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Wednesday, July 28th

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OREGON LANDS NOT HIGH SAYS GREER

Ex-Governor Says Lands Are Worth More Than Price That Is Now Upon Them.

Ex-Governor T. T. Geer in the Sunday Oregonian, presented the following article on the price of land in Oregon:

Occasionally newcomers are heard to declare that land values in Oregon are too high and that a farm of equal acreage can be bought in Iowa or Illinois for not more and even less money. In a measure this may be true, but on average land is much cheaper here than in any of the Middle Western States when its surroundings and advantages are considered. Indeed, when this phase of the situation is borne in mind the cheapest lands in the United States are right here in Oregon.

Land is valuable for what it will do or yield in return for the investment. An acre of land that will excel in the production of fruit, vegetables, grass, grain, shrubbery and flowers, —all because it has an unfailing climate which conduces to the perfect maturity of all these, and with a splendid and growing market, is worth "all kinds of money" when compared with another acre which, as in any of the Mississippi valley states will produce nothing but corn—and then some more corn.

The difficulty with an occasional homeseeker who comes to Oregon is that he expects to find a backwoods country in the ray pioneer stage, where cheap lands may be had for a song and in a section where the first few years of his endeavors will be chiefly occupied in fighting Indians and in the protection of his family from the depredations of voracious bears and panthers. Instead he finds —the very best country in the United States now available for additional population—the best because it has an all-the-year-round climate not equalled elsewhere and an unusually productive soil, a combination which considering our fine markets, makes for ideal homes and certain profits.

Ideal Climate

In any country where ordinary roses will bloom every month in the year and natural precipitation is sufficient for all purposes, the variety of its products is certain to make it one of the most desirable known to man. The Willamette valley, and indeed, most of Oregon is just that kind of a country. And the wonder of it is that in any part of it land may be had as a low figure as from \$20 to \$50 an acre.

But some of our land sells for as much as \$1000 an acre, an acre—land in bearing fruit trees. This is regarded as unreasonable, by some people who have not looked into the situation and the possibilities of a great section like this, favored of the Lord. But some of these skeptics, having \$1000 in \$20 gold pieces, will lend it out at six per cent indefinitely and think they are getting a fine return for their hard-earned cash, \$60 for a whole year. If that thousand dollars were invested in Hood river apple land or in any of hundreds of other sections in Oregon which are "just as good," his net return would be at least five times as much as his straight cash at interest. And more. In southern Oregon two years ago a man paid \$40,000 for eight acres of land which was in bearing apple and pear trees because its owner was each year making a greater profit from his business than that sum of money would return at even 20 per cent interest.

Not Too High

Land values are not too high in Oregon. They are surprisingly low. They will never be so low again. Any kind of an acre within 50 miles of Portland will for all time, as the situation becomes understood, be more valuable than within a like distance of any other city in the United States. It will be so because of our remarkable climate, the rich character of the soil and the rapidly growing markets. Newcomers who find a country whose apples bring a higher price per dozen in all parts of the world than California oranges and whose cherries are of such wonderful perfection that to merely look at them is more satisfaction than to actually eat those of any other section of the earth, should

TO COLONIZE THE APPLAGATE

Enterprise of Considerable Moment to Be Started on Applegate Near Murphy.

A new enterprise of considerable moment is about to be inaugurated over on the Applegate across the river from Murphy, says the Grants Pass Courier. C. L. Hobart, who for the past four years was in charge of customs in Alaska with office at Juneau, has, together with his associates, in the interior of Alaska, purchased through the Best-Fuller Realty company, the Edgar M. Cockerline place of 369 acres on the south side of the Applegate, and the adjoining property of Ernest Loughridge containing 132 acres. As will be seen there are substantially 500 acres in the two tracts, 200 of which are under irrigation and there is water enough for 150 acres more, which will be applied to the land as soon as it can be cleared. The price paid for these two farms has not been reported, but it must have been way up into many thousands, as these properties are admitted to be the best on the Applegate. The acreage will be divided into 40-acre orchard tracts and set to fruit. These tracts will be sold and the association will enter into an agreement to care for the trees for four years, when they will be turned over to the owners. The land will be set to apple trees of the leading commercial varieties, unless the purchaser desires some other fruit.

