

THIS WEEK'S Specials

Older Home in a Peaceful Setting Small Commercial Orchard 8 A. With BIG Subdivision Potential

Here is an older home on some choice acreage that you can buy at a bargain price, and on terms so good that it is almost as good as inheriting it.

The old home needs some fixing up, but nothing that costs a lot of money, more elbow grease than anything else.

The soil is the very best, rich free loam that can be worked when you are ready to work it. If you don't want to work the orchard yourself you can lease it to the owner of the large commercial orchard next door on a cash or share crop basis, whichever you prefer.

The property lies at the end of three roads, and is a natural for subdividing. And whether you buy it for a home, to subdivide, or to hold for speculation, you just can't go wrong at this price.

Opportunities like this don't come along every day so hurry on down to the office or phone right now for an appointment to see it soon.

Large Home In The Country 3 Bedrooms 1 1/2 Baths, \$11,500 Only 3 Years Old With City Water Too

Here is a bargain for you folks that have been looking for a place in the country that is on a good road close to schools and close to a store too.

It is a large 3 bedroom home with a bath and a half, on approximately 3/4 of an acre of land, with a wide frontage on one of Jackson County's good paved roads. It is not a run down old place that needs a lot fixing up before you can move into it.

It has been rented for most of the time since it was built and is not as clean as if an owner lived in it. But it is very clean when compared to most rentals. It is rented at \$100.00 per month. The tenants know it is for sale and will move out 30 days after you buy it.

It has a small hot water heater that isn't large enough for a home with 2 bathrooms. But other than the small hot water tank we know of no deficiencies in the home. Remember, now, it is a big 3 bedroom home with 1 1/2 baths and the full price is only \$11,500. You should see it today before some other lucky large family beats you to the bargain.

Phone right now for an appointment.

LET US HELP YOU TRADE YOUR PROPERTY

For One to Suit Your Needs Today

Whether your property is located right here in the valley or in some distant city we can help you trade it for other property that suits your present needs.

Our long experience in putting trades together makes it easy for us to help you get just the kind of property you need in exchange for the property you now own. We belong to the International Traders Club and have many properties listed that want to trade for properties here in the valley. Perhaps one of these properties is just what you have been wanting. We can trade your property for a larger, or a smaller home right here in the valley or in a distant city. Check the list below and see if one of these properties will fill your requirements:

- 1. 2 BEDROOM HOME IN EMPIRE, OREGON to trade for Medford home. The owner of the Empire property has a \$4,000 equity. The full price on his home is only \$7,500 with an unpaid balance on the existing F.H.A. loan of only \$3,500 and payments are only \$73.00 per month.

- 2. 3 BEDROOM HOME IN SANTA BARBARA COUNTY, CALIFORNIA to trade for a small acreage near Medford. The family is large and should have a 3 bedroom home. The owners have an \$8,000 equity in their home which is priced at \$14,950.

- 3. 2 BEDROOM HOME NEAR MEDFORD to trade for VISALIA, CALIF. Home. The Medford property is an especially attractive home on an irrigated acre. The owners have a \$4,500 equity. There is an unpaid balance of \$8,000 on a "G.I." loan that can be assumed. You will look a long time before you find a nicer 2 bedroom home.

- 4. 3 BEDROOM 2 BATH HOME NEAR MEDFORD to trade for SAN JOSE, CALIFORNIA property. The owner has a \$4,000 equity in this 3 year old home. The full price is only \$11,500. The payments on the existing loan are only \$75.00 per month.

We have other properties for trade if none of the above properties suit your purposes. We will be happy to tell you about any properties we have for trade. And if we don't have one that suits you we will find one for you.

No matter what kind of property you have we can help you find a trade that will benefit you. Stop by the office anytime, or phone us and we will come out and help you with your problem.

Real Estate Salesman Wanted

MAKE MORE MONEY selling Real Estate from our attractive, strategically located office. We furnish every sales aid to enable you to make more money and serve your customers better. We provide the prospects for you through ample, effective advertising. We help you close the deals and we have the know-how to put the deals together for you. If you are honest and sincere, and want to make more money, we want to talk to you. For the best deal of your life drive down and see us. You will be glad you did.

