

Exceptional Opportunities for Home Seekers in Clackamas County

THE THRIVING TOWN OF CANBY

To pass through Canby is to admire it. Located as it is where nature has so wonderfully made all conditions ideal for a town, Canby boasts of as wonderful a townsite as can be found anywhere in the State of Oregon. In fact there are few more beautiful sites to be found anywhere, surrounded as it is by many of the finest farms in Clackamas county. A vast fertile farming community is tributary to it, being located in the heart of the Willamette Valley than where no better soil can be found anywhere in the Union for general purposes, including farming, fruit growing, truck farming, poultry raising, and bee culture. The vast valley of the Molalla River, a branch of the Willamette, to its South is all tributary to Canby and its many acres of fertile soil, some of which is in a high state of cultivation while other parts are practically undeveloped, offers a rare opportunity to homeseekers, who are in quest of a location where no risks are to be taken and where dimes will grow dollars quicker than any place you can plant them.

Any one who will frequent the depot when the trains to Portland are being loaded with the produce being shipped to this city by express will be convinced that to locate near Canby means to be able to raise abundance for one's own use and to be able to dispose of the surplus at a good profit. The railroad employees on the main line of the Southern Pacific which runs through the town claim that no other town its size along the road ships out as much veal, pork, poultry, eggs, vegetables, berries and potatoes as does Canby.

From the quality of the strawberries and logan berries raised at Canby no one could claim for them a home outside of Canby, for better berries never grew than those raised at Canby. The Kellogg people of Three Rivers, Mich., the famous growers of the thoroughbred plants, recognized that in no place to their knowledge was the soil and climatic conditions as favorable for raising the strawberry plant as on the Canby prairie, and therefore they have a well established nursery here, Canby being close to Portland is a great advantage. Canby is only twenty-four miles from the metropolis of the Northwest, with both railroad and river transportation. This makes it an easy matter to market without delay and cheaply all produce and it is generally conceded that Portland prices are good. One gardener has marketed over \$500 worth of rhubarb off of a single acre. Those who have marketed asparagus report even a larger income from an acre of this vegetable.

The raising and drying of prunes is also a source of wealth, which must not be overlooked. Large driers are run at full blast during the drying season. The Italian prunes raised here are second to none produced and a ready market is always to be found. Canby is an important shipping point of cord wood, piling and mining timbers. There is still abundance of timber close in, which makes it possible to secure the best building materials at the lowest cost. Much surfaced lumber, cord wood, mining timber and piling are shipped by the carload to Eastern points. Those who are seeking lands which can be irrigated know that such land may be had along the Molalla River.

While the population is only about seven hundred, yet it is constantly growing. During the past year more than twenty new buildings have been erected, and probably about \$100,000 have been expended for building purposes. Our contractors tell us that from indications the number of buildings to be constructed this season will exceed that of last year. City people are seeking quiet homes in our beautiful little town, where there are no saloons and where peace reigns supreme.

The fact that the people of Canby abolished the saloon has led the best class of people to seek homes here; therefore Canby is a town of homes. Canby is also a busy little business town. We have three large department stores, two large hardware establishments, three commission houses, a creamery, a cannery, a jewelry store, a bakery, a printing office which gets out a weekly paper, three real estate offices all of which are doing a thriving business, several confectionery stores, a large furniture store, an undertaking establishment and a bank with over \$200,000 on deposit, two blacksmith shops, a pool hall and an up-to-date livery stable with an auto mobile garage. These business places certainly prove Canby a live town. Besides we have the town lighted with electricity and have a fine mutual telephone system, which is maintained at a cost of less than \$2.50 a member per year.

No saloons but many churches prove that morality is at a high ebb. There are four churches consisting of the Methodist, the Christian, the Norwegian Evangelical and the German Evangelical. We also have good schools whereby the child may remain at home

and complete a thorough high school course. Good roads the year around are not wanting about Canby; for fine gravel roads than which none better may be found in the State are to be found leading into Canby.

