

the Government or railroad. Lane County has an area of 2,500,000 acres, of which about one-fourth is level prairie and three-fourths timber and mountain land. About 1,500,000 acres are surveyed, and 1,000,000 acres, in the timber and mountains, are unsurveyed. Only 370,000 acres are now settled by a population of 12,000 or 13,000. Land can be purchased in the hills and in the little valleys in the mountains at \$1.25 to \$2.50 and \$5 per acre, and choice improved farming land in the valley at \$10 to \$30, and near town at \$40 and \$50, per acre, according to location and the value of improvements. The opportunities for farming, stock raising, lumbering and manufacturing are great. Splendid water power for manufacturing exists along nearly all the streams. Lane takes the lead in Oregon for the culture of hops, of which there are numerous fine fields near Eugene City and in other favorable localities. Lane offers a field for varied industries, such as wheat raising, general farming, hop growing, wool growing, fruit culture, stock raising, dairying, lumbering, miscellaneous manufacturing and other pursuits. Many highly desirable immigrants are annually settling within its limits, either purchasing land in the valley or entering foothill claims under the homestead and pre-emption laws. An important section is that lying west of the summit of the Coast Range, a description of which will be found under the head of "The Coast Region."

The chief town and business centre of the county is Eugene City, the county seat, lying on the Willamette River and O. & C. Railroad. This is the leading town in the upper end of the valley, and has a population of some 1,600. It possesses the State University, and has a flouring mill, fruit cannery, furniture factory, saddle tree factory and several other industries. It is favorably located for steady growth and prosperity. Junction City contains two warehouses and a population of 400. It is the selected point of junction between the two lines of the O. & C. when the west side line shall have been extended south from Corvallis. Cottage Grove is a town of 300 people on the O. & C. road, near the south line of the county, and contains two flouring mills and a planing mill. Latham is a small railroad town containing grist and saw mills. Irving, Goshen and Creswell are also stations on the road, the last named containing a flouring mill. Springfield, containing a flour and saw mill, Pleasant Hill, Willamette Forks, Lowell, Long Tom and Siuslaw are other small villages. The O. & C. runs through the heart of the county from north to south, furnishing shipping facilities for the most thickly settled portion.

#### BENTON COUNTY.

Benton embraces an area of 2,000 square miles, extending from the Willamette River to the Pacific, and lying between Polk and Tillamook counties on the north and Lane on the south. The eastern end lies within the limits of the Willamette Valley, and includes thousands of acres of the most fertile arable land in Oregon, much of which has been under cultivation for a third of a century. This is divided into three general classes—prairie,

bottom and foothills. The prairie land, extending for miles north and south of Corvallis, the county seat, lies within the great wheat belt of the valley. This is generally level or slightly rolling, becoming more broken as it approaches the base of the mountains. Under careful cultivation this land produces from twenty-five to forty bushels of winter wheat to the acre, in exceptional cases even large fields exceeding that limit. The farms are nearly all well improved, with comfortable and pleasant dwellings, commodious farm buildings and good fences. There are, however, many tracts not yet broken by the plow, over which a few sheep and cattle graze. Land will soon become too valuable to be used in that manner. Good farms can be purchased here at from \$25 to \$40 per acre; though the choice ones, with exceptionally good improvements, cannot be secured at such prices. Comparatively unimproved farms can be bought at much lower rates. A farmer with a little capital cannot do better in Oregon than to purchase land of this character in Benton County. Many such have located there the past two years. A few fruit trees are to be found on nearly every farm, while a considerable number of extensive orchards have been in bearing condition for years. Such fruit as pears, apples, plums, cherries, grapes, etc., are of superior quality, and the trees and vines yield abundantly.

Along the Willamette there are long stretches of bottom land, some of it overflowed in the spring time, which is extremely valuable. This land was formerly covered with a dense growth of fir, maple, balsam, ash, scrub oak, hazel, etc., and was cleared with much difficulty; but it is now well worth all the labor and expense of improving it. Timber and brush still standing here and there give an indication of the former condition of all the bottom lands. The higher portions of the bottoms make splendid wheat land, while the lower become natural meadows where the grass never fails. Dairying is an important and profitable industry along the river; also the raising of vegetables. This low land is especially adapted to the culture of hops. There are a number of hop fields in the county and plenty of excellent land upon which to start new ones.

The foothills lie between the prairie land and the mountains. Here is considerable land open to settlement, much of which is very desirable. In its natural state it is covered with oak trees and shrubs, beneath which there is fine pasturage, where sheep, cattle and hogs can be maintained at little expense. This submits readily to cultivation when properly situated, giving the possessor generally a combination of arable and pasture land. Much of this land in its unimproved state can be purchased at a nominal sum, while land with greater or less improvements is held at from \$5 to \$25 per acre. There is also considerable Government land, though not so desirable as that which is held for sale. The western end of the county, including the Alsea section, is treated of in "The Coast Region" description elsewhere.

The seat of justice is Corvallis, situated on the west bank of the Willamette River, and approachable by steamer from Portland. This is one of the oldest and