Harry B. Marshall REALTOR MULTIPLE LISTING SERVICE OFFICE OPEN SUNDAY 246 E. 10th St. 773-7345

31-FOR SALE REAL ESTATE

3-BDRM HOUSE 141 S. 7th in Central Point. To be shown Sun. VIEW bldg site. 3 A. water, road, electricity. 773-4276. BY OWNER 6 yr. old, 3 bdrm. & den w/w carpet, separate front entrance, large rooms, lots of extras. 772-8975 or 779-1700. LOVELY 2 bdrm. home has 2 garages, attached garage could be 3rd bdrm. \$400 dn. 1132 Mt. Pitt Ave. 773-4276. GR TRADE—Up or down—3 good houses. Pasture garden. 3 A. Near 2 Shopping Centers. 773-2719. BARGAIN—10 ACRES \$3000 \$30 dn. \$30 mo. 826-4701. FORCED SALE GOOD CATTLE RANCH In valley. 20 mt. from Medford. 255 acres. \$85,600 cash. Raise 400 to 500 tons of hay. 72 acres water rights. Good permanent pasture, all fenced. Loading shed, corrals, 2 good homes. Corral need some repair. Write Tribune Box 6044 or phone after 7:30 p.m. 826-4635. ATTRACTIVE suburban lots and acreage with nice shade trees and good water. 772-4467. NEW 3 bdrm. 1 1/2 bath "Medallion" 1968 home. Near subdivision of Orchard Home. Best terms—trades. 772-7435. 1 BDRM. large living rm., kitchen & bath, utility, partly furn. Nice fenced yard. \$4,900 — \$1,000 down, less for cash. 772-2856 or 684-2846. FOR SALE by owner—Custom built 3-bdrm. 1 1/2 baths, forced air, neat, approx. 1 1/2. Ample water supply. Medford school district. Would accept small trade. 773-4276. EASTSIDE 2 bdrm. home, near schools, w/w carpet. \$12,500. 773-6496. TRANSFERRED—Must sell near Pioneer High. 3 bdrms. 1 1/2 baths. 684-2337. PIONEER SUBDIVISION 1500 sq. ft. of large area. 2 baths, double garage, family rm. 3 bdrms. 773-4418. 2 BDRM. down. 4 rm. rental up. \$3,800 — \$300 down. 772-2008. NICE cabin, 1 A drilled well, creek frontage. 382-3475. SELL or Trade clean 2 bdrm. house. Large lot. Oil heat. Fenced yard. Shrubs. Garage. \$6,900. Low Down payment. 772-4612. 2 LOVELY VIEW A. close in. Irrig. \$3950. Terms. 684-1478. PRICED for Quick Sale by Owner — 2 Bdrm. dining rm. Birch kitchen, fireplace, large fibre glass patio, wall to wall carpet, table top range, built in water rock roof. 1 block from high school \$11,900. Also — 2 Bdrm. dining, wash room, double roof — 1 block from high school. \$9750. 773-3997. BY BUILDER — Lovely new 3 bdrm. 1 1/2 bath Large Lot. City of Medford \$800 down no closing costs. Immediate possession. 773-7172. WHITE City 6 A 1/2 mi. East on Dutton Rd. 446-3668 eyes.

31-FOR SALE REAL ESTATE

FOR SALE or lease—6 bdrm. house. 273 Lozier Lane. Phone 773-6174. LARGE 2 bdrm. 5 acre \$7,500. East of Central Point. 684-1829. OR TRADE — Equity in home. Large Corner lot. 772-7804. MODERN HOME IN COUNTRY. Garden spot. Small creek. \$9,000. Terms. 446-1220. BEING TRANSFERRED Owner must sell — Lovely home in Grandview Subdivision. 3 bdrms w/w carpets, sprinkler system, redwood fence, near schools & other extras. 2000 Suzanna (Out Crater Lake Ave.) FOR SALE or trade for Medford area. Medford 3 bdrm. home N E section Grants Pass 476-2441.

31-FOR SALE REAL ESTATE

12 1/2 A PEARS & Apples 2 bdrm. home, packing shed. 30 T. cold storage. \$27,500. \$7500 down — \$500 yr. 6% interest. 333-2536. 4 A. 3 MI from Rogue River center. 130 ft. frontage on county road. School bus. Shallow well. Creek between wooded hillside and building site. \$1000. Any terms. Phone afternoons. 382-2324 or write Tribune Box 8144. 3 BDRM HOUSE New Take rental part payment. 772-6346.

