ARROW REALTY
Roy H. Mauldin, Realtor
At Talent Junction—KE 5-1732

31-FOR SALE REAL ESTATE

LOW DOWN PAYMENT
2 BDRMS, birch kitchen, plenty built-ins, w/w carpets in living & dining rms. Very clean. Utility & storage. Can be seen week ends & evenings. 336 Mary at

OR TRADE—Two 2-bdrm. modern houses & outbuildings. Good trailer location. Take good trailer or house, some cash & terms. NO 4-3814

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