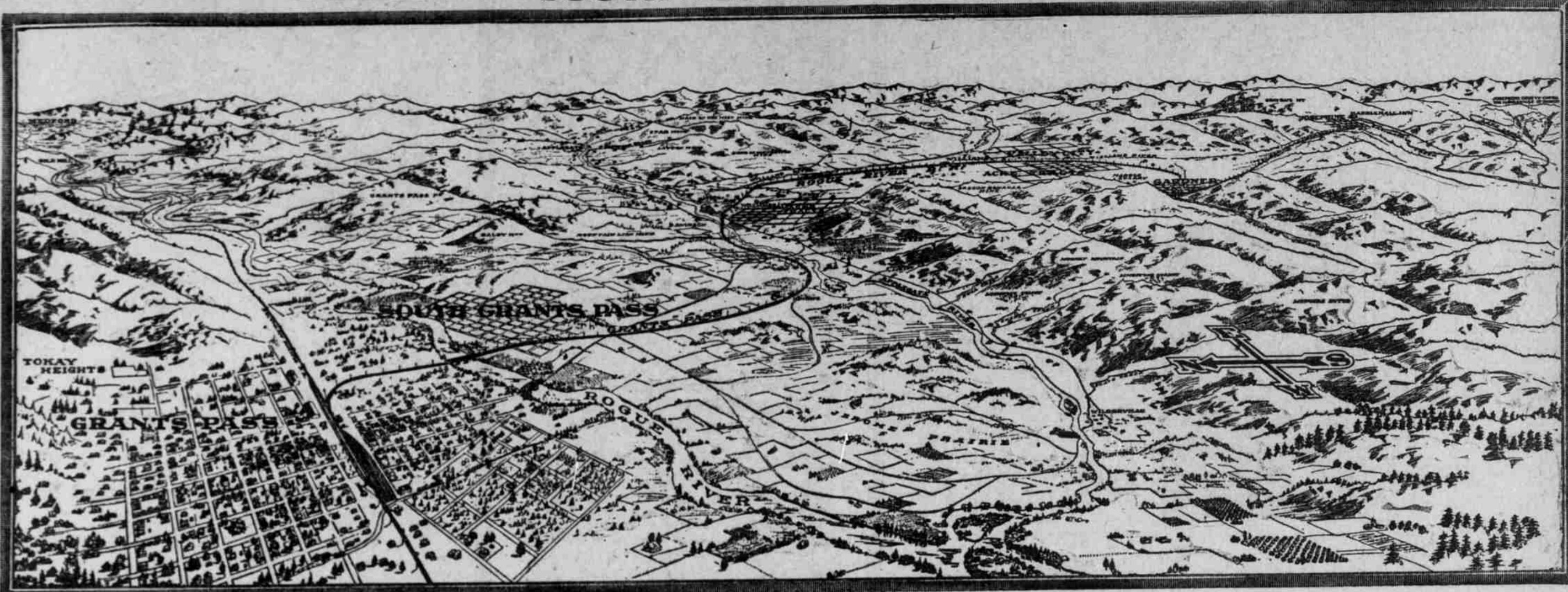


# THE LAND OF THE ROGUE RIVER VALLEY

## SOUTHWESTERN OREGON



### A Million Dollar Corporation

The Grants Pass & Rogue River Railroad Company, a \$1,000,000 corporation, is building thirty miles of standard gauge railroad, connecting with the Southern Pacific main line at Grants Pass, Oregon, extending southeasterly across the Rogue River Valley, thence crossing the Applegate Valley, and bisecting the Williams River Valley.

The Land Company of Rogue River is the Land Department of the Grants Pass & Rogue River Railroad Company. This Company owns large acreage of the best fruit and farming lands along the line of this railroad, which it is now selling at wholesale prices.

We now offer to you the unusual opportunity of buying lands at strictly wholesale prices, in the most favored deciduous fruit district in America, where values will treble and quadruple upon completion of this railroad.

