

FARM IRRIGATED LANDS

Where Crop Returns Are Three Fold

The Great MALHEUR COUNTY IRRIGATED Lands

Are Just Now Being Settled

The Warmsprings Project, Watering 30,000 Acres of the Best Land with a Surplus of Water to Sell, Is the Ideal Spot for Profitable Farming and Stock Raising

The Value of Irrigation From the Standpoint of Crop Production.

M. G. Hope, a pioneer farmer and business man of Malheur Valley, now secretary of the Warmsprings district, gives the following conservative observations and figures based on carefully compiled data.

I am glad to state some of the benefits which will come with the completion of the Warmsprings Irrigation Project now under construction. Under the present plans this project will serve about 30,000 acres of highly productive lands. In this valley, at present, there are only about 12,000 acres actually in cultivation and none of this land has to exceed a two-thirds water right. The Warmsprings system will give to this land the necessary one-third or full water right and will also reclaim the remaining 18,000 acres in the district which is now arid. There is no better land to be found in the inter-mountain country and none that will produce more abundantly than the land of the Warmsprings Irrigation Project. I have compiled some figures to show what we can reasonably expect with the completion of the Warmsprings system. My calculations are ultra-conservative and I believe will be interesting. Of the present 12,000 acres now under cultivation within this district which we commonly designate "wet lands" probably one-third or 4,000 acres are producing alfalfa. With the full water right these lands can be made to yield at least two tons per acre more than is now harvested under present water conditions. Therefore the present wet lands will at least produce 8000 tons of alfalfa more each year which estimated at \$10 per ton will enrich the present farmers \$80,000 annually. For the balance of lands now irrigated let us make wheat the basis of our calculations as it is easily figured and more readily understood although, to be sure, there are other crops that can be raised on this land that will yield larger returns. Now the remaining 8000 acres can be made to harvest one third more wheat or, say, ten bushels per acre in excess of the present yield. Estimating this at \$1.25 per bushel there will be added to the income of our present farmers \$100,000 each year. These two items are large in themselves, but they constitute only a small portion of the actual benefits to be derived to the district as a whole as we have thus far only considered the present wet lands. We have yet to consider the remaining 18,000 acres which are now totally nonproductive. Let us assume that 10,000 acres of the new lands will soon be

raising alfalfa and will produce eight tons from each acre per year. This means 80,000 tons which if estimated at \$10 per ton shows an annual hay crop of \$800,000 for the farmers of the new lands. Now let us suppose the balance of 8000 acres will yield forty bushels of wheat per acre or a total of 320,000 bushels, which, if estimated at \$1.25 per bushel produces \$400,000 which will be placed in the pockets of the farmers. Therefore from the above observations we can draw the following conclusions:

| | |
|-----------------------------------|----------------|
| Increased alfalfa crop, old lands | \$0,000.00 |
| Increased wheat crop, old lands | 100,000.00 |
| Alfalfa crop from new land | 800,000.00 |
| Wheat crop from new land | 400,000.00 |
| Total | \$1,300,000.00 |

You will note from the above I have figured prices on a very conservative basis and also have not even touched on the increased production of horses, cattle, sheep, hogs, fowls of all kinds, etc., which, of course will amount to a great many thousands of dollars each year. Surely therefore the income to the farmers of the Warmsprings Irrigation District may be reckoned at about \$2,000,000 annually, as follows:

| | |
|--|----------------|
| Value present alfalfa crop | \$ 200,000.00 |
| 1000 acres x 8 tons @ \$10 | 8,000,000.00 |
| Value present wheat crop | 500,000.00 |
| 8000 acres x 30 bu. @ \$1.25 | 30,000,000.00 |
| Value of increased wheat and alfalfa crops | 1,300,000.00 |
| Value of other farm products including poultry, dairying, live stock, fruit and vegetables averaged at \$10 per acre | 200,000.00 |
| Total | \$2,220,000.00 |

Note: Alfalfa is now selling at from \$12 to \$15 and wheat is worth \$2.00 per bushel.

With the project finished we can also look for the early coming of factories, mills and industries of all kinds and no doubt the populations of our cities and towns will increase many times.

