

THE HOOD RIVER NEWS

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LAND VALUES.

The question of land values is one which we hear discussed frequently and one on which apparently there is a wide divergence of opinion.

Of course the point of view in a matter of this nature is more or less influenced by whether the person expressing it is buying or selling and whether his knowledge of the earnings of orchard land is limited or otherwise.

We find that this difference of opinion revolves largely around unimproved, partly improved and young orchards. To the uninformed or unthinking some of the prices for fruitlands in these stages of development may seem extreme. But when it is taken into consideration that some of the bearing orchards at Hood River have paid returns as high as 10 per cent. on a valuation of \$5,000 per acre and that a conservative estimate gives returns of 13 per cent. on a valuation of \$2,000 per acre (the apple price being placed at \$1.60 per box), it must be admitted that land and conditions surrounding it that will give such results, although not producing is entitled to a correspondingly high intrinsic value.

In making these deductions it is naturally inferred that the land in question is of the same or approximately the same degree of excellence. Land that will not produce the average result can not of necessity be considered as representing the average standard of value.

The frequent statement that orchard land at Hood River is too high or higher than it is elsewhere does not hold good in comparing values with other apple growing districts where similar methods and climatic conditions prevail. Sales of orchard land at Wenatchee at \$2,000 per acre for five year old trees are not unusual and even higher figures are frequently quoted for trees of older growth. At Yakima similar figures are the rule rather than the exception and at Grand Junction, Colo., orchards have sold for \$3,000 per acre and higher. It has been our experience that the average investor does not buy with his eyes shut and that in fact he has to be shown. All of which leads to the conclusion that elsewhere as here fruit land values are based on existing or prospective returns on the investment.

As a matter of fact the appreciation in Hood River orchard values has been more conservative than in any other sections, as has also its development in general. It has been the absence of inflated values that has placed it on a substantial basis and made the way safe for it to take first rank in the production of the highest grade of fancy apples.

With the integrity of his investment assured by methods that have long ceased to be an experiment and the disposal of his product at a highly profitable figure guaranteed before it is even planted, the investor whether a purchaser of improved or unimproved land should pay a proportionately fair price for it.

THE NORMAL SCHOOL SITUATION

It is evident from the active opposition stirred up by the announcement that Hood River would try to have a normal school located here that it will inject itself into a bitter fight if the effort is continued.

According to a law passed by the Oregon Legislature of 1908 which provides for the location of all future state buildings in Marion county, the school could not be placed here without this act being repealed or declared void by the supreme court on account of its very apparent discrimination. In any event it puts a new phase on

the question as far as Hood River is concerned and practically bars it from the race.

The opposition to Hood River as an aspirant for the school at Ashland, Monmouth and Weston is but natural and it must be admitted that their contentions for the retention of the institution are entitled to a good deal of consideration.

To engage in a struggle for the school under existing conditions would not be advisable. The time money and effort called for might better be spent in endeavoring to locate a manufacturing enterprise here.

THE MAN FROM YAPHANK

We have never claimed that Hood River was all that it ought to be, or might be, still we think it is a pretty good place as places go. We have faith in its resources, in its people and in their judgment on things in general. Occasionally however we get a jolt that compels us to take notice. Someone drops into our office from some faraway state where things are not as they are at Hood River and proceeds to tell us where we are getting off.

In other words to tell us that we don't do things like they do them in Yaphank, Kalamazoo, Oshkosh, Painted Post or some other centre of culture and enterprise "back east." Of course we know this as we came from just as far "back

ALL OREGON NEWS

Portland, Or., Feb. 8 (Special).—A big industrial fair, representative of all Oregon, is being planned for Portland this fall. As yet plans are tentative but it is practically certain that the exposition will be held and that it will be a big success is assured from the interests that are behind the movement. It is expected to hold the fair during the first ten days of September. Manufacturers of the state will be given a prominent place in the displays and the co-operation of the Portland Manufacturers' Association, a strong organization that has done a great deal to build up manufacturing of all kinds, is probable. The varied products and resources of Oregon will be shown and it is believed the exposition will demonstrate the progress Oregon is making in a striking way.

An event that is of wide interest is a complimentary banquet to be given Judge George H. Williams, Oregon's grand old man, on his 78th birthday, March 27, in Portland. As Attorney General in President Grant's cabinet and prominent in the nation's history throughout his active life, Judge Williams commands the affection and respect of all Oregonians and the most prominent people of the city are proud to show him honor.

Planning to increase the failing lobster supply, the United States Fisheries Department will transplant a carload in the waters of Yaquina Bay. Whether the lobsters will thrive there is not yet known but it is thought conditions are right for them. Lobsters demand a rocky bottom, without silt deposited by nearby rivers, which is the case at Yaquina. This is the reason assign-

Longpre, the celebrated painter of roses. The well known artist planned to come here on February 22nd at the time of the annual rose planting but was unable to carry out his intention and will come during the Rose Festival in June. He will paint some of the famous flowers he will see here.

