

Present Year Will Lead All Previous in the History of Salem

# REAL ESTATE

Houses to Rent Scarce, and Many New Residences Planned to Be Built

## MANY COMING TO OREGON THIS SPRING

### Real Estate Dealers Flooded With Letters of Inquiry Relative to the Willamette Valley.

That the present year will lead and surpass by far all previous years in the history of the city and Willamette Valley in the real estate business, both as to city and farm property, is the consensus of opinion among the real estate dealers in the city. Last year was an exceptionally good year, but owing to activity in railroad circles in Salem and the tributary country; the rapid growth and forging ahead of the

city in an industrial, commercial and educational way; the development of the marvelous resources of the surrounding country—resources that have not even yet been scratched—and the flood of immigration which will come to the city during the spring, summer and fall, the present year will become the banner year of them all.

#### Well Advertised.

There is probably no state in the union that is better advertised in the middle western and eastern states today than the state of Oregon, and there is probably no city in the state which is better and more favorably known than Salem. Loads of literature have been sent back to those states telling of the people of Oregon and telling them something of Salem and the country back of it; and loads of literature have been sent back to those states by the commercial club of this city telling them something about Oregon but mostly of Salem. There has been an exaggeration in that literature—no misrepresentation but it has been full of facts—facts concerning its ideal climate—facts concerning the city's growth and prosperity and the many advantages that it offers to all classes of people and the wonderful opportunities that the resources of its territory offers to capital. This literature has been scattered broadcast and been widely read and during the spring and summer the people are coming to investigate for themselves, and an investigation means that they will remain—that they will enter a lucrative business in the city and buy a home, or buy some of the valuable farm property or avail themselves of other opportunities offered them—and there is an abundance of them.

#### Are Coming Back.

Besides receiving scores of letters from people in the east each day who have read the literature sent out concerning Salem and vicinity, the real estate men are also receiving scores of letters daily from people who visited the city and surrounding country during the Alaska-Yukon exposition who indicate their intention of returning here in the spring. They have awakened to a realization of the great profits to be made in Oregon in a business way.

**FARMS ORCHARDS CITY PROPERTY**  
My list may contain exactly what you want. T. C. JORY, 205 Com'l St., Salem, Or.

in an agricultural way, in the investment in real property and in a thousand other ways and during the winter they have disposed of their property in the east or made satisfactory arrangements with relation to it and they are coming back to Oregon to invest, and Salem and its adjacent country will receive more than its share of them.

#### Moving Briskly.

Realty in the city and country has already commenced moving briskly for this time of the year, but the real harvest will come shortly after the colonists rates go into effect and the immigration commences to flow in from the east. There is a marked scarcity of vacant houses in the residence districts and the sale of lots for the construction of new dwellings has been good. Throughout the length and breadth of the city street improvements and numerous other improvements are being made, and these, together with many other matters of progress which are being made, will combine to bring on the market this year at a good price city property which heretofore has

been unavailable or commanded but a poor price, and taking it all in all, the real estate season as well as the season in every other business is certain to be the best that the city has experienced in its history.

## THE REALTY MARKET

Owing to the inclemency of the weather, the past week has been somewhat quiet. There have, however, been some very good sales made and the prospects are bright for a brisk market when the weather settles.

If all indications prove true the city of Salem will see some extensive building operations this season. The following sales have been reported this week.

Bechtel and Bynon sold a 200-acre farm four miles east of Salem, on the Silverton road, belonging to W. D. Pugh. Three lots on State

(Real estate news and advertisements continued on Page 6.)

## Lots of Lots Are Going to Build This Spring

- Lot in Highland, two blocks from car line, \$200.
- Good lot on S. Commercial street, east front, cement walks, \$750.
- Corner on S. Commercial, east front, \$1000.
- Good lot on S. Liberty, near Lincoln, \$400.
- Big lot on S. Commercial, \$275
- 50x87 at 17th and State, \$750.
- Two fine lots on 17th and Court \$2500.
- Inside lot on Court St., \$1100.
- Corner on Court, \$1000.
- State, near 24th, inside lot, \$400.
- 50x150 on State, \$550.
- Fine east front on 19th, with cement walks, \$550.
- Three beautiful lots in Englewood, \$250.
- Fine view lot in Fairmount, \$450.
- Close in lot on N. Liberty, \$1500
- Corner on Winter street, \$1500
- Fine lots in N. Salem on Winter, \$400.

