

Oregon Land & Investment Co.

Ranches - Suburban - Acreage

23 ACRES CLOSE IN

Finest soil, 12 acres in irrigated pasture and 8 acres in hay. Very nice 3 bdrm. home in shade trees, fine set of out-buildings. Complete sprinkling system and equipment. This is one of the neatest and most attractive suburban offerings we have had. Priced at \$42,500. Consider Ashland acreage in part trade.

1 ACRE WESTSIDE

with view, modern 3 bdrm., 1 1/2 baths. This is best buy on westside. Reduced to \$19,750. Flexible terms.

19 ACRES

Well located near river, 10 acres can be irrigated. Fair view. Only \$4500. Terms.

DAIRY - GRADE A

New home, new milk barn, good feed barn & shed. 30 plus acres pasture. Will gross \$1800 to \$1600 a mo. Cows, quota equipment all for \$75,000, flexible terms.

ROGUE RIVER FRONTAGE

2600 Ft. - 55 acres in its native state. Plenty of oak, laurel and pine trees. Only 12 miles from Medford. This is the best big block of close river frontage left. A good investment at \$38,500.

240 ACRES

Secured - Some timber. Good late pasture. Fine big spring, 20 plus A. in pasture. Barn, older home. Lots of potential development. Only \$15,000. Flexible terms.

160 ACRES

Close to Rogue River with 70 acres irrigated from river. FREE. More could be developed. 3 bdrm. older home with beautiful view. 112 ft. x 30 ft. good barn, also. This is a very fine small ranch would make a fine feeder set up. Realistically priced at \$59,500. Flexible terms.

RETREAT

38 Acres with 50 acres cultivated. 2 big springs that irrigate 7 acres of practically pea soil. Secluded in own little valley, one mile off paved road. Cabin and 3 trout ponds with trout. All for \$15,800. - Terms.

WE SPECIALIZE IN RANCHES

HAVE THE BEST SELECTIONS OF LARGER RANCHES

IT'S SMART TO BUY A RANCH FROM A RANCHER

Oregon Land & Investment Co.

Ranch Office Rt. 2, Box 600, Central Point

Rancher Ray Ryan Phone 826-9791

FOR SALE - 1-bdrm. modern house, 1 acre land, \$3000 down, \$40 month. O. Henson, Rt. 2, Box 211, Table Rock Rd., Central Point.

NEW 2 bdrm., 20 acres, water, \$16,500, \$2000 down. A. Thomas, Rt. 1, Box 437, Eagle Point, 440-3718.

ABOVE top 160 acres 3 bdrm. home, 13 acres irrigated, \$13,000 total, 440-3924.

EXTRA nice 3 bdrm. priced to sell, good location, cash or terms \$41,500. S. First, Central Point.

FOR SALE BY Owner - 2 Bdrm. home, corner lot, fireplace, h. wood floors, 1145 Dakota Ave. 772-2630 Even. Appointment.

10 ACRES - \$50 Down, \$40 month, 772-5555.

3 BEDROOM, 1 1/2 bath, hardwood floors, fireplace, forced-air heat. We take trade. E. J. FORDYCE & ASSOCIATES 772-1084

APPROX. 16 A. Improved, 2 miles Gold Hill, 853-1417, Page.

2 A - 1200 gal. an hour well, \$1750. 5 A, well, \$3000, 50 down, 300, 440-3718.

2 1/2 ACRES Irrig. Small barn, 200' Old Hwy. frontage, Talent, 535-1143.

STEELHEAD & SALMON HOLE, 100 ft. on Rogue plus 1-mile Casey's Park, Boat access, Good house, 2 1/2 bdrms., fireplace, turn 7, fine appliances, \$14,000. Ph. 878-2257 or 878-2611.

WESTINGHOUSE automatic washer, excellent cond. 772-1838.

MAYTAG Automatic Washer and Hotpoint Dryer, Reasonable. 772-1120, 400 So. Greenville.