This is not a new country; it is not a raw country; it is the most beautiful and productive part of the State of Oregon. The valleys along the Rogue River and its tributaries, the Applegate and Williams Rivers, have long been settled; as early as '49 it was a great country where some of the most successful placer mines of the West were then being worked. From this it has grown into a dairy and livestock country, and is today rated as one of the best dairying districts in Oregon. The advent of the railroad will instantly change this into a commercial orchard and intensive farming district unsurpassed anywhere on the Pacific Coast.

### Apple Is King

The Oregon Apple is now King of the deciduous fruit world. The country bisected by this railroad is as good as the best Apple land in the State of Oregon, and is surrounded by the famous Apple growing districts at Ashland, Grants Pass and Medford, the latter point having taken sweepstakes prizes at the Spokane National Apple Show in 1910. These valleys have the same identical conditions as to climate, elevation, soil fertility, and all the other attributes that have made this world-famous fruit belt.

Being in the heart of the Siskiyou Mountains and near the dividing line between Oregon and California, with an elevation of 1,000 to 2,000 feet and a few miles from the Pacific Coast, it has the softening influence of the Japanese Current and the humid atmosphere requisite to the best fruit culture; it escapes the intense heat of a California Summer and the incessant rains of an Oregon Winter, and is unquestionably the finest all-year-round climate in the north temperate zone.

### Business Opportunities

Aside from its large land holdings, this company offers exceptional business opportunities to the Capitalist, the Banker, the Merchant, the Manufacturer, the Laborer and the Home Builder in the Townsites along its right of way, which for many years has been the main avenue of traffic for logging and lumber teams, mineral teams and the haulage of the products of the farms and dairies.

These Townsites will develop with wonderful rapidity, and supply a country already fairly well settled.

### Mines and Timber

Surrounding these Townsites are billions of feet of the finest Oregon Fir and Sugar Pine yet untouched. Mines that for many years have worked with light machinery for the reduction of their ores for team haulage, will soon be developed to a commercial basis, and thousands of tons of ore now lying on top of the ground will be accessible to railroad transportation.

We are not inviting you to go to Alaska, Alberta or the arid lands of some of our intermountain States to carve out and build an empire by hand, but to a beautiful country with a salubrious climate, fine alluvial soil, vast timber and mineral resources in the mountains that rise on all sides, many beautiful streams with almost unlimited water powers, and a wholesome, hospitable people eagerly awaiting the coming of transportation and industrial development.

We invite you into a country close to the great trunk line of the Southern Pacific Railway, the main North and South artery of travel between Seattle, Portland and San Francisco, "The Road of a Thousand Wonders."

### Capital and Energy Needed

All this section needs is capital and energy. To such the reward is more prolific here than anywhere else in the world. To the man with big money or little money, to the man who wants

to start a Bank, a Factory or Store, to the man who wants a thousand acres, or a ten-acre fruit farm, we say to you, we are here with the goods, at a price and under conditions that spell PROFIT. Extraordinary, Unusual PROFIT. You will never have as good an opportunity as you have right now to get into this country on the ground floor; our holdings will soon be sold to sub-dividers, or investors, and every foot of land in this country will rapidly advance in price.

We have no time for the idle inquiry, but to the man who means business, the man who wants to get in on the ground floor, while it lasts, we will do everything possible to present a clean, intelligent understanding of the facts.

All applications for lands or townsite property, or in reference to agencies should be made to the Land Department, No. 407-409 Spalding Building; Office Hours: 8:30 to 5:30.

If you are in the market for a farm, a business location, city lots or acre tracts, also those who are interested in securing an agency or position as salesman for the Company's properties along this new line of railway, fill out accompanying coupon and mail to or call at 407 Spalding Building, Portland, Oregon.

GRANTS PASS & ROGUE RIVER RAILROAD CO.

I am in the market for.....  
.....  
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Mr.....  
Address.....  
.....  
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# Grants Pass & Rogue River Railroad Co.

405-410 Spalding Building, Portland, Oregon

### RAILROAD HELPS LAND

#### MOUNT HOOD ELECTRIC LINE ADDS TO REALTY VALUES.

Prospect That Trains Will Soon Be Running Arouses Interest and Stimulates Deals.