31-FOR SALE REAL ESTATE

AN IRRIGATED ACRE with Medford city water. \$2,300. Has 213 ft. frontage on Peach st. in area of all new homes. Phone owner. 773-1544. BY OWNER — 2 bdrm. house. Eastside. Call before 3 o'clock & all day Mon. 773-5166. ★★ "Little Action" ★★ The Eager Beaver PRESENTS BETTER VALUES SMALL 3-BR. TREES, \$9950 by 234 lot. Completely rebuilt. Very good soil. Irrigated. Lovely lawn. Beautiful shade trees, flowers & shrubs. Excellent home for retired couple or young people getting a start. Owner will carry paper. SEE THIS NOW. 3-BR. NEW, REDUCED \$1500 on lease-option until Sept. then 3% down on FHA. Hardwood floors, fireplace, all alum. windows & screens. Forced air gas heat. 3-BR. 1 1/2 BATH 2-CAR GAR. \$14,950. All new. A real value. This builder a master craftsman. On 79x123 lot. Paving, curbs & gutters in. All that this place needs is a loving owner. In an exclusive subdivision. Will FHA. Make an effort to see this NOW. SEE THESE NEW HOUSES 3-BR Beauty Suburban — \$17,950 4-BR Beauty Suburban — \$22,500 4-BR Eastside Beauty — \$22,500 3-BR Eastside Beauty — \$17,900

31-FOR SALE REAL ESTATE

FURNISHED duplex in Ashland \$7950. \$500 down or take clear trailer as down. Inquire at 375 Liberty, Ashland. Large Living Room 2 Unit Dwelling \$11,500 A real good looking 2-living-unit house. Each has 1 bdrm. and are partly furnished. This place has city water & sewer. Elec. heat. Paved street, on a real large lot all beautifully landscaped. Located on very nice street in N. W. part of town. AAA Nationwide Realty 628 S. Riverside Medford Open Sunday from 10 to 2 P.M. 779-1541 Eves. 773-1323 or 864-2414 or 772-4252 200 Cal-Ore Ranches Low as \$99 Down \$29 monthly. 3 to 160 acre tracts near Medford and Grants Pass. Write—Phone—Come in for a Free Catalog Cal-Ore Ranches, 843 E. Main 772-2427 Phone 773-7764

31-FOR SALE REAL ESTATE

UNITED SPECIALS CUTE CREEK Couple of acres, nice house, trees, privacy, much water, garden, young fruit trees. Just move in and take it easy. \$11,000—\$4500. \$150,000 1,000 acres—300 irrigated free water, more available. Stock ranch, subdivision, investment—or all! If you can't—don't miss this! PEOPLE OR COW RANCH New house, free irrigation, barn, keeps around 75 pair of money making cows. You out in the country on a blacktop road. Only 2 or 3 brooks by home adjoining outrange. 3,000 acres of Oregon \$44,500 with 29% down 140 Neat house. Would make a beautiful horse ranch. 30 to 40 acres now tillable. Story-book setting. \$20,000—1/2 down. SHOOTIN' DISTANCE To the Rogue river. 3 acres. \$100 or \$50 down. Some level, some trees, something special, on good road. Electricity and phone. Not too far from Medford. \$3250.

31-FOR SALE REAL ESTATE

FOR SALE by owner. 120 acres located in Applegate Valley. 70 acres farmed & irrigated. 2 good homes, good barn & shop. This is a good producing ranch. See to appreciate. Between Provost & Williams. 1644 Williams Hwy. SPACE & COMFORT 4 Bdrm. Older Home Large living rm. Paneled-beamed family rm. 2 baths. Jefferson school dist. Call 772-4634 Evenings or Week Ends for appointment to show. On Applegate River 95 A. IRRIGATED Britton land. Stock, dairy or ranch home on the Applegate. River frontage, old water rights, beautiful surroundings. Write Tribune Box 8152. FIRST TIME OFFERED Our 3 BR home with den on 1 acre, attached garage, small barn & fruit house. Irrig. well, white board fenced. Close to Wilson School and Shopping Center. 772-7254

Oregon Land & Investment Co.

Ranches - Suburban - Acreage

24 PLUS ACRES

All irrigated and in pasture. Modest 6 room home, barn and other out buildings. Has view and creek frontage. 12 miles from Medford. This is very fine buy for \$19,500. Terms.

40 ACRES

With 19 acres irrigated, 6 acres more cultivated; balance good feed lot. Neat, small home, good barn, out buildings. These kind are hard to find. \$16,750. Owner would consider nice trailer for part of his equity.

60 ACRES PLUS

With 42 acres irrig. Neat 2-bdrm. home, 2 barns & other out buildings. Close in with a view. Has city water. This is a very good small ranch. Total Price \$37,500. Terms arranged.