**LOOK THESE OVER FLEMING REALTY CO.**  
123 Liberty Phone 361

## A Nice Suburban Home

Do you want one? Here is a 22-acre farm south of Liberty on rock road, about one-half in cultivation, 8 acres in young orchard, good almost new buildings, good well. Adjoining property sold for \$250 an acre. This, with improvements, GOES FOR, PER/ACRE, \$200.

**ELLIS & WOOD**

Court Street. Phone 554

## SAVAGE & PRUNK

Real Estate and Stocks

We Buy, Sell, Exchange or Rent Real Estate of All Kinds. Write Us Your Needs  
Office Phone 1515 135 South Commercial Street

## DESIRABLE PROPERTIES

- No. 114—60 acres, 10 acres in cultivation, balance in pasture and timber. Price \$950, if taken within the next 15 days.
- No. 100—6-room house, modern improved, on Center street. Price \$1800.
- No. 101—6-room house and two lots, on 20th street. Price \$560.
- No. 97—8-room house, lot 75x70 on Mill street. Price \$2400.
- 8-room house, full basement and heater, large lot. Price \$3600.

## A FEW CHOICE INVESTMENTS

\$1050 will buy a good home in Riverside add consisting of a good 5-room house, good barn, good well, plenty of fruit, near car line; \$600 will handle. This will not last long at this price. \$900 will buy a good 5-room house, hard finish, good well, electric light, good barn, chicken house and park, on car line. \$2500 will handle a close in property, netting the owner over \$50 per month; better investigate this.

#### Acreage.

\$2850 buys 23 acres, 10 acres in orchard, 3 acres in strawberries, house, barn and other outbuildings; only 2 miles from Salem \$2500 will give you a title to 30 acres of as good land as there is in the county, with good new house and barn, on good road, 5 1/2 miles from Salem, near school and church. \$200 an acre will put you in possession and make you owner of a fine orchard tract in full bearing, with good buildings on place, and close to Salem. This is a good income property from the start, and as an investment there is none better. We can give terms on this.

\$1150 good corner lot, block from capitol; terms. \$700, 3 good lots, S. Salem, 3 blocks from car line. \$600, 3 good lots on Broadway.

All the above will stand investigation. Our mode of advertising brings customers, and if you have anything to sell, exchange or rent, for quick and satisfactory results list with

## Plant & Tallman

Room 205 U. S. National Bank Bldg. Phone 479  
Good Elevator Service

## For Real Estate Bargains

SEE

**J. C. SCHULZ & CO.**

Roms 1 and 2 Ladd & Bush Bank Building

We can please you in city and farm property

# Bechtel & Bynon's BARGAINS

## A Pleasant Home

We have a fine home place on State street with three good lots, within walking distance, which will sell soon, as it is cheap and in a fine location. As soon as the street work on State street is complete property on that thoroughfare will rise rapidly in price and wise purchasers are picking up the offerings along the street.

The house has seven rooms, pantry, closets, bath, toilet, store room, woodshed and there are two barns on the place.

The arrangement of the house is good. The plumbing is newly installed and is first-class. Heavy porcelain bath, lavatory and sink and toilet with septic tank connections.

Price of this place is \$3500. Reasonable terms can be had.

## Lot Bargains

- \$100 buys a lot in Brooklyn addition.
- \$250 buys a lot on Norway street. Easy terms.
- \$350 buys a lot in Fairmount Park.
- \$350 buys a good corner lot on car line.
- \$450 for a slightly lot on Rock street.
- \$600 for a lot on Liberty street.
- \$800 for two good lots on Cottage street.
- \$1500 for a fine Commercial street lot. Just right for flats.
- \$3750 for a swell Summer street lot. Best residence district.
- \$4000 for a State street lot, near postoffice.
- \$5000 for a corner lot on Court and Summer. Considered the best residence lot or for apartment house purposes in Salem. Close to state house, postoffice and in the swell residence section. There is nothing finer in the city.

## Bottom Land

We have an 80-acre ranch up the river a few miles which is a real bargain. There are two sets of buildings, a family orchard, 50 acres of land in cultivation, 25 acres in pasture and some timber. The soil is river bottom land and is adapted to the growth of alfalfa, vegetables or grain.

The price is \$5000, \$1500 of which can stand for 3 years.

This place is very cheap at this place, and will sell as soon as shown. If you are interested in a place of this size and character, ask us about No. 257.

