

67 Acre Puget Sound Ranch

An ideal ranch in an ideal location with the convenience of a metropolitan city, telephone, mail route and a large body of water, where one may enjoy the pleasures of a fishing trip or a boat ride.

LOCATION: 10 miles SW from Tacoma, 2 miles from Big Harbor, 1½ miles to Picnic Point, 4 miles to Wallachet and 1 mile to the bay. Several ferries (boats) leave to and from Tacoma every day and round trip can be made in three hours.

IMPROVEMENTS: About 40 acres under cultivation; 15 acres bottom land; 5 acres slashed and 7 acres of timber.

SOIL: None better in the state of Washington—subirrigated, never too dry.

CLIMATE: Never too cold or never too warm—summer months most beautiful.

BUILDINGS: Good 7-room house with fire-place, bath room and toilet, would cost \$4000 to-day, barn for 14 head and 35 tons of hay; milk house, root house and chicken house for 300 chickens.

WATER: Creek and good spring from which nice and fresh sparkling water is piped to house and barn and garden. This spring comes from a hill above the house and hence has good pressure and never runs dry.

ORCHARD: 400 fruit trees; pears, apples, peaches, cherries, black berries, raspberries, plums etc. All in good bearing and splendid trees. As a combination ranch this is hard to beat, as it is ideal for fruit, dairying, grain, hay and vegetables of all kinds.

PRICE AND TERMS: Until March 25th the price will be \$12,000 00 with a reasonable cash payment and balance to suit purchaser. Federal loan of \$2100.00 at 5½ per cent must be assumed. Will include 2 horses with harness, 5 cows, 200 chickens, 7 pigs, all machinery, cider mill, incubator and brooder.

I have all sizes and kinds of ranches for sale. Write me and tell me what you want.

O. G. ARNESON

737 Peyton Bldg.

Spokane, Wash.