

Tillamook County---Lincoln County

"Opportunity Is Knocking at Your Door."

Take this chance to purchase land in the Tillamook, Salmon River and Siletz Valleys. Land that can be purchased at the present time for \$10 to \$50 per acre will double and treble in value during the next few years. Railroads are now being constructed, and other roads are being surveyed into this rich territory, and now is the "opportunity of a life time" to make a first class investment. Look over the following list and then let us assist you by bringing the buyer and seller together.

No. 72—\$1750.00—One half acre more or less half a mile north of Tillamook City. House and barn. All household effects too numerous to mention. 1 cow; 1 2-seated surry; garden tools, etc.

No. 73—\$750.00—House and two lots in Sunnymead addition to Tillamook. Terms, \$250 cash; balance in monthly payments like rent.

No. 74—\$1050.00—Two large lots and house of four rooms—Sunnymead addition to Tillamook; terms \$700 cash, balance on one or two years' time.

No. 75—\$375.00—Choice city lot centrally located, sidewalk improvement; terms, cash.

No. 76—\$750.00—Two large lots and building two stories high, located at Nehalem City; 7-room house; close to Nehalem High School. Has small bearing orchard, berries, and other improvements. Terms cash.

No. 77—\$8000.00—15 acres located at the town of Beaver, Oregon; good hotel and livery stable business—14 rooms in hotel; all furnishings and improvements on the place; running water piped to the house and barn. Has bearing orchard in first class condition. This property is an A1 investment, and can be had on the following attractive terms; \$3,000 cash; balance on five years' time with 6 per cent interest.

No. 78—\$3000.00—5 acres located in the city limits of Tillamook; new 4-room house. Terms \$1500 cash and \$1500 on time at 7 per cent.

No. 79—\$17,000.00—160 acres located in the town of Beaver, Oregon. All under improvements; has fine large house; cheese factory on the place; also two large barns; 25 head of cows; two teams of horses; wagon; all implements and tools; everything goes with the place except personal household effects. Small orchard of mixed trees. Terms, \$7000 cash and balance payable in 10 years' time at 6 per cent interest.

No. 81—\$3200.00—320 acres of first class land, 100 acres of which is creek bottom and level; balance sloping side hill land suitable for fruit. This land is in the rough, and covered with a light growth of timber which can be easily removed at no great expense. At

\$10 per acre this is one of the best buys for investment in Tillamook county. Running water through the place. Located on survey of electric railroad, and enough timber on the place to more than amply repay one for purchasing. Terms cash at \$10 per acre.

No. 82—\$17,000.00—60 acres located one mile from Tillamook City of first class bottom land; fine 8-room house with solid concrete foundation; barn, chicken-house and hog-house; 15 head of cows; one graded bull; one horse. All improvements and tools on the place. This is a first class investment for water frontage, as Hoquarton Slough, the main waterway to Tillamook City, borders this property for almost a mile, giving the purchaser a mile of water frontage which will be very valuable in the near future. First class boomage for logs, and A1 manufacturing site. One looking for investment would do well to look into this. Terms \$2000 cash and balance on extended time at 6 per cent interest.

No. 83—\$3750—12 acres of first class bottom land all under fence and cleared; no other improvements; located on main county road. Terms \$2000 cash; balance on 3 years' time. This is ideal for a small country home.

No. 84—\$9500.00—160 acres located 4 miles from Tillamook City; large 6-room house; good barn; 20 head of cows; all agricultural implements and tools; place has running water; small orchard in bearing; mixed trees; lots of small fruit—strawberries, loganberries, etc.; terms \$2500 cash; balance \$800 per ann m at 6 per cent. This is a good dairy ranch.

No. 85—\$550.00—Lot 50x100, located at Ocean View Beach; house of 4 rooms. At the price this place is a bargain for one who wants a seaside home on beach property.

No. 86—\$2000.00—2 acres of first class bottom land adjoining the limits of Tillamook City; sidewalk improvements; located on main county road; terms on each acre, 1-3 cash and balance on 5 years' time; monthly, quarterly or annual payments to suit purchaser. These acre tracts have been selling well. If a person desires this kind of property he would do well to look into these acre tracts.

