

Homesteading

Having lived for 14 months on a 160 acre homestead in the Rattlesnake hills back of Sunnyside, Miss Elsie George, one of the prominent young ladies of Sunnyside made final proofs of her claim in the government land office Wednesday. She is now the owner of the tract and says she will hold the property and wait developments. There has been talk of irrigation of the district in which Miss George has homesteaded.

The Yakima Herald, July 22, 1908.

Homesteading

Through the United States land office in North Yakima the federal government practically gave away ten fine farm units under the Sunnyside irrigation canal extension and the Mabton siphon to ten North Yakima men and women, the property varying in value from \$4,500 to \$8,000 for each homesteader; the aggregate value being about \$55,000.

Twenty-three other homesteads remain and will probably be taken up today in a second rush for the property.

When Register Z.Y. Coleman opened the land office doors at 9 o'clock Monday morning, there was a long line of men and women in the hallway as a result of the notice that the first homestead land to be opened up under a government canal in Washington would be open for entry in the line were ten who had made out the necessary papers and others who desired to look at the plans and become acquainted with the conditions.

The application of Harry M. Kinzie was the first recorded. He took a 41-acre tract about five miles northeast of Prosser with 40 acres of irrigable land.

W.E. Zuppann was the second to secure a homestead, taking an 80-acre farm unit of which 45 acres are irrigable. Henry B. Kendricks filed on the third piece, taking another 80-acre unit and getting 43 acres of irrigable land.

Mrs. Jennie E. Ferris was the fourth to file, securing a tract with 41 acres, all irrigable. These four were the only filings near Prosser, but six pieces of property near Mabton were taken during the morning, all being under the Mabton siphon.

The Yakima Herald, Dec. 18, 1908.

Locations

City hall

By unanimous vote of the city fathers Monday night the council decided to purchase lots 1, 2, 3 and 4 of block 13 for city hall, police and central fire station. The consideration on the part of the city is \$6,000; \$2,000 cash, \$2,000 in one year and the balance in yearly payments.

This is the site of the old Home Comfort stables offered the city by L.H. Linbarger at the last meeting of the council, located at the corner of South First street and Walnut. The Yakima Herald, Dec. 23, 1908.

Real Estate

Over \$100,000 worth of real estate on West Yakima avenue changed hands within the last 30 days.

The property is practically all business property and buildings are expected soon to be erected.

One of the largest deals in west avenue property is the purchased by W.W. Robertson of the Yakima Land company of a 100 foot lot, the northwest corner of Yakima and Fourth avenues, the price being in the neighborhood of \$25,000. The seller is E.D. Fear--Yakima Republic, Feb. 4, 1910.

W.M. Pennington has purchased 16 acres near the Summit View school house which it is said, he will plat into lots and sell. Mr. Pennington refuses to affirm the rumor that he will plat the property, saying that he don't know what he will do with it. He suggested that he bought it to play with.

The deal for the 10 acres was closed Monday, it being purchased from P. Gilda. The property is located just west of the school house. It faces upon the road. The tract is covered with bearing orchard. The price said to have been paid is \$32,000--Yakima Republic, Feb. 11, 1910.

Real Estate

Decision to raise the old part of the Miller building, Yakima avenue and Second street to a height of six stories to conform with the addition now under construction was announced this morning by W. H. Jones, contractor for Alex Miller. Mr. Jones constructed the original part of the structure and was brought here from "alla Walla to supervise the work being done now.

"With the new wing half a dozen stories high and the main building topped by another story, the Miller building will have an office capacity of just twice its present. Instead of the 80 rooms available now there will be 160.

Began the first of March, the addition under charge of Mr. Jones has been pushed to the fourth story. It will be finished after the French Renaissance of the original structure, the original plans for which were drawn by Bebb & Mendall of Seattle. Two new elevators will be installed, making three in all.

Finished three years ago the Miller building took rank immediately upon its completion as the premier office building in the city. Since then the demand for office room, owing to the rapid growth of North Yakima, has been insistent.