Prospect that trains will be running over the Mount Hood Electric Railroad soon has stimulated interest in real estate in East Multnomah County and increased the value of land. Whipple Bros. have platted 189 acres of bench land overlooking the Bull Run reservoir and power plant. It also affords a view of the valley and Mount Hood. The county road bisects the tract, and will soon become the main highway to the country beyond, making a picturesque drive for autos.

The tract is platted into subdivisions of from 5 to 20 acres, and a portion of the land is now cleared and in cultivation. More than 100 acres lie on a splendid level bench, with deep soil free from rock or gravel. The remainder is covered with fir trees, and will be sold as sites for homes. The elevation is 900 feet, and the land is well adapted for raising fruit and garden truck. All along the road to Mount Hood activity in real estate is noted, and city residents and newcomers are among the most prolific buyers. A tract known as the Wasape bench, lying beyond the Sandy River, which was sold last year to an Eastern syndicate, will be occupied this Summer by settlers from Minnesota and North Dakota. These newcomers will have sufficient means to develop extensive orchard tracts. Following is a list of recent sales

reported by the Mount Hood Land Company:

- E. D. Hessler to A. Eguchi, 3 1/2 acres at Cherryville.
- Mt. Hood Land Company to Byron A. Barlow, of Wallawa, Or., 28 acres near Dover.
- Mt. Hood Land Company to A. W. Holtz, of Portland, Or., 3 1/2 acres near Alms.
- J. T. Hart to F. L. Mack, of Minneapolis, Minn., 40 acres near Firwood.
- J. T. Priest to H. Kohirogawa, 23 acres in Regan's Addition to Cherryville.
- W. Z. Buxter to W. C. Wheeler, 8 acres near Alms.
- V. B. Tapp to George H. Honey, of Park River, N. D., 120 acres near Cherryville.
- Fred A. Cole to a resident of Portland, Or., 180 acres east of Marmot.
- George A. Gerry to W. A. Carter, Portland, Or., 40 acres near Alms.
- Mrs. Fred Davis to Mt. Hood Land Company, 50 acres near Cherryville.
- R. Y. Hart to Dorothy E. Wainse, 10 acres near Dover.

### BEACH HOTELS GET READY

#### Preparations Made for Summer.

New Cottages for Gearhart. With Spring already here and Summer not far away, Portland people who expect to live at the Oregon beaches this Summer are thinking about their Summer cottages. Reports from Gearhart park indicate that building has commenced in good shape and several new cottages are in the course of construction. More than 30 are to be erected this Spring. Weekend excursions in the Winter months served to attract many persons to the seaside and the Hotel Gearhart has been open continuously. With the best of prospects for heavy tourist travel this Summer efforts are to be made to make the seaside resorts as attractive as possible. At Gearhart the main attraction will be one of the features and automobile driving and horseback riding on the long stretch of hard, sandy beach will continue to prove attractive to Portland people, as well as strangers from the cities of the Northwest who journey to Seaside, Gearhart and other resorts along the Oregon coast.

### MONEY OUTLOOK GOOD

#### FINANCIAL SITUATION IS FINE, SAYS WILFRED SHORE.

Money Easy in East and in Europe, but Politics Should Be Watched Closely.

That the financial situation generally is good with nothing unfavorable apparent in the future, is the opinion of Wilfred Shore, of Wilfred Shore & Co., New York bankers. Mr. Shore has just returned from a trip to various parts of the Pacific Northwest and considers local conditions good. "Money in the East and in Europe is very easy," he said, "compared with eight months ago, and much better feeling prevails. But while more optimism is apparent there is a very noticeable inclination on the part of financial interests to be discriminating with regard to the character of investments and loans made. Bankers throughout the country are watching the situation more closely than in years past and this very fact acts as a strong support to the general financial condition."

"Bankers in the East are open for desirable investments. Within the past few weeks we have purchased in behalf of Spencer Trask & Co. \$1,500,000 of Tacoma 5 per cent water bonds. During the last two years this same firm invested close to \$5,000,000 cash in bond issues pertaining to the Pacific Northwest. Previous to two years ago this firm had never spent a cent here. "One of the firms in Holland whose interests we look after has in the last 18 months invested \$500,000 in the Pacific Northwest. Previously this company had not invested here. At the present time we have a letter from one of our foreign clients who has \$400,000

to invest through us, just as quick as we produce the desired outlets.