4 1/2 Bu. Wheat—6 Tons Alfalfa

If 40 acres will produce this without summer water, what will a full water right make possible. Chamber of Commerce, Vale, Oregon. I have 40 acres of land adjoining the city limits of Vale, Oregon. 7 acres of which are taken up with buildings, corrals, garden etc. In the year of 1918 from 11 acres I threshed 458 bushels of wheat that I am now selling for 3 1/2 cents per lb. From the remaining 22 acres of ground I cut 135 tons of alfalfa, 26 tons I kept to feed my cows and horses and the other 109 tons I sold for \$16.00 per ton measured in the stack. I had 1 had no water for irrigation after the 1st day of June except what I pumped for the garden of about 2 acres. L. J. HADLEY.

New Land Produces

The following letter is from the president of the Warmsprings Irrigation District Board of Directors and shows the productiveness of the new lands in the Malheur Valley.

Chamber of Commerce, Vale, Oregon, March 22, 1919: The past two years on a 16 acre field of new ground 5 miles east of Vale I have thrashed an average of 75 bushels of barley to the acre. On another field the first crop after scraping off the sage brush yielded 53 bushels of blue stem wheat. This is one of the greatest advantages of farming new land in this valley, for here it is not necessary to turn under a first grass crop to get the land producing.

REX MARQUIS.

Alfalfa and Clover

Commercial Club, Ontario, Oregon: I have ten acres of alfalfa 1 1/2 miles west of Ontario, which produced in 1918 seventy-three and sixty-nine hundredths tons of fine alfalfa hay which sold at fifteen dollars a ton making a total of \$1105.35.

The first cutting of hay on a three-acre piece of clover brought \$105.00 and the seed crop made \$215.00 and the threshed hay from the seed made \$50.00. The three acres making a total of \$370.00 for one year besides pasturing ten head of cattle one month in the fall.

I also raised nine ton of good potatoes off one acre of ground which sold for \$20.00 per ton.

C. E. SECOY.

Sheep and Cattle

There are at least 35,000 cattle in Malheur county, about 200,000 sheep, and something over 10,000 horses and mules. Malheur county has been the banner sheep county of the United States for many years and one of the leading cattle producing counties taking second place only to its neighbor, Harney county. Five million acres government range land in this and even a larger amount in Harney county make a vast empire that God made especially for the stockmen. These lands are naturally adapted for pasture and for grasses and will maintain even larger numbers of cattle, sheep and other livestock when it becomes necessary to properly care for them. The special value of the range to the irrigation farmer is that it is a perpetual guarantee of a ready market for his hay and grain and a large factor for prosperity in the community at large.

Relation of Livestock to Farming. In writing of the possibilities of Malheur county I will start with the

undisputable statement that the most prosperous counties on the face of the earth are those combining agricultural and live stock productions. We have seen fads and fashions change until the high tide of progress has left its shores strewn with the wreckage of outgrown and discarded industry, while primary producing sections have weathered the ages.

After all the lands of Malheur county are reclaimed that is possible under any irrigation project, there will remain five million acres of pasture lands. From these vast areas thousands of cattle and sheep are annually produced, which has in the past represented the larger portion of our earning capacity.

We have been short on agricultural products and top heavy with livestock, therefore, our annual increase has gone from us in an immature condition to be finished by other states, that were top heavy in agricultural products.

We are constructing the Warmsprings project to raise the agricultural production until the two come nearer to a balance.

With the watering of an empire of new land that in productiveness seems to be unlimited; surrounded with a pasture that for years has produced the livestock to consume the surplus and make wealthy several of the western states; with a climate ideal for feeding; the future of Malheur county is safely assured.

GEO. W. MCKNIGHT, President Malheur County Woolgrowers

Malheur county's standing as compared with other counties of the state gives us first in corn, alfalfa, sheep, wool, honey; second in area, cattle, forage; high in fruit, grain and all staple products.

Soil and Lay of the Land

The soils of the district are sedimentary in character. The prevailing texture is a fine sandy loam, consisting of volcanic ash and silt with basalt and granite content which is very rich with good moisture retaining power. Drainage may be necessary in some parts of the valley for the production of the best crops but for the most part the river meandering thru the center of the district furnishes a most productive and natural drainage channel.

The land is generally level with a good slope toward the river. Gently sloping bench lands adjoin the valley except for the Vale and Malheur Buttes. The Warmsprings district includes practically all of the valley proper which extends about twenty-eight miles from the head of the

valley twelve miles west of Vale to Ontario and varies from two to five miles in width.