4 ACRES PLUS

In good pears, irrigated, Central Point district, fine building site. \$6000—1/2 down, easy terms.

16 ACRES

Irrigated, best soil, Central Point district. \$17,500. Could be split 9 Ac. and 7 Ac. Good terms.

190 ACRES

45 acres cultivated with 25 acres irrigated. Free water pump, pipe & sprinklers. Complete line of equipment including 2 tractors and baler. Good barn, chicken house, modest 7 rm. home with gravity flow spring water. Only \$35,000 with \$10,000 down and \$500 a year at 5%.

INVESTMENT ACREAGE

480 acres, view, 9 miles out \$63 A. 30 acres near 4 Corners, \$600 A.

WE SPECIALIZE IN RANCHES

HAVE THE BEST SELECTION 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

OPEN HOUSE

Saturday and Sunday

1132 MT. PITT AVE

Considerably below F.H.A. appraisal, only \$400 dn. 2 BR., attached garage could be 3rd BR. A 2nd garage is off alley. Fireplace, carpeting, lovely fenced yard.

When You Think of Real Estate See Walter H. Jones Realtor Rm. 72 CENTURY BLDG. Phone 772-4453

See Our Model Home 184 MACE ROAD

Open All Day Today!

\$4900 MOVES YOU IN

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NEW Three-Bedroom Home

Including Lot With City Water and Sewer

PAYMENTS AS LOW AS \$83.50 per Month

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- Guarantee
- Fully Insulated
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- Automatic Ceiling Cable Heat
- Hardwood Floors

Price \$10,900 As Low As Including Lot

HOMES

West Side Very neat Two bedroom home close to high school and markets. It has wall to wall carpeting and a gas furnace. Lots of cabinet storage and a nice yard too.

West Side Three bedroom home close to Piggly Wiggly. Hardwood floors and a fireplace, plus electric heat. 70x120 foot lot. This is vacant now, so a quick move is possible.

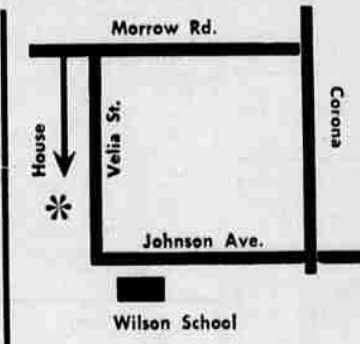
Hoover School Three bedrooms and two baths, perimeter heat, hardwood floors and fireplace. It has a large double garage and under ground sprinkler system. It's vacant now; owner consider pickup as part down. Call to see this nice place.

Close In East Side Two bedroom home, nice and clean within walking distance of up-town. Nice fenced yard too. Full price only \$7950.00 with good terms.

Talent Area Three homes on six lots with water and sewer. These are one and two bedroom older homes that need some fixing. If you're a handy man and want to develop some rentals call about these.

Central Point Area Three bedroom home on one plus irrigated acre. This is a nice home with two baths in a good area. The price \$15,500.

OFFICE OPEN 11 TO 3 P.M. CALL GEORGE ICE 772-7438 EVES.



OPEN

THIS BEAUTIFUL HOME

1509 VELIA STREET

10 A.M. TO 5 P.M.

DON'T MISS SEEING - DRIVE OUT TODAY

You and Your Family Will Love It!

SOME OF THE FEATURES:

- Large living room-picture window-fireplace
- A big family room
- Wall to wall carpeting throughout
- Perimeter gas heat
- Big patio in fenced back yard
- Attached double garage with storage space
- A dream kitchen with bar
- Lots and lots of tile—a real lazy Susan
- Built in oven and range
- 3 spacious bedrooms—2 full baths with tile
- Large utility room
- Already financed with Prudential

PRICE IS "RITE" — TERMS YOU CAN HANDLE Frank Grover—Salesman on duty

RANCHES

APPLEGATE VALLEY STOCK RANCHES

140 acres—approx. 80 acres; free water; about 1/2 mile river frontage; 2 nice homes; barn; machine sheds. Priced right — Good Terms.

109 acres, about 80 acres cultivated; free water; good barn and machinery, clean older home; small peach orchard; year around stream. All for \$60,000; Good Terms.

Also 118 acres, approx. 65 acres, free water; fair bldgs. Only \$42,500.

Also 40 acres, 30 acres free water; house and barn; good soil; well fenced. All For \$20,000.

List Your Farms & Homes at once We Sell 'em'

Call Ed Kubli Eves. 772-8805

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