The County Fair Grounds being located here is a great attraction especially to the race horse people; for Canby's track is the only fine winter track in the Northwest and consequently a large number of horse trainers come to Canby for winter quarters. Why look longer for a home, when by coming to Canby you can better your condition, enjoy life, raise your family surrounded with the best of influences and prolong your days in happiness, peace and plenty.

W. H. BAIR—WHOLESALE & COMMISSION DEALER.

There is no question that the operations of W. H. Bair have exerted a strong influence in the upbuilding of the town of Canby and development of the surrounding territory, for in his capacity of wholesale dealer and commission merchant he handles vast quantities of the product of Clackamas county farms each year. He buys outright for cash hay, grain, feed, potatoes, onions, green and dried fruits, dressed meats, etc., or he handles these commodities on a fair and equal

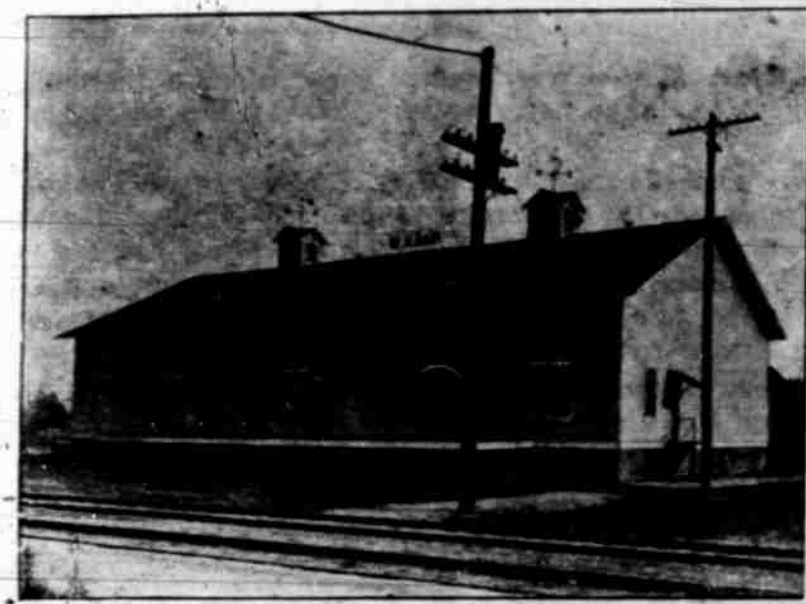


table commission basis. He has provided ample storage room for carrying on a large and constantly increasing volume of business and no man enjoys a higher standing with the farmers as a whole than W. H. Bair. With a sufficient amount of cash provided Mr. Bair is in the market at all times for farm produce at the highest cash prices and he has the highest reputation for square dealing.

enjoyed by those living in larger cities. Write the Canby canal for detailed information regarding what may be had and accomplished on these lands.



When the crops most need it. It absolutely obviates crop failures and insures to the farmer, truck gardener and fruit grower a greater return on his investment whether he operates on a large or small scale. Another distinctive feature is the fact that irrigation increases the production to such an extent that it is not necessary to cultivate so large an area in order to reap an equally large profit. The Canby canal will provide water for something like 15,000 acres of land in the Willamette valley surrounding the town of Canby, and as a result that particular section of Clackamas county will enjoy a degree of prosperity never before known. An ample supply of water is secured from the Molalla river and

distributed from reservoirs through main and lateral canal systems. Lands in the district may be had in tracts to suit and people in the East who are seeking homes should not fail to make a thorough investigation of irrigated lands in the vicinity of Canby. These lands have a rich sandy loam and are especially adapted to raising fruit, berries, watermelons, cantaloupe and garden truck of every description. They may be had on easy terms in many instances, and conditions are such that the investor will reap the greatest possible return from his labors and quickly acquire a competency. Canby is one of the best shipping points in Clackamas county and residents have the advantages

