

Unparalleled Opportunity

To secure a small orchard tract in first-class soil, close to market and planted to standard varieties of commercial fruit

ALA VISTA ORCHARD

(DR. PAGE'S ORCHARD AT EAGLE POINT)

Has been subdivided into nineteen tracts, varying in size from ten to eighteen acres, and is now for sale in small tracts on easy terms. An opportunity to secure a small tract of first class orchard land, planted to the best commercial varieties, has not heretofore been offered the people of this valley.

Sale Begins on Wednesday, June 24, 1908

and will be continued for two days, unless all the tracts are sooner disposed of.

Prices Range from \$50 to \$300 per Acre

PLAT OF ALA VISTA ORCHARD

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|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| No. 1 | No. 2 | No. 3 | No. 4 | No. 5 | No. 6 | No. 7 | No. 8 | No. 9 | No. 10 | No. 11 | No. 12 | No. 13 | No. 14 | No. 15 | No. 16 | No. 17 | No. 18 | No. 19 |
| 18.7 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 9.12 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres | Acres |

ALA VISTA LANE

LOCATION

This orchard tract is one mile from Eagle Point. It fronts on a main county road and is close to schools, churches, stores and a shipping point.

SOIL

The soil is first-class for fruit and garden truck and was especially selected for the purpose of planting an orchard. The Bradshaw and Tronson & Guthrie orchards are in the immediate neighborhood and are noted as being among the most productive orchards in the Rogue River valley. The soil in the Ala Vista orchard is of the same general character as in the orchards mentioned.

IRRIGATION

The Fish Lake Ditch company has a line surveyed across adjacent land and has promised to build the ditch this year. When this is completed it will be possible to irrigate every acre of the Ala Vista tract. This is an advantage which will be appreciated as the years go by. This land, however, is all sub-irrigated and is not likely to need irrigation for years to come.

COMMERCIAL VARIETIES

The trees in this tract are strictly commercial varieties. The apples are Newtowns and Spitzenbergs, planted two rows alternately, the most approved method of securing perfect pollenization. The pears are Bartlett, D'Anjou and Comice. The tracts are so planted that each purchaser of a ten-acre tract will secure about an equal number of apples and pears.

PRICES AND TERMS

These tracts are placed on the market at prices ranging from \$50 to \$300 per acre, depending on the acreage planted to trees, the age of the trees and the character of the improvements. The terms are one-half cash, balance "on or before" two years, with interest on deferred payments at the rate of 6 per cent. A discount of 8 per cent will be given for all cash.

TREES WILL BE CARED FOR

Dr. Page agrees to care for the orchard during the season of 1908 without any expense to the purchaser. This gives the purchaser ample time to arrange for the future care of the orchard.

Automobile Excursion

AUTOMOBILES WILL LEAVE OUR OFFICE WEDNESDAY AND THURSDAY AT 8:30 A. M., 11 A. M. AND 2 P. M. RETURNING TO MEDFORD AT THE CONVENIENCE OF THE PASSENGERS. REFRESHMENTS WILL BE SERVED ON THE RANCH AT NOON. COME AND LOOK THE PROPOSITION OVER. THE TRIP IS FREE AND NO ONE IS UNDER ANY OBLIGATION TO BUY.

OUR FIRM HAS BEEN SELLING REALTY IN THIS SECTION FOR THE PAST TWELVE YEARS. WE ARE THOROUGHLY INFORMED AS REGARDS SOIL AND ALL CONDITIONS RELATIVE TO FRUIT GROWING. WE HAVE PERSONALLY EXAMINED ALL THESE SMALL TRACTS AND DO NOT HESITATE TO RECOMMEND EVERY ONE OF THEM AS BEING A SPLENDID BUY, EITHER FOR INVESTMENT OR SPECULATION. IT IS OUR BELIEF THAT THESE TRACTS CAN BE SOLD WITHIN NINETY DAYS AT AN ADVANCE OF 50 TO 75 PER CENT OVER THE PRICE AT WHICH THEY ARE NOW OFFERED. TO THOSE WHO WANT SMALL TRACTS PLANTED TO FRUIT AND UNDER A HIGH STATE OF CULTIVATION, WELL LOCATED, SPLENDID SOIL, WE INVITE YOU TO TAKE THE TIME FOR INSPECTING THESE TRACTS. LET US PUT OUR TIME AGAINST YOURS AND GO AND HAVE A LOOK.

W. T. YORK & CO.

REMEMBER—AUTOS LEAVE OUR OFFICE ON SEVENTH STREET AT 8:30 A. M., 11 A. M. AND 2 P. M. WEDNESDAY AND THURSDAY.