No. 87—\$4000.00—160 acres of unimproved land located in southern part of Tillamook county, close to school, cheese factory and town of Cloverdale. House of 5 rooms and small barn. Terms \$1500 cash; balance on long time at 6 per cent.

No. 88—\$1500.00—One block of 22 lots located in Miller's Addition to Tillamook City; lots 35x105 ft. Terms one-half cash; balance on one year's time.

No. 89—\$2000.00—Good lot and 3-room house recently built in Park Addition to Tillamook. This is a good buy for some one that wants a Tillamook home cheap. Terms \$500 cash; balance on suitable terms, like rent or monthly payments to suit purchaser.

No. 90—\$3000.00—Corner lot—large 12-room house—in Park Addition to Tillamook. Terms \$1000 cash; balance on extended time to suit purchaser.

No. 91—\$1050.00—House and two lots centrally located; can be bought on terms to suit purchaser.

No. 92—\$2500.00—160 acres located three miles from Beaver on the Big Nestucca River; 30 acres in pasture and cultivation; balance rolling hill land. House 16x18, 4 rooms; barn 30x48. 100 fruit trees in bearing. This place will run at the present time 15 cows; terms \$2000 cash; \$500 on first mortgage note at 7 per cent interest.

No. 93—\$3200.00—320 acres on the Big Nestucca River 1 mile from Beaver; two small houses—one of 3 rooms, 20x42; one of 5 rooms, 26x42; 28 acres in meadow; 32 acres slashed ready for burning; 6 cows go with the place; the place will run 40 head of cows. Price \$3200 until the 1st day of July, and after that the price will be raised by the owner. Terms \$2700 cash; balance on time at 6 per cent interest. This place contains thousands of acres of out range and would make an ideal stock ranch for raising stock.

SALMON RIVER.

No. 94—\$3500.00—100 acres, 25 acres of level bottom land; 75 acres rolling land; good rich soil; ½ mile of fence; about 4 acres under cultivation. 2,000,000 ft. of heavy fir timber, and 1,500,000 piling. The postoffice to this place is Kernville, Lincoln county. This place is accessible by fairly

good roads, and by water; by boat to Siletz via Salmon River Bay; this is a fine timber claim situated on Drift River, 3 miles from Siletz River; 2 miles from saw mill; plenty of water power on the place to develop fair sized saw mill property, and lots of timber adjoining which can be purchased reasonably. This is a fine mill site. Terms \$1750 cash; balance on three years' time at 6 per cent.

No. 95—\$16,000.00—130 acres of level bottom land, nearly all wire fenced. 60 acres under cultivation; about 2,000,000 ft. of hemlock timber and about 2,000,000 ft. of fir. Watered by running creeks. All kinds of small fruits. 1 acre of orchard in bearing, 7 years old. House 18x24, 6 rooms. Barn 18x42. 2½ miles to school; 2½ miles to postoffice, and store. 5 cows; wagon; plow; rake; harrow; mowing machine and cream separator; all implements and tools go with the place. Contains 130 acres of first class bottom land; 60 acres of this is cleared, and will run at the present time 40 cows; fine running stream of water on the place. The party that gets this place gets the finest dairy farm in Lincoln county. Terms half cash and balance on extended time to suit the purchaser.

No. 96—\$10,000.00—120 acres, 60 acres level land and 60 acres rolling hill land; half under fence; 20 acres under cultivation; 40 acres heavy timber; watered by creeks. Here is a cheap place for any one that has small capital. 35 acres first class cranberry marsh which has wild cranberries on at the present time. Other cranberry marsh adjoining the place. Is 3-4 mile from beach and country road running through the place. Lies on Devils Lake, which is a fine body of water, and this place will be very valuable in the near future. At the present time the place will carry 15 cows. Small saw mill on the place run by water power, with capacity of about 1500 ft. of lumber per day. Is close to school; also postoffice and near the town of Taft. At present time there are two cows and two calves; one team; 3 head of hogs; plow; harrow; wagon and all implements and tools and all produce go with the place. Terms, \$5000

cash; balance in 5 years' time at 6 per cent interest.