whether buying or selling. Farmers bring their produce to him from long distances because aware that they will get the best net results by selling to W. H. Bair. Frequent shipments of carload lots to Portland and other markets has made Canby an important point on the Southern Pacific and every facility from a transportation standpoint is enjoyed. It has been through his efforts that a regular market has been established in California, Texas and Arizona, for our very grades of potatoes and Oregon goods are now recognized in those states as the best procurable. Mr. Bair is a young man of excellent busi-

ness ability, push and energy—one of the real live wires of this section of the State and his future success is fully assured. He is a native of Oregon and therefore fully conversant with her requirements as well as the many opportunities existing for the newcomer, each and every one of whom invariably receives a loyal welcome and every assistance from Mr. Bair.

WILLIAM H. LUCKE—COMMISSION MERCHANT.

In considering a location in any given section of the country one of the most essential elements to the farmer is that of a suitable market for his products so that he will be insured the highest cash prices at all times and be able to market his crop with the least trouble and expense. With Portland and San Francisco within easy reaching distance, the market for Clackamas county is thoroughly established and enterprising business men have entered the field with a view to buying everything raised by the farmer. In Clackamas county one of the most prominent, as most extensive dealers, is William H. Lucke, of Canby, who has been engaged in that line of business for nearly four years. He handles immense quantities annually of Clackamas county farm produce, his connections making it possible for him to pay the highest cash prices. He makes frequent shipments to San Francisco, being the Western Oregon representative of Wolf & Son of that city. Mr. Lucke is a business man of the highest standing and has always enjoyed a reputation for the "square deal" in every transaction. He is one of the strongest boosters for the development of the resources of Clackamas county, and a live and progressive citizen in every way. A large portion of the Clackamas county farmers make Canby their market point, selling to Mr. Lucke. He has large and modern warehouses for storage purposes, and is able to handle produce in any quantity offered. In the country surrounding Canby is some of the finest farm land in the West, and newcomers will find there a splendid field for their operations.

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Sheep are also raised with profit. Sheep pastures may be obtained for one year old, will sell at from \$3 to \$6. The average sheep will shear 10 pounds. The price of wool during the past year was 25 cents a pound. One band of 54 sheep returned \$140 for wool alone. Another band of sheep averaged 14 1/2 pounds of wool, while some of the yearlings sheared as high as 18 pounds.

Poultry raising has proven to be a great success in Clackamas County and many are following this almost exclusively. Oregon City has three paper mills, one of which is the third largest in the world. The paper mills employ 1000 men, and have a payroll of \$750,000 per annum. The product of these mills is 255 tons a day, or a total of 310 days of 72,550 tons. These mills use 75,000,000 feet of logs a year. The shipping of material to the mills and the finished product away amounts to 400,000 tons per annum.

A wooden mill which was established in 1864 manufactures the various kinds of wooden goods, such as blankets, robes, blankets, mackinaws, etc. It also has a large garment factory in connection. This mill, which is the largest west of the Mississippi River, employs 250 persons and uses 1,500,000 pounds of wool a year.

The timber of Clackamas County is one of its most valuable assets. Among the forest products are lumber, piling, keels, shingles, mining timbers, telephone poles, railroad ties and cordwood, all of which are extensive industries.

The country is blessed with many brooks and springs of the purest water. It may truthfully be stated that there is scarcely a farm of 100 acres in the county but which has running water.

The Clackamas and Molalla rivers, as well as the Willamette, afford the finest scenery. The falls of the Willamette is one of the show places of the state, but its commercial value far surpasses its scenic beauty. This falls has a capacity for producing immense horsepower, and industries located there utilize practically all of this force at the low water stage. Besides the industries mentioned above, a power plant here supplies a considerable portion of the energy for lights and streetcars in Portland. These industries give Oregon City an unusually large payroll, population being considered.

It is the boast of Clackamas County that it has more miles of improved highway than any other Oregon county. Much attention has been devoted to road building within the last few years. The new highways make Clackamas roads favorites with motorists of Portland.

