

SEATTLE'S REALTY MARKET AND ALL THAT IS DOING THEREIN

LAND WILL BE OPENED FOR THE HOME MAKERS

Big Tracts Will Soon Be Ready for Settlement and Proclamations Are Issued Giving the Conditions.

Pursuant to a proclamation issued by the president of the United States on May 22 of this year a reservation for the opening of the Flathead Indian reservation in Montana, the Coeur d'Alene Indian reservation in Idaho and the Spokane Indian reservation in Washington will begin on July 15 and end on August 15 next.

So far as the Flathead reservation is concerned the government commissioners have classified the lands subject to entry as follows: Two hundred and forty thousand acres as agricultural lands of the first class, 75,019 acres of agricultural lands of the second class, and 238,189 acres as grazing lands. These lands have been appraised at from \$1.25 to \$7.00 an acre. Portions of them have been withdrawn from entry under the reservation act.

Coeur d'Alene Lands.
The Coeur d'Alene lands are now being classified into agricultural, stock raising lands and timbered lands and the lands in the Spokane reservation are being classified into agricultural lands. These lands will be appraised before they are subject to entry, but they are not yet appraised, nor is the area of the reservation determined. There are, however, about 200,000 acres in the Coeur d'Alene reservation, including timbered lands, and there are probably about 50,000 acres of the Spokane land which will be classified as agricultural lands. All of these lands are said to be best adapted for the growing of wheat, corn, barley and other small grains, and some of them are well adapted for stock raising. Finally, these are the only Indian lands to be opened this year, except the Cheyenne river and Grand Rock lands in North and South Dakota, which may be opened in October next.

How to Register.

The rules to be observed in making applications for registration are very simple. James W. Witton, the superintendent of Indian reservations, will designate notaries public before whom applications for registration may be sworn. These notaries will furnish blank forms of application and envelopes which have to be of a certain size and character in which to forward the application to Coeur d'Alene, Idaho. These must not be registered, and it must be remembered that no certificate will be received which has a return card or any words which indicate the name of the person to whom the land is being sold. Soldiers or sailors who were honorably discharged after 90 days service during the war of the rebellion, the Spanish-American war, or the Philippine insurrection, or their widows or orphan children need not go to the registration points, but may enter through a duly authorized agent. All other persons, however, who desire to register must go to the following registration points to make their applications: To either Kallapa or Missoula, Mont., to register for Flathead lands; to Coeur d'Alene, Idaho, to register for Coeur d'Alene lands; to Spokane, Wash., to register for Spokane lands.

Limit is in August.
All applications for registration must reach J. W. Witton at Coeur d'Alene, Idaho, through the post, by mail before August 3 next. All which are duly in order will be thoroughly mixed together and a drawing will take place as usual, the first application drawn getting the first choice of lands, and so on. No charge will be made for registration, but at the time of entry persons who apply for the Flathead lands will be required to pay one-third of the appraised value and those who apply for the Coeur d'Alene or the Spokane lands will be required to pay one-fifth of the appraised value. The remainder of the purchase money on all these lands may be laid in five equal annual installments. Failure to pay an installment will involve forfeiture of money already paid and of the land.

INVESTORS ARE HERE WANTING PROPERTY
The real estate situation has changed but little during the last few weeks, according to John Davis & Co. The market is slow and most of the deals are dragging unnecessarily long. The transfer records show that a fair amount of property is now changing hands, and that nearly every section of the city is involved. Still values do not improve much, owing to the small amount of real estate selling in comparison with that which is being offered. At the present moment the demand is in most proportion for first-class business property and residence property in the best sections.

Will Open Villa Tract Soon
At the present stage of the real estate situation nothing more acceptable could be done than to open a suitable villa tract. This will be done by The Realty Loan & Building Co., suite 218, Central building. Mr. Smith, of the above named company, in a conversation with The Star real estate advertising man gave out the facts concerning a beautiful suburban villa tract which is to be opened in the near future, and stated that the tract would appear in The Star realty column as soon as the land is plotted.

WILL OPEN TRACT TO NORTH OF CITY

A subdivision of 300 acres on the Seattle-Everett interurban overlooking Lake Ballinger will be opened for sale within a few days by Crawford & Conover. The tracts range in size from one to five acres and will be sold on easy terms. The interurban road has had much to do with this property, and when it is completed through to Everett it will be a still more potent factor. Home sites are being eagerly sought along this line and land which originally sold for \$50 and \$60 an acre now fetches \$1,000 to \$1,250. In the vicinity of the golf club many of Seattle's wealthiest men have chosen sites for handsome residences. Then, too, there is the land around Lake Ballinger which the secretary of the interior, after whom it is named, has already had surveyed for exploitation as a first-class residence suburb, with building restrictions. The subdivision to be opened for sale next week by Crawford & Conover adjoins this property and is called the Lake Ballinger Garden Tracts, and the work on the roads was completed this week. It is that of this firm's property in this vicinity.