On the ground floor there will be stores, the west side to be occupied by Dunbar & Nelson, Jewelers and the east side by the Pioneer Drug store.--Yakima Republic, April 22, 1910

Nine thousand five hundred dollars is the amount which Harry McIntyre of Alfalfa has paid for a government homestead. This is undoubtedly the record price for a piece of Uncle Sam's land. Mr. McIntyre paid the amount as well as lived up to all the requirements by which a homesteader is

Property Sales
Broadway

One of the largest sales recorded lately is that of a tract of fruit land on Broadway, 15 acres of which Frank Houston sold yesterday to Mrs. Harriet Stump. The consideration was \$31,500.

This marked a big advance in the value of the property during the past few years.

It is the intention of the new purchaser to cut up the land into city lots and place it on the market. This will be done soon.

The 15 acres involved were bought five years ago from Mark Pennington for about \$7,500, the acre price being \$500.

Yesterday's sale brings the acre price to more than \$2,000.

The transaction adds further activity to the Broadway avenue locality. In the line of construction work going on there Mrs. O. Mr. Ernsdorff has recently built a new \$7,000 home. The section is expected to forge rapidly ahead with advent of street cars which are looked for in the fall. Yaki a Republic, July 15, 1910.

Real Estate

The daily report of the real estate transfers in Yakima county compiled and published from the records of the county auditor by the Yakima Abstract and Title company shows an increase in the totals since the 1st of January of more than a million and a quarter dollars in spite of the fact that the annual number of abstracts has been considerably less.

The totals to date show, January 1, 1910 are \$9,742,633.40 and this total will undoubtedly exceed the ratio of a million a month by November 1. The total on the same date one year ago was \$8,457,413.23--Yakima Daily Republic, Oct. 21, 1910.

Fourth and D streets

Locations

Land Sales.

Charles Boldt of the Selah valley has acquired from Mrs. M.M. Englehart ownership of the Englehart flats at the corner of Fourth and D streets as the result of a trade in which Mr. Boldt gives for the North Yakima property an improved 20-acre Selah orchard tract and a cash consideration.

It is understood that the flats are valued at \$40,000 and Mrs. Boldt's property at \$25,000. The flats consist of two buildings each containing four flats.--Yakima Republic, Oct. 28, 1910.

Real Estate

Lots in the Riverside addition, opened last Thursday are already more than half sold says H.B. Baylor of the Baylor realty company.

The excellent location of the addition as well as the moderate prices of the lots has made the proposition an unusually interesting one to the homebuilder. The offer of a cottage to one of the buyers of a lot has also stimulated the buying somewhat although that is not the deciding factor.

Yesterday a large number of people spent some time in looking over the addition. The price of each lot is plainly indicated on a signboard and the prospective buyers selected their lots without the help of a salesman. This morning a number made known their choice. The whole addition promises to be sold out within two weeks from the opening. Yakima Republic, November 4, 1910.

Locations

Bell-Rankin

One of the largest transfers of the season was consummated Monday and put on record though the exact amount of the consideration is not given as the parties to the deal desire no publicity.

The Yakima Hardware company sold to the Bell-Rankin company lots 1, 2 and 3 in block 12 at the southwest corner of Chestnut and First streets. George S. Rankin, president of the Yakima Hardware company as well as a member of the Bell-Rankin company is in California for a pleasure trip of several months.

Mr. W.A. Bell, when asked about the deal, admitted to the Herald that it was the intention of the Bell-Rankin company to erect a fine building on the property sometime during the year. ---
Yakima Herald, February 1, 1911.

Locations-Prices

One of the biggest deals in local real estate was that put on record Saturday afternoon, showing the transfer from Pat Mullins to Mary M. Donald of the northeast corner of Chestnut and Second street being lots 240 23 and 24, block 51.

The consideration was \$40,000. It is stated that the property was bought for investment by Mrs. Donald.