Alfalfa

Malheur county ranks first in alfalfa production in Oregon; it has been the principal crop in the Malheur and Snake valleys for many years. Alfalfa leads all other forage plants for feeding purposes, grows continually from March to November and produces from eight to ten tons per acre with full irrigation. It does a double duty as it also permeates the soil with nitrogen, thus increasing the fertility. A plowed-under field of alfalfa in Malheur county will produce a fifty bushel wheat crop or a hundred bushel corn yield.

Grain

Malheur county produces more corn than any other county in the state and ranks high as a successful producer of all the small grains. With proper crop rotation and irrigation, wheat will produce 40 bushels to the acre while corn with proper care will average over 75 bushels. In the higher hill lands of the county considerable grain is raised by dry farming methods yielding about half as much as the irrigated lands.

Fruit

While we represent the Warmsprings project as a hay and grain producing region there is no disputing the fact of its adaptability to the growing of fruits of all varieties known in the temperate climates. A few miles up the Willow Creek Valley from Vale is the famous Brogan section where there has been no fruit failure since it was changed from a sagebrush flat. Extending east from Ontario to Nyssa and on up the Snake river is one of the largest commercially producing fruit sections of the Northwest, hundreds of carloads being shipped annually to all parts of the earth. The Malheur valley lands raise good crops of watermelons, cantaloupes, grapes, strawberries, raspberries, etc. In the larger varieties, the apple, peach, and prunes vie for supremacy all yielding faithfully excellent crops. Cherries, apricots and pears also do equally well.

Vegetables

Gardens for both domestic and commercial purposes are exceedingly productive and profitable and the Snake river valley of which the Malheur is a part is becoming known as the world's greatest producing center. Potatoes, onions, pumpkins, sweet corn, spring vegetables and root varieties respond to but little care and attention. One farmer writes that he produced sixteen tons

of onions on one acre while twelve ton potato yields are not uncommon and beans are grown quite extensively and yield abundantly.

Dairying

Dairying is a rapidly increasing industry of Malheur county and one that is proving exceedingly profitable besides giving the farmer a monthly pay check. The prolific yields of such crops as corn, alfalfa, beets, carrots and grain assure a bountiful supply and a splendid variety for bossy's feed. Good prices are paid by northwest creameries for butterfat and there is always a ready demand for home made butter. In the last few years a rapid improvement of dairy stock has been underway there being several registered herds of Holsteins and Jersey dairy cows in the valley at present.

Bees and Honey

Honey production is unusually profitable in the Malheur Valley on account of the ideal climate and the prevalence of alfalfa, clover and fruit blossoms. The bees thrive exceptionally well, increase rapidly and have a long feeding season which produces the clear, white honey so much sought after in eastern and foreign markets. Each colony will average around ninety pounds of honey annually; some stands producing as high as one hundred and fifty pounds.

Poultry and Hogs

Additional useful revenues can be gathered by the farmer in the selling of poultry and pork products. Chickens, turkeys, ducks and geese thrive well and find ready markets, buyers visiting this section from several of the large coast cities. A flock of fowls and a bunch of hogs can be kept on a Malheur Valley farm with little or no direct expense, as waste, alfalfa pasture and fruit droppings will maintain them. However, a number of people are specializing in poultry or hog raising and are making an enviable financial success, many carloads being shipped out each year. On a well-managed farm a few hogs will pay off the water charges and the cows and chickens make the family living while the grain and alfalfa should increase the bank account or buy luxuries and build improvements.

70 Acres Raised \$6,000 in Alfalfa. Chamber of Commerce, Vale, Oregon: I beg to state that on a 70 acre area of my ranch located about five miles south of Vale in Malheur Valley, I raised four hundred tons of alfalfa with one irrigation. This hay was sold by me for fifteen dollars per ton.

Yours very truly, TRENT JOHNSON, February 15, 1919.