While Clackamas is one of the oldest counties in the state, Oregon City at one time having been considered by many the future metropolis of Oregon, there is still room for considerable development. In fact, within the last two years the county has been going ahead as never before. There is still much land to be cleared, which, with timber and underbrush removed, will be divided into productive farms. The fruit industry, too, is in its infancy, and Clackamas offers many inducements to the horticulturist.

Leading in the work of development is the Oregon City Commercial Club. This is composed of a live aggregation of business men, who are adding very materially to the Clackamas County in the foreground. This club supports a publicity department which takes an active part in all progress.

Oregon City is growing. Several brick blocks were constructed last Summer, and building operations will be resumed in the Spring. A dock has been constructed, as well as many street and other improvements. The Government engineers are preparing for the construction of the new \$200,000 locks at the Willamette River falls. A second railroad has been built to Portland, which shows the increase of traffic.

The farmers are prospering. The good buildings and equipment indicate this. The installation of water and lighting systems, with telephone, daily mail, etc., are the farmers every modern convenience.

Clackamas County held last Fall a record-breaking fair on its own grounds at Canby. The display of farm products was very meritorious, and gave some idea of the agricultural opportunities that are open to all who settle in this state.

OREGON CITY.

Oregon City is essentially a city of homes. Here conditions are ideal in every respect for the family who appreciates modern conveniences, but who desire to live in a smaller city where social relations are usually more congenial than in the larger centers.

With a most excellent public school system, with all the church denominations represented, with secret and normal organizations in a flourishing condition, and with generally disposed and thoroughly progressive people residing here, no place offers more than Oregon City. The climate is all that might possibly be expected, and far more than Easterners will believe it to be until they have experienced it themselves. Portland is within easy reach on the interurban cars; the mountains are easily accessible, the ocean is but a short distance away and there are many places where pleasure and recreation may be sought during the summer months.

Oregon City is distinctively an up-to-date commercial center. Her merchants are alive to the requirements of the people and carry large stocks of the best goods. These are sold for considerably less than in possible larger cities where expenses are higher. All necessities are available, the luxuries at hand, and, in fact, nothing left to be desired to make home life absolutely ideal.

Oregon City and Oregon City people welcome the newcomer. They do not simply give a pleasant greeting when you first arrive, but put forth a genuine effort to lend their assistance in permanently and profitably locating those who may contemplate making their home here. It is not just for today with Oregon City folks—they are genuine in their welcome and it lasts. Mighty good people to live with.

Come and investigate this city of six thousand people with its immense manufacturing interests, its rich farming country surrounding and possibilities greater than any city of equal size anywhere.

GLADSTONE IS GROWING RAPIDLY

GLADSTONE.

The city of Gladstone is situated in a spot that is not excelled by any townsite in the Willamette valley. Its facilities for drainage are ideal. At first sight it appears to be almost 100 feet to a mile. No other townsite is favored by being as closely located to two such magnificent streams—the Clackamas empties its clear waters drawn from the mountains into the Willamette at its feet. The Clackamas river furnishes an excellent source of supply for water for the city. The City Fathers are now considering the various means of furnishing the place with city water and ample fire protection and work will be begun on a plant in the immediate future.

Its situation alone makes Gladstone one of the most attractive places in the State. The banks of the beautiful Clackamas river are full of shady groves and pretty ferns. Here the angler delights to tease the sporty salmon and speckled trout, which may be seen in the clear water.

TWILIGHT.

One of the Most Attractive Rural Districts Adjacent to Oregon City.

A wise man once said, "That the best country in the world was North America; that the best place in North America was the United States; that the best place in the United States was Oregon; and that the best place in Oregon was Clackamas County."

The suburban district of Twilight, located at the door of Oregon City, is a realistic picture of one of those stories which you read in books of "Rural homes, orchards, flowers, gardens, green meadows, peace and plenty, and all in connection with a happy and contented people. These are the conditions that appeal to those who, by city employment, have been deprived of part of the true life that is justly due every man. The slogan, "Back to the soil," is not merely a popular fad, to exist today and be gone tomorrow; it is the natural course of events brought about by the demand for the proportional distribution of mankind in the urban and rural districts.