Mr. Mullins purchased the property a year ago last December at a price considerably below the figure at which he sold it Saturday but after acquiring it the lots he did not considerable improving with the result that his rentals were doubled. While Mr. Mullins made a neat little profit on his investment the price he sold the property for is not above values in that vicinity. In fact Mr. Mullins believes he sold under the market/

Several years ago Mr. Mullins sold Mrs. Donald the property on which the Empire hotel stands and that building was erected by her as an investment--Yakima Herald, May 3, 1911.

Tieton

Homesteading

Tieton

There were twenty one men and women in line at the door of the United States land office in the Miller building awaiting the opening of public land under the third unit of the Tieton (copy). The land has not yet been restored to entry by the government and so far as officials here know there is no particular reason for the lineup at this time.

There are some two or three thousand acres of land to be restored and there is an assumption that it will come back to the public the coming spring. There is also a belief that its restoration will come automatically with the announcement that water is ready for delivery to land holders under the Tieton ditch, if there is nothing more to the situation than appears at present the lineup will continue for another three months.

H.Y. Saint and Captain Steinman of the land office, Engineer Swigert and Chief Clerk Gullickson of the reclamation service, United States Jones and others (copy) who might be expected to know something about the restoration of the land are in ignorance concerning it.

The first man in the line up was J.E. See of 409 South First street, a laborer and the second was Howard J. Bruff, a laborer of 16 North Second street. Neither of these men would talk. One of the men in line said: "John H. Bruff the attorney started this thing. I don't know whether he knows anything or not."

There were 21 people in line last night and they had arrived at a mutual agreement each to respect the right of the other. Alex Miller has placed two rooms at the north end of the hall at the disposal of the land seekers. These rooms

Homesteading

Many residents of the county are unaware that the lineup of landseekers at the door of the land office he e continues.

The waiters have been in the line now for over 70 days and the conditions remain unchanged except for the federal notice that such land as is restored will be by some form of drawing. Those in the waiting line are taking their chances that fortune will in some way see them through--Yakima Herald, March 13, 1912.

Farm value

There are 3,341 farms in Yakima county of which the total value is \$47,777,560 in other words, Yakima county with only 9.9 per cent of its area under cultivation has more money represented in its farms than any other county in the state except "hitman and Whitman has from 40 to 60 per cent of its land in farms.

If Yakima is marked white on the map in the new census bulletin to indicate small percentage of acreage under cultivation it is marked very black on the map showing the average value of farm land per acre.

With Chelan and King it shares the honor of being the only counties in the state in which farm land is listed at a value of \$125 or more per acre.

In Walla Walla county 91.4 per cent of the area is in farms and in no county is the average value of farm land less than \$10 per acre. The average value for the whole state is \$44.18 per acre.

The average value of a Washington farm, including its equipment, is \$11,346, an increase of 161.5 per cent for the decade.

The average value per farm in Yakima is \$14,300 and in Chelan \$15,018. Land per acre is higher too in Chelan, being listed at \$146.64 while in Yakima it is \$126.56...Yakima Herald, March 13, 1912.

Tieton-Homesteading

Two hundred and twenty-five filings, approximately, several of them by women, were made Saturday by application for homesteads from the public lands under the Tieton reclamation project.

The average amount of money accompanying each filing is \$400, there is tied up in certified checks a total of \$100,000. The bulk of this money will be returned to the owners as but 44 of the applicants can be successful, provided it appears that there has been a filing for each tract.

The fact of the matter is that farm unit B in section 28, township 13 north and range 17 east and Farm Unit H in section 22, same township and range were so popular with the applicants that a very large proportion of the filings are on these two pieces they being so popular in the order named. Three quarters of the filings were on the farm unit tracts or on pieces lying right along with them. There were some filings in section 6, township 12, range 17....

The lands filed on Saturday were those in expectation of a chance at which 40 people had been in a "lineup" before the doors of the land office for three months beginning December 26, which lineup was abandoned after a long wait when it became clear that the government had no intention of opening them for entry under any of the old regulations.

Drawings as have hitherto been announced will be made on the land on June 5th next under a system previously announced--The Yakima Herald, May 29, 1912.