A Few Exceptional Bargains in Good Land

- No. 11. 150 acres of raw land with the brush cleared off 80 acres of it. All fenced and level and good soil. Every acre of this will raise a profitable crop. Abundance of water for irrigation. No buildings. (This land is drained. The drainage ditch runs through the place. Located 7 miles from Vale on state highway, gravelled. One mile to school and one mile to railroad siding. R. F. D. Well located and can be divided into small tracts all facing the state highway and R. R. Prices \$50 per acre and a reasonable cash payment down and your own terms on the remainder at 7%.
- No. 12. 160 acres all fenced. 133 acres under the ditch. Good soil and most all level. The river runs through the place. 40 acres in cultivation. Abundance of water for irrigation. The railroad runs across one corner of the place. Fine pasture on the river and joins good Spring and Fall range. Has house of 3 rooms.

- No. 13. 40 acres of raw land with brush cleaned off and fine soil. Abundance of water for irrigation. No improvements. Located 2 1/2 miles from Vale on county road, gravelled. It is in the corner of the section. Road on two sides of it. Price \$100.00 per acre, \$1,000 cash and \$1,000 every two years until paid at 7%.
- No. 14. 50 acres all fenced and all in cultivation. Has been seeded to grain. Level and the best of soil on the bench. Abundance of water for irrigation. This is good alfalfa and grain and corn and vegetable land. Has small house (old) in three rooms. No other buildings. Located 6 miles from Vale on county road. R. F. D. and telephone line. Half

- mile to school. Good neighborhood. Price \$6,000 and \$2,500 cash will handle it and terms to suit on remainder at 7%.
- No. 15. 40 acres all fenced and level except small slough runs through the place and the river cuts thru one corner of it. There are 33 acres under the ditch. Abundance of water for irrigation. There are 10 acres in cultivation, balance easy to put in shape. Good sandy loam, fine for alfalfa and grain, corn, vegetables, melons and small fruits. It is good stuff—can't be beat. Has good house of 3 rooms, cellar, storage house, good well of water at back door, cement floor shed stable for 6 head of stock. Located 4 1/2 miles from Vale on county road, R. F. D. Price for the 33 acres under the ditch (will throw in the balance) \$2,000 and \$1,500 cash will handle it and terms to suit on remainder at 7% interest.
- No. 16. 80 acres all fenced, good soil, river

- bottom land. The very best of soil. It is being leveled and put in crop now. There are 79.80 acres of farm land in the place. There is one ditch in the place, balance of the place can all be cropped. Abundance of water for irrigation. Has good well-built 8-room house partly finished, full concrete basement partitioned off for living rooms. Good well water in basement, electric pump pressure tank. Water can be piped to all rooms and is in the yard. A small lay out of cash will finish the building—all enclosed ready for the lath and plaster. Located just on the outside of the city limits of Vale, county seat, four blocks from high school and graded school. This is the finest located plus in the country, will produce alfalfa 5 to 9 tons per acre, corn 60 to 80 bushels; vegetables and melons. Can't be beat. A ready market in Vale for everything grown on the place at highest market price. Hay brings \$3 to \$4 more

- per ton being no close. Price \$10,000 and \$2,500 will handle it and yearly payments on remainder at 6% interest.
- No. 18. 62 acres all fenced and all in cultivation, practically all level. All in cultivation. Fine river bottom soil. Abundance of water for irrigation. This land produced 90 bushels of corn, first crop last season. He planted one eighth of an acre to turnips and sold \$112 worth and fed 1000 lbs. to his stock. Can you beat it? There isn't any better land in the world. Has two small houses with cellars, deep well of soft water, other out buildings. Located 2 miles from Vale. Price, \$150 per acre and \$2,000 cash will handle it and balance in yearly payments at 7%.
- No. 20. 320 acres all fenced and cross fenced. Finest soil in the country,

- 64 acres in grain, balance in pasture. The entire place can be cropped. This is dry farming and in any ordinary season produces good crops. Joining good outside range with good grass and water. Has good 4-room house, stable for 4 head of stock and other out buildings. Good well water, windmill, good soft water well only 6 feet deep. Stock and farming machinery go with the place consisting of 6 head of work horses, 2 sets of harness, wagon, hack, disc harrow, sulky plow, one disc harrow, one steel harrow, one ten-foot drill, one McCormick binder, two cows with calves, two yearling heifers, one yearling steer. Price for the land and stock and farm tools is \$20 per acre and half cash and give good terms on remainder at 5 per cent interest. This is the best buy in the country. Located 8 miles from Brogan, Oregon, on state highway.

Consult these La Grande Real Estate Dealers for further information regarding these lands

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