



Above scene shows part of 10 acres of Ladino clover near Roseburg which furnishes pasture for 32 dairy cows 6 to 9 months of the year.

DAIRYING IS VERY IMPORTANT INDUSTRY

Mild Climate, Good Markets, Low Cost of Production and Healthy Herds Stimulate Production.

There are four reasons why dairying can be carried on profitably in Douglas county. They are as follows: Mild climate, good markets, low cost of production due to cheap feeds and healthy dairy herds.

The moderate climate makes for a long lactation period with a good average production.

The markets compare favorably with other coast markets and dairymen in Douglas county can figure on receiving very near the same returns on their butterfat that producers receive near the larger centers such as Seattle, Portland and San Francisco. The proximity of these markets makes possible a steady outlet for unlimited quantities of dairy products.

From a health standpoint the dairy herds of Douglas county are practically free from tuberculosis and abortion is very seldom heard of in this territory. This fact alone has attracted many breeders who are interested in building up purebred herds.

The last farm census showed that Douglas county had a dairy cow population of about 11,400. In the coastal sections of the county dairying is the major industry. There is also somewhat of a concentration of the dairy industry in the vicinity of Roseburg.

Those areas of Douglas county where vetch, clover and alfalfa can be profitably produced, especially the areas bordering the Umpqua river or its main tributaries, are recommended for dairying.



Above: Here is one of scores of purebred dairy flocks. Dairying is highly profitable here.

ROSEBURG HOMES AND INDUSTRIES HAVE GAS

The Southern Oregon Gas Corporation furnishes residents of Roseburg gas service for lighting, heating, cooking and power use and quote the following general service rates available upon application to all classes, per meter, per month and per therm (100,000 British Thermal units), subject to change:

Rate No. 1:
First 1.65 therms or less \$1.50.
Next 6.60 therms @ \$0.29 per therm.
Next 19.25 therms @ .16 per therm.
Next 55.00 therms @ .14 per therm.
Next 137.50 therms @ .12 per therm.
Excess therms @ .10 per therm.
Rate "B" for water heating:
First 11.0 therms, or less, \$2.50.
Over 11.0 therms @ \$0.18 per therm.

NOMINAL TAXES MAKE RENTALS REASONABLE

Roseburg unfurnished house rentals average from \$10.00 to \$35.00 per month, and furnished houses from \$15.00 to \$40.00 per month, depending upon type of house and furnishings. Furnished apartments, two and three rooms, average from \$10.00 to \$45.00 per month. However, both unfurnished and furnished houses and apartments are very scarce in Roseburg at the present time.

Douglas County Tax Levy — The 1935 Douglas county tax levy for state and county purposes was .0166 mills, plus any special school tax levy. Tax valuation was based upon 62 per cent of normal actual value of the property.

LAND PRICES AND OTHER DATA GIVEN

Following Article Describes Real Estate Situation in Douglas County; Terms Discussed.

Homestead Land — The U. S. government has closed all government land in Oregon to homestead entry.

Wild Land — The majority of the so-called wild land in Oregon is hill and mountain timbered or cut over land, very isolated from schools, towns, etc., and of no agricultural value. Unless you wish to enter the wood fuel or timber business, or desire such tracts entirely for grazing land, purchase of such tracts is certainly to be discouraged.

However, if you have a definite monthly income and desire a mountain tract of land near good fishing and hunting, any number of such tracts are available and for sale in Douglas county at very moderate prices.

Land Values, Prices and Terms — Land values of course vary according to quality of soil, what it is adapted for, distance from town and market, and type of improvements. Hence due to the vast area of Douglas county it is almost impossible to quote any certain average land values which would apply to the county as a whole. For information on land and farm prices it is suggested that you write to the Roseburg Chamber of Commerce, or to one of the real estate brokers whose advertisements appear herein.

Terms — Although, in respect to a farm anywhere, the rate of return on the investment depends more upon the size of the farm than on the size and quality of the farm, consequently the farm purchase term payments one farmer might be able to meet promptly, another purchaser of the same farm would be absolutely unable to meet at all.

Therefore, unless the balance of a farm purchase payment will be available through some other source, or long term purchase payments can be arranged on the unpaid balance, it is recommended that prospective purchaser be able to pay down on purchase price fifty per cent of the sale purchase price and reasonable terms arranged on balance.

Mortgage Property for Sale — The federal land bank owns no farm property in Douglas county, also very few farm properties are owned by any mortgage or insurance company.

Real Estate Exchanges — If you have clear property and are willing to assume in a trade for an Oregon farm some encumbrance might be offered, but otherwise no encouragement can be offered.

Farm Rentals — Douglas county farm rental year expires October 1st, and farms are rented almost entirely on cash rental basis and not crop or share rental. The demand has far exceeded the supply the past few years.

So seldom is it possible to lease a farm with option to buy, that absolutely no encouragement can be offered in that respect.

JOB SEEKERS WARNED TO LOOK ELSEWHERE

Douglas County Employment — Under present conditions please do not come to Douglas county for the sole purpose of obtaining employment.

BOTTOM LAND YIELD CITED IN DETAIL

The real value of Umpqua river bottom land is borne out by the results obtained by J. F. Bonebrake, near Roseburg, who reports the following yields without irrigation:

Alfalfa, 5 to 7 tons per acre.
Carrots, 40 tons per acre.
Pumpkins, 20 to 34 tons per acre.
Broccoli, 200 to 400 crates per acre.
Corn, 75 to 95 bushels per acre.
Potatoes, 200 to 400 bushels per acre.



Oregon, as well as Douglas County, is justly proud of the Roseburg School Band, now consisting of over 100 pieces, under the capable leadership of J. D. Gillmore.

PROPERTY MANAGED

RENTS COLLECTED

R. H. C. WOOD

Real Estate and Insurance

509 N. Jackson St.

ROSEBURG, OREGON

NOTHING CAN COMPARE

with the peace and contentment which comes with security of life on a farm. Thousands of people tired of the continuous struggle against economic fluctuations are seeking freedom in the purchase of fertile Oregon farm land.

Address all letters to

F. J. HELLIWELL
Real Estate Broker
Yoncalla, Oregon