GE Refrigerator, Late model, Best condition, 535-2932, Rt. 1, Box 288, Talent.

RICH Pile large size Freezer. Same as new. Very reasonable. 646-3391, 548 Cherry St., Central Point.

WESTINGHOUSE automatic washer, excellent cond. 772-1838.

NEW NORGE BUYS

Refrigerator, 10 cu. ft. No trade needed. \$149.95

New Norge Range 30". Automatic electric, storage drawer, 10 cu. ft. freezer, 10 cu. ft. drawer. Special price. \$169.95

New Norge Freezer \$197.88

• All items new, and fully guaranteed.

Eads Furniture & Whse.

123 S. Front. 772-7121

42-FURNITURE

32-seat, 8 a.m. to 7 p.m. operating for only \$1750 cash. Will gross about \$100 a day. Can be improved. Will make a comfortable living for two.

Lumber Yard Profitable

Making to \$15,000 a year for owner. Complete inventory, \$10,000 down.

Wood & Cabinet Shop

Very profitable specialty wood working business, \$5000 down. Land, buildings, full equipped.

We Have Many Others

Garage, Fuel Vase, Motor Service, Grocery Stores, Beauty Shop, Taverns.

ACTION REAL ESTATE

773-4040

332 W. 3th Medford.

FOR LEASE

Good 3 Pump Independent Service Station. Health dietetics - present operation, good lease. Write Tribune Box 4993

LOT 30x100. Zoned, heavy, irrigation, 41 acres, 4100 ft. at rear, \$7000 cash, 100 Print Shop, 702 So. Grape, 772-7774

LINCH & SODA FOUNTAIN. Well established, 772-6063

WOOD YARD FOR SALE. Phone 440-2844 even.

DUE to illness, sporting goods store & laundry, 2 bdrm., 2 bath, apt. in rear, double garage, deep lot, 772-5044 or 664-1348

DUE to health must sell share in plywood coop. Good investment, 10% profit, 10% take late model car or real estate in equity. 772-4402, after 3 p.m.

ERIKSBERG'S PIANO STORE

1084 Kings Hwy.

HAMMOND Super Organ, was \$1400 new, now only \$795 with liberal Lusk Music Co. terms. See it right now.

44-SPORTS & HOBBIES

14-Ft. fiber glassed Hollywood (suburban) with TeXaco trailer and 1000 sq. ft. Mercury, \$850. Call 440-3801.

GOLF clubs, cart & bag. Sun all day, week days after 3 p.m. 772-7256, 772-7257

37 GLASS fishing boat & 8 ft. motor, \$1500 or trade, 333-2578

1957 2-bdrm. home, 2 1/2 baths, 4 1/2 miles on Voorhees Rd., Room So. Stage Rd.

BOAT & TRAILER WANTED

In trade on home on Winchester. Large lot, wide concrete driveway, 20-ft. living rm. with hardwood floors, 2 1/2 baths, 2 1/2 bdrms., place with raised hearth, fenced back yard, and lots of storage room. You can assume the title. FHA loan and live on one of Medford's nicest streets.

HARRY B. MARSHALL

Realtor

246 East 10th St.

Rogue Valley

Sporting Goods

Complete line of Guss Lusk, reloading equip, gunsmithing, TRAP SHOOTING.

Weekdays 9 to 5 Monday thru Saturday 10 to 6 Crater Lake Hwy. 772-7203

1957 2-bdrm. home, 2 1/2 baths, 4 1/2 miles on Voorhees Rd., Room So. Stage Rd.

Garage Business

include Real Estate, large lot, well, septic tank, good building, excellent potential. Full price, \$12,500. \$5000 down. Less for cash. Also, 2 bdrm. home, 10x30x, 3 bdrm. home, 10x30x, \$1250 down. For info, phone 772-6063

GR 9-1948

FOR SALE - Coffee house. Pizzeria, specialty, dance lounge, etc. Unlimited possibilities. Other interests for sale, \$2,500 with terms. 772-6063

SMALL TOWN Grocery Store. Beer & wine license, large 4 bdrm. living, 2 1/2 baths, 4 1/2 miles on Voorhees Rd., Room So. Stage Rd.