MARKET IS WAKING UP
That the real estate market is rapidly waking up seems to be the pretty general opinion, and that this is so not only with regard to small deals, but to purchases that involve sums varying from \$10,000 to \$50,000, is the experience of Messrs. Crawford & Conover during the past few weeks. Several large issues are on the verge of completion in this office, one of which at least concerns some valuable tide lands. The firm is quite of the opinion that there will be some brisk business to report in the near future.

DEMAND GROWS FOR LOGGED OFF LANDS

Logged-off lands have always held more or less of fascination to the real estate investor because of the low price at which they can be obtained and of the large returns which they usually furnish. The soil of which they mostly consist will give. More especially have they appealed to the small investor who is richer in brawn and muscle than in gold pieces. The Black Land company, of which Mr. William D. Black is the manager, can give a better account of this class of property than probably any other real estate firm in the city. Mr. Black has said that these lands are in good demand all over the Sound country, and moreover, he has shown that the results from small blocks of acreage are almost incredible. Land sold two years ago

is now in fruit, and in many cases valuable chicken and quab ranches have been established. From five to ten acres is all that one man can take care of, and as soon as a plot of this size is fully developed it is worth from \$200 to \$500 an acre, and at the present time they can be bought at \$50 an acre. Many wise ones have foreseen the value of this property and a large portion of the close-in acreage has already been bought up, still there are some splendid tracts within easy reach of the city. To a man who can carry on intensified farming and who is capable of specializing no better investment could be found. Many have already raised families on such a parcel and have sent their children to college.

The middle westerners the full benefit of his special knowledge. The same firm has recently appointed R. W. Richards, who comes from Nebraska, to take charge of their insurance department.

LOCAL FIRM OPENS AN OFFICE IN CHICAGO

Having had many thousands of inquiries by letter at their Seattle office regarding land of all descriptions and about prospects generally, Calhoun, Denny & Ewing have found it expedient to open an office in Chicago. E. F. Bishop, who was till recently in the local office in the Alaska building, has gone east to manage the Chicago branch, and his idea is that instead of waiting for people to come out here he will send them out. He has at least 5,000 letters from people in Chicago and the vicinity, and he will take every advantage of this. Mr. Bishop has spent many years in Seattle and he will be able to give

the middle westerners the full benefit of his special knowledge. The same firm has recently appointed R. W. Richards, who comes from Nebraska, to take charge of their insurance department.

Three Government Reservations to Be Opened Soon

This is your last chance to get a farm from Uncle Sam. Don't fail to call and make the proper arrangements with us to register for this big drawing. We know the business and have handled successfully every opening that has ever taken place. REMEMBER, if your papers are not properly attended to they will be marked "IMPERFECTLY EXECUTED" and thrown out. Don't lose your chance by having some incompetent party attend to your business. Soldiers and sailors and their widows and orphan children may register by agent through us. The time is growing shorter every day, so act at once.

OFFICE WILL BE OPEN ALL DAY SUNDAY

MONTANA TIMBER COMPANY

Main 952 SUITE 517 PACIFIC BLOCK
BURKE & FARRAR'S COLUMBIA PARK ADDITION
Lots \$250 Up
TERMS \$15 TO \$25 CASH BALANCE \$7.50 TO \$10.00 PER MONTH.
For Full Particulars See Large Ad on Page 8.

MANY ARE BUYING HOMES IN SEATTLE

Of all classes of property none seems to be in greater demand at the moment than that which appeals to the home-builder, that is the small tracts or even lots on which the family man intends to build his own home and maintain it. This is undoubtedly as it would be and speaks well for the ambition and condition of the average Seattle business man or workman. Messrs. Morrison & Eshelman, who make a specialty of this class of property, and who hold a quantity of it in West Seattle, report most favorably on the demand for

the real estate business was at the present time in an active condition in those lines of which the firm made a specialty. He added that he looked for a phenomenal increase in transactions, as well as an advancement in prices.

CONSIDERABLE DEMAND FOR HOME PROPERTY IS IN BUSINESS HERE

T. S. Henderson, who has just opened a real estate office at No. 331 in the Central building, is a more or less recent arrival in the city. He has been connected with several good firms in various parts of the country, but has finally decided that Seattle is a good enough place for his permanent business, and has therefore located here. Mr. Henderson is doing a general business in real estate and investments.

FAIR BRINGING MANY INVESTORS TO CITY

Messrs. Griffith & Co., of the Alaska building, report that they daily receive many inquiries from the east as to business conditions and accommodations in Seattle, and they are fortunately able to reply very favorably. A great number of the letters contain demands for general information about the Sound country, and more especially about Seattle. It is clear from what Messrs. Griffith & Co. have to say that the fair has already done a marvelous amount of good to this district as an advertisement. This firm expects confidently to see a large influx of visitors who are all potential investors in the near future.

LOANS

Made on Improved Property or for building purposes. Closed at once. (No Commission)
R. CAMPBELL, 112 Columbia St.
Free Information Bureau Exposition Visitors Located Free.
T. S. HENDERSON COMPANY, Real Estate, Loans, Investments. Business Opportunities, Overseeing the Entire Commercial Field. 331 Central Bldg., Seattle. Telephone, Main 5451, Ind. 3504.