"These few facts will perhaps tend to show that the Northwest is receiving the attention of large financial interests. The development of business in general along very conservative lines is noticeable. There is a pronounced tendency toward investment rather than speculation, and I think that this tendency will become even more apparent. "Two things which should be carefully watched are the effect of the Supreme Court decision in the trust cases and the political developments of the coming Fall and next year. It is almost impossible to expect otherwise than that political matters will be progressive."

"Coming in on the train from Idaho I met crowds of tourists from the East. All were bound for Portland, and there was a remarkable appearance of good will toward this city and faith in its future. I think at present conditions here are on a very substantial basis judging from my observations in other cities. Portland's impregnable geographical position alone will assure its future development."

### Cook & Taylor-Report Sales.

Cook & Taylor have sold the west half of two lots at the northeast corner of East Forty-fourth and Thompson streets to J. A. Erickson for \$4000. This property includes two modern residences. The adjoining lot, occupied by a modern residence, was sold by the same firm to Seth W. Macey for \$2500. In Irvington, Roy Weinstein bought a house and lot from A. Paulsen for \$2300. O. H. Rosserman bought two lots in Rossmore for \$1500 as an investment.

### J. B. Haviland Buys Home.

T. J. Leonard has closed negotiations for the sale of his home built on East Eighteenth street near Thompson to John B. Haviland for \$6500. The house is a modern eight-room residence and was bought for a home. The new owner has taken possession.

### MOSIER LAND PLATTED

#### TRACT OF 2400 ACRES TO BE PLANTED TO APPLES.

Orchards to Be Developed and Sold in Small Pieces—Town Being Built on Land.

The Hood River Orchard Land Company, which owns 2500 acres in the Hood River and Mosier districts, is placing on the market a tract of 2400 acres of apple land five miles south-east of Mosier. This tract will be known as the Mosier View Orchards and will be planted and developed by the company, which will turn it over to purchasers at the end of five years, when the orchards will be self-sustaining.

The soil is a rich, deep, volcanic ash, which is particularly well adapted for apple culture. The company has bought the entire output of one of the largest nurseries in the Hood River district. The varieties to be planted are Yellow Newtown, Spitzenberg and Ortley with some Arkansas Blacks as pollinizers. Three-year-old roots with one-year-old buds are to be planted. The company is starting nurseries of its own in the Mosier View Orchards and will have 50,000 trees ready to plant yearly. A piece of 30 acres of this tract has been platted for a townsite. A store has been opened there, and a hotel and a number of residences are soon to be constructed. Roads are being built and general improvements are under way, a force of 50 men being employed on the various operations. The company has a monthly payroll of \$1500 which will soon be increased. The company has a capital stock of \$500,000, of which \$200,000 is paid up, there being 50 stockholders. The officers are: President, W. A. Firebaugh; secretary and treasurer, J. H. Devlin; vice-president and superintendent, J.

L. Firebaugh; second vice-president, L. D. Firebaugh; Devin & Firebaugh, of Portland, are the selling agents.

"There is every indication of a large settlement of Eastern people in Oregon this year," said J. H. Devin yesterday.

"We are receiving constant inquiries in our office for apple land. The Commercial Club at Hood River has proved that an Oregon orchard in full bearing will produce a return of 13 per cent net on a valuation of \$2000 an acre."

### SMALL FARMS

are always made profitable by adequate transportation facilities. That is what is selling our acre tracts at

### NORTH PLAINS

If you are in search of a few acres where the soil is suitable for berry or fruit farms we have something to interest you.

North Plains, on the United Railways, 22 miles from Portland, is the new town that has been selected as the metropolis of the Tualatin Valley, the richest section of Oregon. We still have town lots and acre tracts left. Particulars regarding North Plains at office of

### RUTH TRUST COMPANY

235 Stark Street, Corner Second. Trains leave from in front of our office daily.

### Gas and Electric Fixtures

CAN BE BOUGHT OF The H. T. Drennen Lighting Co.

400-608 E. BURNSIDE ST. Cheaper Than Any Place in the City. Phone—East 116, B 2151. Open Evenings by Appointment.