★ We Make Appraisals ★

32-Business Opportunities

14 APTS & Cabins - most always filled. Good location, 520 N. Front. Owner, 772-7106.

CAFE. In Medford. Must sell due to illness. Inquire 213 W. Main. 442-3583.

EXCELLENT income property, 7 bdrms., apts. \$23,000, 220 Fourth St. Ashland.

Man or Woman

Own Your Own Business

A New Item

First Time Offered

START IN SPARE TIME. IF SATISFIED THEN WORK FULL-TIME. Refilling & collecting money from bulk machines in this area. To qualify you must have a car, reference, \$4000 cash to secure territory & inventory. Deposit secured by 100% cash. Contract. Devoting a few hours a week to business your end on 100% commission. 12% income. Net approximately \$175 monthly. If with very good possibility of taking over. 100% commission. Increasing accordingly. If applicable can qualify financial assistance will be given. Co. for expansion to full time position with above average income. Include phone in application. White Tribune Box 6665

33-WANTED REAL ESTATE

CRESCENT CITY

Tackle Store & Ocean Sport Fishing Concession. Also, must 2 bdrms. houses. Sell or trade for small ranch between Rogue River or Medford. Call 772-1120, 400 So. Greenville.

WANTED - To buy 3 A. SE or W of Medford.

WANTED - Any size acreage within 15 miles. Write Tribune Box 4723

40-BUILDING SUPPLIES

REDWOOD SPECIALS

KD Siding, 6" x 10", \$80 to \$110 per 1000.

RYLON Windows, 30% discount.

ERNIE'S BUILDERS SUPPLY

Hwy. 99 at the Rogue River. Freeway Junction, JU-2-3494. Open 9 to 1 on Sundays.

PULLER PARTS LUMBER

PLYWOOD, WALLBOARD, SHEET, 2" channel, electric brakes, wheels & tires. Caldwell, across from Redfield Station. Tel. 772-1120. Overpass at the Dardanelle Trailer Park.

ALUMINUM WINDOWS

PATIO DOORS

2079 W. Main, 772-1631

41-APPLIANCES

MOVING - Will sell 30" 1960 Westinghouse elec. range, moderately used, clean & in excellent cond. 772-4300 or 772-2717

APT. size refrig. Monarch electric range, good condition, 772-6081.

HOTPOINT electric stove, good condition, 440-3921 before 4 p.m.

GE Apt. size Refrig. in very good condition, 772-3992

KENMORE Automatic Washer. Very reasonable. 772-4998, 1317 Winchester.

MAYTAG Automatic Washer and Hotpoint Dryer, Reasonable. 772-1120, 400 So. Greenville.

GE Refrigerator, Late model, Best condition, 535-2932, Rt. 1, Box 288, Talent.

RICH Pile large size Freezer. Same as new. Very reasonable. 646-3391, 548 Cherry St., Central Point.

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44-SPORTS & HOBBIES

15 FISHING boat & trailer, \$100. 123 W. Main. 772-7106.

SALE or Trade - \$2000 value 120 HP inboard - for sports car or 442-3583.

1958 CHRYSLER inboard with new Grey Marine Motor, Cushman cover & factory & trailer. Will trade for sports car, or call Harold at 335-9710 days.

FULLY equipped Ski Boat - 40 HP Merc. & trailer 1008 W. 12th St. GOOD WOODS BOAT, \$400. Phone 772-4998

45-MISCELLANEOUS

ROOFING WHOLESALE

We manufacture modern, flat

LIFETIME TILE

We will install

Gene Schneider 535-1234

NEW window cable, 5/16, 6 x 12 galvanized, 8 ft. by 33 ft.

SIDE Delivery, call 442-0982

LADIES Beautiful diamond ring, cost price, 772-8621.