## A Few Good House Buys

- \$4000 buys a 2-story, 8-room house on Liberty street, close in, \$2000 down, balance to suit. This is a good home, No. 211.
- \$2800 takes a strictly modern 7-room house on 12th street, in Yew Park. This place is complete in every detail. On car line. Terms can be had, No. 182.
- \$2250 is the price of a good 6-room house on Ferry street, with all conveniences, No. 213.
- \$2000 buys a 2-story, 6-room house on 14th. A good place, No. 265.
- \$1100 for a 6-room house on Capitol; \$100 down, \$20 per month, No. 402.
- \$1000 for a 7-room house on 14th street, No. 401.
- \$1000 takes a good house on Saginaw St., \$500 down, No. 403.

## For Subdivision

We have the best subdivision property that is offered for sale near Salem. The place has 320 acres of the finest soil in the valley. Good improvements on the place. About 30 acres of hops in good condition. Hop house on place.

This property is but two miles east of Salem, and can be had at a price just one-half of what it will bring if the buyer will allow us to cut it up and sell in small tracts. There is positively nothing against the place, and dozens of things in its favor.

Location is ideal for subdivision. On main county roads, right in the suburbs, and in line of improvements.

This spring will see many places sold this way. Get in early and share in the money to be made by those who subdivide. We can handle it to advantage, as we have a large demand for small places in this neighborhood.

## A \$2200 Bargain

\$2200 buys a new and modern bungalow that is right down to date in every particular. Situated on a good street within half block of car line, close to school, churches and stores.

The house is built on modern lines, with bath, toilet, pantry, closets, porches and all conveniences.

This place can be bought for a payment of \$500, and the balance on terms to suit, on either monthly, quarterly or annual payments.

In buying a place like this you get something new and stylish, and a place that can be turned quickly in case you desire to sell.

Come in and learn about this property. We will show it to you. To see it is to want it.

## Small Tracts

\$4500 takes a 6-acre place on the Fair Grounds Road, all in high state of cultivation. Good 5-room house and barn. Would cut up to advantage.

\$4000 for 24 acres of good land in Polk county, situated about two miles from bridge; running water; good improvements.

\$1800 buys 7 1/2 acres 4 miles east of town; small house and big barn; living water; nice little place.

\$2000 for 10 acres, all in cultivation, in the fruit district, 5 acres in cherries and prunes, fair house.

\$1000 will buy a dandy little place of 5 acres, highly improved, with good house, orchard, etc.; located on rock road.

We also have 5 and 10-acre tracts cleared and in the rough. Prices vary according to location. Tell us what you want, and we will find something for you.

## A Dairy Ranch

We have listed a ranch of 80 acres of rich land close to Salem which can be had for \$8000; 60 acres are under cultivation, balance pasture and timber. Estimated about 1000 cords of wood on place.

There is a good 7-room house, barn and out-buildings all in fine state of repair. Part of the land is so located that it can be irrigated if desired. Soil is rich bottom land. Just right for alfalfa.

There is a private fish pond on the property, from which water can be taken to irrigate crops.

The owner is desirous of looking after interests elsewhere, and has told us to put the low price of \$8000 on the place.

Stock and implements will be sold at a great sacrifice, if taken at once.

We will show this property at any time.

We rent houses--We write insurance

**BECHTEL & BYNON**

347 STATE STREET GROUND FLOOR

## Elegant Farm for Sale

80 acres. This is a beautiful improved farm, as good soil as ever grew a crop, admirably located, fenced into five fields, all new, and the best there is for fruit land or grain land, all kinds of fruit, near railroad station, four cars a day for Portland and Salem; good neighborhood, and all good improvements, close to school. Good terms can be arranged.

APPLY

**Meyer & Belle Land Co.**

437 State Street. Salem, Oregon

We write insurance. Money to loan. List your property with us.

## Buy These

60 acres timber 2 1/2 miles from railroad and one mile from station on proposed electric line; \$40 per acre; more than enough wood to pay for it.

80 acres, 30 in cultivation, 10 acres fine orchard; new buildings; 3 1/2 miles from town; \$60 per acre. Terms.

29 acres, 20 in fruit, mostly prunes, good \$1000 dryer, good buildings, 6 miles from Salem, on crushed rock road. This is one of the best buys in the valley.

Our 10-acre tracts, only 3 miles from the city, are going fast. Don't miss getting one of these, for you will never be able to get land again for \$75 per acre that close to Salem.

40 acres of good potato ground, 3 miles out, for rent.

**DERBY & WILLSON**