

government and railroad lands of Clarke county, as well as private holdings offered for sale. The government land is in the foothills and mountains, where the ground is rough and heavily timbered. The most desirable unimproved lands, lying within from five to twenty miles of Vancouver, can be purchased at from \$5.00 to \$10.00 per acre, while partly improved farms can be bought at from \$15.00 to \$30.00 per acre. Good dairy ranches are worth from \$30.00 to \$50.00 per acre. Land specially desirable for fruit, being high, dry and covered with valuable timber, and lying within five miles of the city, are held at from \$25.00 to \$50.00 per acre in the wild state. Orchards with five-year trees are valued at from \$1,000 to \$1,500 per acre, but none are for sale, and the person who intends to embark in the fruit business must reckon upon planting his own orchard. The highest figure quoted has been refused for an orchard now in bearing. The cost of clearing land within a reasonable distance of the city is about \$40.00 per acre. It is figured that ten acres of prunes can be put in at a total cost of \$1,000.00, and that the use of the land between the trees for the four or five years during which they are maturing will pay for their cultivation. It is, of course, better not to raise any crop on the land while the trees are growing, but not to do so increases the expense of maintaining the orchard.

Dairying and stock raising are extremely profitable in this region. The foothills and mountains furnish a splendid range for cattle and sheep, which graze the entire year on the rich grasses and wild peavines that grow in luxuriance in the forests. Every settler finds that a small band of stock is a paying adjunct to his farm. The winters are so mild, and so little snow falls, that the perpetually green forage keeps the cattle in excellent condition at all seasons. A number of dairies are doing a good business, being located generally along the bottom lands of the various streams, where good meadows and excellent water exist in conjunction with the forest ranges. No regular creameries have yet been established, but there is an excellent opening for them. Millions of pounds of butter are imported into this region annually, and good dairy butter sells at from thirty to fifty cents per pound. Instead of importing butter, great quantities of it should be shipped to less favored localities, and there scarcely seems a possibility that the dairy business can be overdone here for many years to come.

The city of Vancouver has a population of four thousand and possesses a full city government and many metropolitan features, including forty-five arc electric lights of twelve hundred candle power, put in by the city at a cost of \$11,000.00. There are an excellent water supply and a volunteer fire depart-

ment, equipped with one steam engine, one hand engine and a hook and ladder truck. Besides the manufacturing industries there are two banks, one of them a national, a building and loan association, a large number of stores, shops, etc., three churches, a cathedral, convent, hospital, court house, school house, and many neat and tasteful residences. The court house of Clarke county is a large brick structure, erected in 1883 at a cost of \$60,000.00. A large two story and basement school house, built about the same time, stands near the court house, and is one of the best school buildings in the territory. A large three story brick convent and orphanage, a hospital, a school for girls and a college for boys are maintained by the Catholics. Here, also, is the United States land office for the district. A handsome brick structure on the river bank just east of the reserve is occupied by the school for defective youth.

With the exception of a short period, Vancouver has been the military headquarters of this region, and is now the headquarters of the department of the Columbia, under command of General Gibbon. At this post are generally stationed six companies of infantry and one of artillery. The buildings embrace houses for the officers, barracks for the men, library, gymnasium, etc., and necessary magazines and ordnance storehouses, commissary warehouses, etc. The military reserve is one of the most beautiful in the United States, and the parade ground is an almost level tract of large extent overlooking the river and offering a splendid view of the distant mountains.

Under the impulse of new enterprises now undertaken, the value of desirable residence and business property will steadily increase. The Columbia Land & Improvement Company was organized in January, to supply cheap and desirable property for homes. The company has five hundred acres adjoining the city on the northeast, of which one hundred and sixty acres have been platted into blocks two hundred feet square, with north and south avenues eighty feet wide, and east and west streets sixty feet wide. Lots fifty by one hundred feet sell at from \$100 to \$150, according to location. The company has procured a franchise for a street railway, which will be built through the main business streets of the city to this desirable residence district. Vancouver Heights, as it is called, has a most commanding site, and is one of the most beautiful places of residence in the northwest.

Portland addition, consisting of twenty blocks, adjoining the city on the northwest, is another desirable place of residence. It is but three blocks from the school house, and about ten minutes' walk from the ferry landing. The line of the Vancouver, Klickitat & Yakima railroad runs along its western edge.