It is proposed to colonize the properties with men and their families from Alaska. As a rule those who go to the big northern territory do so with the ultimate object of later settling in the states, in a locality where the climate is desirable and conditions suitable to their taste. This, it may be said, is the aim of the vast majority who seek fortune in Alaska. This class have in the past found homes in not only Oregon but Washington, Idaho and California. Being thoroughly informed as to the desires of these people, Mr. Hobart and his friends have undertaken to supply not only desirable homes for these northern Argonauts, but commercial orchards which will return a satisfactory income annually to each family.

EXPLOSION ON JAPANESE BATTLESHIP KILLS FIVE

TOKIO, July 27.—Five were killed and four wounded Sunday in a powder explosion aboard the battleship Asahi in Yezo bay.

Prepaid Railroad Orders.

"Something which is of considerable interest to the public generally and which is perhaps not generally known is the system of prepaid railroad orders now in effect between stations of the Southern Pacific company and all points in the United States. By means of this system tickets may be purchased at Medford from any place in the United States and mailed or telegraphed direct to the party wishing to come here. Sleeper accommodations and small amounts of cash in connection with these tickets may also be forwarded at the same time."

not be surprised if those owing the land are in a degree appreciative of its growing value.

But these facts are recognized by a vast majority of those now coming to Oregon in search of a better country, the only difficulty being that such a large proportion of them want to locate near Portland. After six months experience in handling farm lands, I have discovered as others have done, that the average easterner wants a good farm near the city limits of Portland but at foothill prices, not realizing that land in easy and close communication with Portland is necessarily very valuable. But these matters are rapidly adjusting themselves and people are coming to the northwest from the less favored states of the Mississippi valley understand that in comparison with conditions there Oregon lands are really cheap and will never again be so low in price as now.



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Near Postoffice.

TEN REASONS WHY You Should Be a Reader of The Pacific Monthly

1st. It is the leading magazine of Western America, published on the Pacific coast edited by western men and its entire contents are Western. With pen, brush and camera, it tells the story of the wonderful progress of the West.

2nd. No other section of the entire world is experiencing such a rapid industrial and commercial growth as that section of the United States west of the Rockies. It is a duty you owe to yourself to keep informed—The Pacific Monthly completely covers the field.

3rd. There are opportunities for the extension of practically every line of business in this territory, and The Pacific Monthly tells of these opportunities.

4th. If you are looking for a chance to invest or locate—commerce, farming, orcharding or professional work, if you are worn, tired or in ill health, seeking rest or reasonable, The Pacific Monthly will give you a thousand valuable hints.

5th. Here also you can get close to nature. The great snow-capped mountains, in all their rugged grandeur, the boundless plains and the virgin forests, "God's Country," untarnished by the hand of man. Do you not wish to spend a few hours each month with us?

6th. The best of western literature to be found in the Pacific Monthly. Live topics of THE DAY, stories of progress and of opportunities, the Romance of the mountains and the plains, always intensely human.

7th. One never tires of beautiful pictures and the Pacific Monthly is famous for its illustrations, always a veritable picture book of Western scenery, from Mexico to Alaska and from Denver to the coast. No expense is spared in securing the most striking photos for reproduction in colors and halftones.

8th. The Pacific Monthly should be in every home. From cover to cover it is clean wholesome reading of an educational nature. It is particularly interesting and valuable both to teacher and students.

9th. Look upon your map, note the great area west of the Rockies, think of the wonderful resources of this section of the country—thousands of acres of agriculture land, billions of feet of standing timber, mineral riches beyond comprehension, extending to the shores of the mighty Pacific, the highway to the Orient—Do you not want to know more about this marvelous country?

10th. A spirit of optimism prevails throughout the west that lends life and vigor to all. That is why the Pacific Monthly is different. It comes to you each month breathing this spirit of the west. It will put the red blood into your veins—try it.

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