

the heat of the day is followed by a cool night, which woos one to the soundest and most refreshing slumber. The warm, sultry nights, such as are experienced on the Atlantic slope, are unknown here, and this is one of the reasons why corn does not grow to perfection in the Willamette valley. Such is the climate of this region. Exemption from excessive cold or heat administers to the personal comfort of the farmer, while the rains of winter refresh the earth and give it strength to produce the immense crops, which the perfect weather of summer permits the farmer to harvest in good condition. It would be impossible to conceive of a climate where the conditions which contribute to the comfort of the husbandman are combined with those necessary for the production and certain harvest of large crops, exist in a higher degree than in this favored region.

Land may be purchased in Polk county at any price, varying between \$5.00 and \$30.00 per acre, owing to location, quality and condition of improvement. This was one of the earliest settled regions in the state, and the valley lands have been in cultivation upwards of forty years. Farms have been held in too large tracts for successful cultivation, and even to this day, much land has not been brought under the plow, which, were the land divided into smaller holdings, would be rendered productive. Many of the large farms are now being divided up and offered for sale. The land varies in price, according to the proportion in cultivation and the value of improvements. A good farm of three hundred acres, half in cultivation, with good house and ten acres of orchard, can be had for \$15.00 per acre. Land in the hills, soil fertile, but a large portion of it yet covered with brush, may be had for \$5.00. Valley lands, with good improvements, and nearly all under cultivation, are held at \$25.00 and

\$30.00. In fact, the intending purchaser can find land suited to his means and wishes, however high or low they may be. How much better and wiser is it for the man who has a little means at his command, to purchase a farm at these remarkably cheap rates, where markets already exist, where roads have been constructed, where railroads and steamboats are at hand, where churches and school houses and all the adjuncts of settled and prosperous communities are within easy reach, than to go into the wilderness, simply because the original cost of land is slightly less. He who goes to a distance from market to take up government land, must wait a number of years before he can arrive at the condition he would start with here. If one have no means with which to settle himself, he is compelled to seek government land in a new and undeveloped region, in order to obtain a start; but unless such be the case, it is the part of true wisdom for the immigrant to avail himself of such excellent opportunities as are here offered, to secure a good and productive farm and a comfortable home, without bringing upon himself and family the privations and hardships of pioneer life.

The county is well provided with shipping facilities. Along its eastern margin runs the navigable Willamette, while through the heart of the agricultural portion, from north to south, pass two lines of railway, both terminating in Portland. On the river, the O. R. & N. Co. has four steamers engaged in carrying wheat and produce to Portland. The Oregon Pacific has two steamers engaged in carrying wheat to Corvallis, where it is loaded on the cars of that road, and conveyed to Yaquina, and thence shipped by steamer to San Francisco. The west side division of the Oregon & California railroad passes through the county, touching the river