No. 97—\$3150.00—160 acres, 60 acres level land; 100 acres rolling hill land; 15 acres under cultivation. 1,500,000 ft. heavy timber and 2,500,000 ft. light timber. Watered by running streams. Small fruits. This is a dairy farm and timber claim combined situated on Beaver Creek ½ mile from saw mill, 3½ miles from cheese factory. Neat house 17x24 with 2 rooms; wood-shed, barn and other outbuildings. This is a bargain for any one wanting a cheap place. Terms \$3150 cash.

No. 98—\$3200.00—80 acres, of which 50 acres is level land; 30 acres rolling hill land; rich soil. 3 acres of rich bottom land under cultivation. 2,000,000 ft. of heavy timber. Here is a fine home cheap for any one with small amount of capital.

80 acres situated on Salmon River ¼ mile from cheese factory; county road running through the place; 25 acres is first class bottom land. 2,000,000 ft. of fir timber. Plenty of small timber suitable for firewood. Is well watered by running stream. Is a good buy for the money. Terms cash.

No. 99—\$6300.00—148 acres, 1½ miles from cheese factory. This is an ideal dairy farm ready for 30 cows or more. 25 acres is first class meadow which cuts 60 tons of hay per year. 40 acres under cultivation; 60 acres level land and balance in grass and small timber suitable for fire-wood; all under fence and cross fenced. Small house 24x24; barn 40x40; chicken-house and other outbuildings. Cheap place for the money. Well watered by creeks and river. Terms cash.

No. 100—\$1800.00—121 acres lying on the Salmon River; 2 miles to school; 2½ miles to postoffice; 3½ miles to cheese factory. Natural lake on the place of 2 acres. 30 acres of tide land and the balance good sloping tillable land. Good place for one who has not used his homestead right; 40 acres vacant government land joining the place; plenty of small timber suitable for firewood; the land can be diked with 200 yard dike. Terms \$1000 cash. Balance in 6 months at 8 per cent.

TILLAMOOK INVESTMENTS.

No. 101—\$8000.00—40 acres 2 miles from Tillamook City on the surveyed line of the United Electric Railway, which is now building into Tillamook. This 40 acres can be bought for \$200 per acre and will double in value in the next 5 years. Land all level and under fence. An ideal location for cutting into acreage. Terms half cash and the balance on extended time to suit the purchaser.

No. 102—\$4500.00—160 acres located on Three Rivers; small house and barn; 7 cows. Terms \$1000 cash and balance on extended time to suit the purchaser. This is the making of a good dairy or stock ranch, with thousands of acres of outrange on Mt. Hebo. On main county road.

No. 103—\$10,000.00—120 acres of which 90 acres is bottom land; balance sloping hill land; all under improvement and fenced. 30 head of stock; all tools, implements, etc., team, wagon, harness and everything on the place except personal household effects. Terms half cash; balance on long time to suit purchaser at 6 per cent interest. Good buy for a first class dairy ranch.

No. 104—\$900.00—¼ block centrally located, Tillamook City; terms \$450 cash; balance on extended time at 8 per cent. This is a good investment for some one who wants to invest in city property.

No. 105—\$1000.00—¼ block; house with 4 rooms; sidewalk, improved, city water; wood-shed, chicken-house. Terms \$400 cash; balance on extended time to suit the purchaser at 8 per cent; or can pay for the place monthly like rent.

No. 107—\$6000.00—140 acres located 7 miles from Tillamook City on main gravelled county road. Terms, \$1500 cash; balance on 10 years' time at 7 per cent. A good buy.

No. 108—\$1500.00—14½ acres adjoining Cloverdale; house with 5 rooms; place is all fenced; small orchard; lots of small berries and good garden. This place is a snap at the price. Terms cash.

No. 109—\$1800.00—Timber claim located in the south part of Tillamook County; cruises about 4,000,000 ft. Terms, \$1800 cash.

If there is any property in the above list that appeals to you let us hear from you at once, for these prices will not remain open long as most of the list is on the market at from 30 days to 6 months option.

FOR INFORMATION ADDRESS

ROLLIE W. WATSON,

Real Estate and Insurance,

Tillamook City, Oregon

COUPON.

I am interested in the marked number on above list.

Name _____

Address _____

Or Call in Person at the

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