YOU CAN GO TO IRONDALE NEXT MONDAY

Everything will be made easy at that time for the hundreds of business and professional men and women of this city who have long wanted to visit IRONDALE in person and who have been unable to go by reason of a lack of time. On Monday, because of the legal holiday, all reputable places of business in Seattle will be closed all day. On that day, under our auspices, the big steamship Whatcom will leave Colman pier at 9:30 in the morning, reaching IRONDALE three hours later, and arriving at Colman pier again at 9 p. m. The entire afternoon will be spent at IRONDALE, where competent guides will show visitors all over the big steel plant and the beautiful town-site of IRONDALE, immediately adjoining.

There will be special features at IRONDALE on Monday which will make the day a most enjoyable one, as well as a profitable and instructive one for you. Port Townsend people are to have charge of an old-fashioned Fourth of July celebration at IRONDALE on that day, and there will be government troops and the Sixth Artillery band on hand that day to enliven things. On the beach Judge J. A. Kuhn will conduct one of the clam-bakes which have made Puget sound famous. The trip itself, including a run of 76 miles through the placid waters of the Sound, will be a delightful one. No overcrowding will be allowed on the boat. The number of tickets sold will be limited. They are on sale now at our offices, and you should secure yours this afternoon, if possible.

Round Trip Fare 75 Cents!!!

Moore Investment Co., 400-410 Arcade Annex

Get Your Ticket for Skeena City Today

FREE TRIP—Start Tomorrow Night
A Week's Glorious Outing Up the British Columbia Coast
SKEENA CITY
(1) The logical Shipping Center.
(2) Railway Center.
(3) Saw Mill and Lumbering Center.
(4) Fisheries Center of the vast Skeena River Valley, Northern British Columbia.
LEARN ABOUT THE GREAT OPPORTUNITIES—SEE THEM FOR YOURSELF
Prince Rupert Development Syndicate
H. D. MOON & CO., Agents, 608 MARION BUILDING.

HERE IS A NINETY NINE YEAR SCHEME

OLE HANSON WILL STRETCH PAYMENTS OUT OVER A LIFETIME.
A new feature in realty addition sales will be sprung on the unsuspecting public in a few days. It seems that some 20 years ago one George Pettibone, the representative of a large life insurance company in the east, was on a visit to Seattle, and while here, as a little side bet, purchased 140 acres of land just across Lake Washington from Madison at about \$10 per acre. For many, many years Mr. Pettibone laughed at his folly in buying land out in the western wilderness, until a few years ago he began to receive letters from Seattle realty men, asking him for a price on this 140 acres. He then investigated

and found that the land which he had purchased for a song as a little investment many years before was worth a great many thousands of dollars. Jacob Furth, John P. Hartman, F. P. Tremper, J. M. Frink, E. S. Goodwin, Dr. Jas. B. Eagleson and a number of others just as prominent had built beautiful summer villas on three sides of his tract. After the forest had been cleared away his land acquired the advantage of one of the finest views in the world. George Pettibone will now offer his land for sale through Ole Hanson & Co. Water is being piped to each lot and the payment per acre will be \$10 cash and \$10 per month until one-half is paid, then 99 years will be allowed for payment of the balance. Mr. Pettibone claims he simply desires the interest, which has now become enough to live on.

WE AGREE TO PAY ALL YOUR MONEY EARNS.

10 Per Cent Paid Last 7 Years. PUGET SOUND SAVINGS & LOAN CO., 112 Columbia St.

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\$275 CAPITOL HILL LOTS

Now Selling at \$5,000
Were not as well situated three years ago for home sites and future advance in value as are Fauntleroy Summit lots today, which we are now selling at

\$275 Up

40x100
\$10 Cash and \$10 a Month

All beautifully parked and ready to build on, with unobstructible marine and mountain view, free fuel and water first year, and only 27 minutes out on

Fauntleroy Park Line

These facts we can demonstrate to your satisfaction and profit if you will take the trouble to go out to the ground, getting off the car at Gatewood and calling on Ryan and Margerson at our branch office there, or see us here, 205-8 American Bank Bldg.

Morris Realty Co.

Main 5061. Ind. 3546. Res. Adams 256.

Colby, Harper and Kitsap County Property of All Kinds for Sale Cheap

WATER FRONT RANCHES, SUMMER HOMES AND ACREAGE FOR SALE FOR CASH AND TERMS
1 acre, near beach, improved..... \$1,250
2 acres, near beach, improved; fruit..... \$3,000
1 acre water front; all in trees..... \$1,850
4 1/2 acres water front; \$3,000 improvements..... \$7,650
18 acres water front, fine platting property..... \$9,750
365 acres, three-fourths water front..... \$23,800
1-acre tracts, near water..... \$125
House and acre tract, in fruit, for rent..... \$12.50

SEATTLE

Delicateness for sale; good location; cheap. Hotels, lodging houses and apartment houses for sale. Furnished houses and apartments for rent.
SEATTLE REALTY CO.
501 American Bank Building, Main 8118. I. H. DEGERING.

WE AGREE TO PAY ALL YOUR MONEY EARNS. 10 Per Cent Paid Last 7 Years. PUGET SOUND SAVINGS & LOAN CO., 112 Columbia St.