

For the Homeseeker!

For the Investor!

For the Orchardist!

Here is one of the few opportunities to secure a permanent and profitable location in one of the greatest fruit and vegetable sections of the Pacific Coast.

5000 ACRES IN DOUGLAS COUNTY, OREGON

Situated at Round Prairie and on Roberts Creek and on the South Umpqua River, from 6 to 9 miles south of Roseburg.

NOW ON THE MARKET

TRACTS From the size of a town lot up to any number of acres.

PRICE From \$10 to \$100 per acre, according to location.

TERMS One-fourth down and the balance on time, to suit purchaser, with interest at six per cent.

Will Accept Livestock In full or part payment.

SOME ADVANTAGES THAT MERIT YOUR CONSIDERATION

❑ No other fruit or vegetable growing locality in Douglas County, or the state of Oregon, for that matter, is so little susceptible to frost as this one. Natural elevations protect the entire tract from unfavorable weather.

❑ The land is situated in the very heart of the section that markets the first Strawberries every year in Oregon. Growing of berries is becoming one of the foremost industries of the state. Unlimited opportunities along that line especially are offered you here.

❑ Shipping of fruit and produce is facilitated by a Southern Pacific Railway Station on the premises. From this station, there has been laid out four wagon roads extending into the tract, to afford the greatest convenience for trade.

IMPORTANT--Purchasers can arrange to have tracts set out in fruit at actual cost until bearing.

❑ The prices at which tracts of this land are now offered will hold good for a short time only. Increasing demand for Douglas County land is gradually forcing the prices higher, so you will do well to buy now. Visit the place; Mr. T. B. Burnett, who is in charge, will at any time, show you around and give any information desired. Any inquiries by mail will be promptly and cheerfully answered.

Apply to **F. B. WAITE, Roseburg, Oregon.**

Address, care Hotel McClallen.

Will be on the Premises every Thursday