Therefore these lines are dedicated to those who have received "The Call of the Soil," and one of the many desirable locations for a home in Oregon will be pointed out.

Gladstone has but one church edifice at present, but it is a building toward which every citizen looks with pride. It is owned by the Christian church. Rev. A. H. Mulkey, the present pastor, began to hold services in a cheaply constructed tabernacle and through his efforts and the united efforts of his flock the church was built. The new 8-room school house, well lighted and ventilated, and built with two main purposes in mind—to get a building that would last, and one that would make the scholars comfortable, would make the scholars comfortable. Prof. Brenton Vedder is principal. There are two stores, postoffice, meat market, barber shop, greenhouse, freight depot and two passenger depots, and a large hall, which is used as a lodge room and for entertainments. There are opportunities for many investors, who will find room for all kinds of business, and get in on the ground floor.

Gladstone is the home of the Willamette Valley Chautauque Assembly which is in a two weeks' session every year during the month of July. This institution is located in a seventy-five acre park within the city limits and attracts from two to five thousand people from the best and most cul-

tured homes in the Willamette valley to its meetings. The purpose of the Chautauque is threefold: Recreation, inspiration, education.

The people of Gladstone represent neither the very rich nor the very poor. They are excellent examples of that class of American citizens who make up the backbone of the nation. They live in neat, attractive homes and a vast majority of them own their own homes.

At an election held on December 19, 1910, the people of Gladstone voted to become an incorporated city and elected the following officers: Mayor, O. E. Freytag; Aldermen, F. A. Howell, Brenton Vedder and O. E. Freytag; Marshal, A. F. Parker; Treasurer, J. K. Pardee; Recorder, W. Ham-Hammond.

The first lodge organized in Gladstone, and the only one there at present, is the Chautauque Lodge No. 1 of the F. O. F. The lodge has ordered a full outfit, including a bred Goat of I. O. O. F. stock, and will soon lay claim to being able to put on the work of the lodge, the best team in the State. The lodge meets every Monday night.

is daily delivered to the residents by a government mail carrier. Local and long distance telephone service, as well as with the outside world, sidewalk connects with Oregon City and in fact all the modern conveniences are found at Twilight.

The land at Twilight is owned by the residents who are not represented by land agents. Those who wish to be interested in having a home in this desirable neighborhood will be glad to get themselves, see for themselves and judge for themselves.

CLAIRMONT.

More recently there has been a nominal development of the suburban sections of all cities of Western Oregon and thousands upon thousands of people have purchased acre tracts short distance from some city, where they may enjoy the fruits of the soil, own a laborer, have a home of their own and reap a competency.

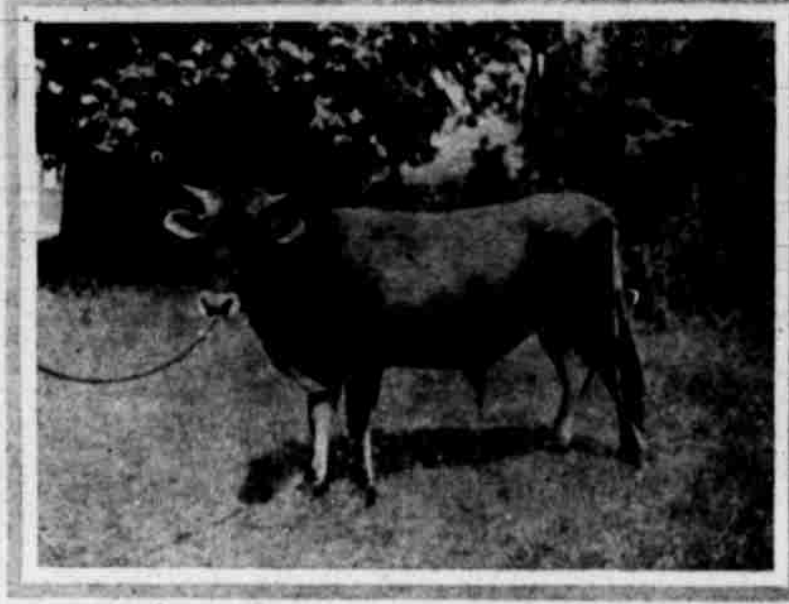
In this respect Oregon City is behind others. Enterprising and state men and property owners have thrown upon the market some of the finest lands in Clackamas county, selling in small tracts and the result is a number of suburban areas where are experiencing a rapid growth. Foremost among these is Clairmont, just outside of the city limits of Oregon City. The soil is rich and adapted to fruit raising, truck raising, berry raising, etc. Already a school building has been erected there are stores, etc., and transportation will be furnished to the worker by a modern gasoline car, enabling those employed in the city to reach their scene of labor as the circumstances may require.