A Common Cold

We claim that if catching cold could be avoided some of the most dangerous and fatal diseases would never be heard of. A cold often forms a culture bed for germs of infectious diseases, Consumption, pneumonia, diphtheria and scarlet fever, four of the most dangerous and fatal diseases, are of this class. The culture bed formed by the cold favors the development of the germs of these diseases that would not otherwise find lodgment. There is little danger, however, of any of these diseases being contracted when a good expectorant cough medicine like Chamberlain's Cough Remedy is used. It cleans out these culture beds that favor the development of the germs of these diseases. That is why this remedy is proving so universally successful in preventing pneumonia. It not only cures your cold quickly, but minimizes the risk of contracting these dangerous diseases. For sale by all good dealers.

RAILWAY MAIL CLEKS WANTED

The Government Pays Railway Mail Clerks \$800 to \$1,200 and other employees up to \$2,500 annually.

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Good Land at Prices That Are Right

M.C.V.—10 Acres 3 miles out on west side, 3½ acres 4 year old Spits and Newts, 6½ acres 2 year old Spits and Newts, 4 acres strawberries between young trees. Splendid building site overlooking the east side and the Hood River. 10 shares water stock. Price \$9,000. Easy terms.

C.W.—10 Acres 6½ miles out on east side. 8 acres in 3 year old Spits and Newts, 2 acres in clover. All very best volcanic ash soil, good neighborhood near store and shipping station. Price \$7,500. Easy terms.

571—10 Acres 3 miles out on west side. 500 6 year old Spits and Newts, 150 3 year old Spits and Newts, 25 3 year old cherry trees, 6½ acres strawberries between trees, 2 acres buildings and pasture. Home orchard of peaches, pears and bush berries; 5 room house; small barn, woodshed, chicken house; all farm tools; horse, wagon, hack, chickens, etc. Free water, good well. Price \$10,000. Easy terms.

562—20 Acres 7½ miles out on east side. 4 acres in 4 year old Spits, Newts and Ortleys, 4 acres in 1 year old Spits, Newts and Ortleys, 8 acres in clover and alfalfa, 2 acres in oats; 4 room plastered house, closets, good well, barn, chicken house and woodshed; team, wagon, harness, all farm implements, equipment and stock; 3 shares irrigating stock, 9 inches water. Price \$11,000. Easy terms.

W.H.G.—20 Acres 4½ miles out on west side. 16 acres in clover and alfalfa, 4 acres uncleared; all first class apple land, beautiful building site; red shot soil. Price \$7,500. Easy terms.

D.V.-1—20 Acres 4 miles out on west side. 5 acres bearing orchard, 3 acres 3 year old pears, 11 acres 3 year old Spits and Newts; 5 room house, good barn, volcanic ash soil; on main travelled road. Price \$18,000. Easy terms. 9 inches water stock.

D.V.4—20 Acres 4 miles out on west side. 5 acres pears, 15 acres 2 year old Spits and Newts; 4 room house; good spring, small barn. Price \$16,000. Easy terms.

I.C.S.—21 Acres 2½ miles out on east side. 7 acres 13 year old trees, 1,000 2 to 6 year old Spits and Newts, 3 acres ready for trees. Home orchard of peaches, pears, cherries, plums, etc. 5 room house, barn, good well, 5 inches irrigating water. On main road, beautiful building site. Price 21,000. Terms.

A word to the wise is sufficient--GET BUSY.

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ed for the failure of experiments made heretofore in trying to grow Eastern lobsters in Pacific waters. Senator Bourne has been agitating the matter and has secured the promise of Fish Commissioner Bowers to make the experiment at Yaquina.

Special round-trip excursion rates have been made from the East to Portland by the railroads for the annual Rose Festival in June and the national convention of the Ancient Order of Hibernians in July. Both of these events will attract large numbers of people and the rates are to be as attractive as those made last year for the Alaska-Yukon-Pacific exposition. These fares should be the means of giving thousands of tourists their first view of Oregon during the coming summer.

It is expected that over 2000 delegates will attend the annual state convention of the Young Peoples' Christian Endeavor Society in Portland, February 15-17, which is likely to be the biggest assembly of the organization ever held in Oregon. The sessions will be held at the First Presbyterian church, twelfth and Alder streets. While in the city the Endeavorers will be entertained by a reception and banquet by the Y. M. C. A.

Oregon Roses are to have a wider fame than ever very soon for the beautiful blooms that have made a reputation for Portland as a rose center are to be copied by Paul de

the anatomy of the gentleman from Yaphank, he arises, thanks us and says he will call again—but we hope not.



The Steamer TEAL

leaves Portland for The Dalles, Big Eddy, and way points, Tuesdays, Thursdays and Saturdays at 7 a. m., returning Mondays, Wednesdays and Fridays, leaving The Dalles at 7 a. m. Resumed service Feb. 1st, 1910.



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