The tracts which are being sold at Clairmont range from 1/4 acre to 10 acre and may be had on easy terms when desired and to suit the convenience of the purchaser. This is a future which has appealed to the wage earners and they have made homes there, many of them built at the end of the first year that were, for the first time, independent and no longer need push their heads against the wage grindstone. Clairmont small tracts are really better than large ones in this country—village conditions at Clairmont are ideal and should not fail to be this splendid suburban section of they reach Oregon City.

Health goes hand in hand with wealth through legitimate effort, the part of residents of Clackamas county. The climate is all that could possibly be desired; the water is coming from the snow-capped mountains—in fact happiness and contentment are dominating elements in the upbuilding of Western Oregon. See for yourself.

The flood-gate of opportunity to the settler in Clackamas county and the man of average means requisite energy will find here opportunity for which he has long sought—that position of prosperity and plenty of which he has long dreamed. This is no idle dream as an investigation will demonstrate.

Small fruit and truck tracts in Clackamas county are being people independent and earning room for thousands more. The prices are at hand, prices are all that is required in a location, those who are happy and contented.



Prize-winning Jersey Bull, Owned by W. J. W. McCord, Proprietor of the "Maple Lawn Farm."

But from one to two and one-half miles from Oregon City is one of the advantages of a home in the Twilight district. The fact that the famous scenic "South End Road," which is the main road through the state is the public highway of this neighborhood is a second consideration. As many as one hundred and fifty automobiles per day have been known to make use of this road on their way from Portland and Seattle to Salem or San Francisco.

A view of the neighborhood from an elevated point will give the impression of a landscape broken now and then with a grove of fir trees, or as is more generally known, "Oregon's Tall Pines." The contour of the land is rolling to some extent, although no more so than is desirable for agricultural purposes from the standpoint of water and air drainage. Twilight is located upon a large plateau just south of the busy manufacturing town of Oregon City. The soil is known as the shot sill or clay loam and is not to be excelled for productiveness.

This section is adapted for suburban homes, as the proximity to Ore-

Oregon City Commercial Club, which will give an idea of an expert's opinion of strawberry culture:

"In regard to the culture of strawberries in Clackamas County I will state that the possibilities are immense, and the future outlook more than assured.

"With Portland market at our door the demand is more than the supply for fancy fruit. Personally I cannot fill my orders for fancy berries; in fact, they are always engaged on year ahead. Our soil is especially adapted to their culture, and for size, color and flavor our fruit cannot be excelled.

"This past season my yield was 8439 boxes to the acre.

"I will also state that I use absolutely nothing but the Kellogg thoroughbred plants and follow their cultural methods, to which I attribute my great success.

"A. H. FINNIGAN, Oregon City."

Notwithstanding the advantages already mentioned, it should be considered that Twilight has a general merchandise store, blacksmith shop, public hall and a modern school building and ably conducted school. The mall



Farm Scene in the Twilight Neighborhood.



View of a Beautiful Farming District Near Oregon City.