

# PHASES OF INDUSTRIAL GROWTH IN THE PACIFIC NORTHWEST

## FORTUNE IN GARDEN

### W. Peacock Refuses Offer of \$15,000 for 19 Acres.

### PAID \$2500 FOR HOLDING

### In Twenty-six Years Albany Fruit-grower Develops Unimproved Farm Into One of Richest Garden Tracts in State.

ALBANY, Or., Sept. 6.—(Special.)—William Peacock has refused an offer of \$15,000 for 19 acres of land lying in Benton County just across the Willamette River from Albany. He paid \$125 an acre for the tract 24 years ago.

This is one of the highest prices ever offered in the Willamette Valley for land for agricultural purposes and it is probably the very highest price for a tract of similar size. Its wealth lies in its possibilities for successful garden culture, and there are other garden tracts lying near the Peacock place which are probably almost as valuable.

The fact that Peacock can afford to refuse an offer of almost \$1000 an acre makes apparent the big income it produces. Incidentally the offer shows the rapid increase of prices for desirable agricultural land in the vicinity of Albany and other growing cities of the Willamette Valley.

Years of successful and systematic effort have combined with the natural richness of the soil to develop an unimproved farm into one of the richest garden tracts in the state. William Peacock, who is a native of Scotland and emigrated to America when he was 22 years old, came to Albany 25 years ago. He bought 24 acres of land across the Willamette River from this city, the southern edge of the place lying within 300 yards of the city limits. The farm consisted of 12 acres of cleared land and eight acres in timber.

Peacock at once began raising all merchantable vegetables as well as strawberries and blackberries. It took him six years to pay the purchase price of \$2500 for the place. Then he devoted his profits to improving the property, erecting better buildings and extending the area of cultivation, all of the time employing scientific methods of cultivation, which produced unprecedented yields.

Now all of the 19 acres, which constitute the present place, are in cultivation, except the space occupied by the buildings. He has a splendid residence and other valuable improvements. The house is surrounded by a terraced lawn which it required four men four months to grade.

Sixteen acres of the place are devoted to the growing of vegetables and berries. Mr. Peacock formerly made a specialty of strawberries and secured a wide reputation in this field of endeavor. The three acres now devoted to strawberry culture formerly yielded a profit of \$1000 a year, but this crop is not so profitable now. One acre is planted in melons, one acre in blackberries, raspberries and Logan berries, two acres in rhubarb and almost an acre in asparagus. The rhubarb is all shipped to Portland, where it commands high prices, and the acre of asparagus pays him \$200 a year. Last Spring he had 20 rows of onions, planted 16 inches apart and 50 yards long, which brought him \$140. His tomatoes have paid him more than \$100 an acre. This year Logan berries furnished one of the most profitable crops.

In the past few years Mr. Peacock has gradually turned over the management of the place to his sons. He now manages but two and a half acres personally, and for the past two years this small tract has given him a profit of \$350 a year.

Mr. Peacock has never kept an itemized account of the yield and profit of his entire place in one year, but his net annual income has often been as high as \$2000.

Besides developing this valuable place, Mr. Peacock has devoted time to two hobbies, becoming an expert taxidermist and successful photographer. He began taking pictures about 12 years ago and has become a skilled amateur photographer.

### NEW ACADEMY FOR CONDON

### Work Starts Today on Building Which Will Cost Over \$30,000.

CONDON, Or., Sept. 6.—(Special.)—The contract for the building of the new St. Thomas Aquinas Academy, which is to be maintained here under the auspices of the Dominican Sisters, has been let to J. N. Bavliss, of Portland.

The school has been maintained here for a number of years, but its growth has been such as to make it necessary to secure larger and more commodious quarters to accommodate the growing attendance. The standard and curriculum of the school is to be raised to meet the requirements of an academy.

The new structure, which when finished will cost more than \$30,000, is to be of the old Spanish mission style, and practically four stories high, since the basement is to be divided into rooms. The attic, too, will be so apportioned that in case of emergency it may be used. It will be built of Condon-made red bricks. The plans for the building were drawn up by Charles Burgegraf, of Albany.

Work is to begin next Monday, and construction rushed forward with all dispatch. The contract makes it obligatory on the contractors to have the building ready for occupancy the early part of February.

The St. Thomas Aquinas School will open next Monday in its old quarters with an increased attendance over that of a year ago.

The foundation of the structure was completed about a month ago, but the lack of funds stopped work until Right Rev. J. C. O'Reilly, of Baker City, came to Condon to arouse local Catholics to carry the building to a successful completion. At the close of an eloquent appeal the sum of \$15,000 was raised and the building was assured. Thirteen of the prominent members of the church each donated \$1000.

### Hop Harvest at Hand.

HILLSBORO, Or., Sept. 6.—(Special.)—Hundreds of hoppers arrived here from Portland yesterday to commence the hop harvest in the morning. A light rain commenced falling about noon. The big camp at the Hitch Hazel station hop farm is crowded with tenants, and there is no complaint of a scarcity of pickers.

## SCENES ON PROFITABLE LINN COUNTY FRUIT FARM



CONCORD GRAPES, 4 ROWS YIELDED 2 1/2 TONS LAST YEAR, PEACOCK'S FARM



VIEW OF THE PEACOCK HOME



STRAWBERRY PATCH IN BLOOM, PEACOCK'S FARM PAYS OVER \$500 A YEAR PROFIT.



BLACKBERRIES IN BLOOM, PEACOCK'S FARM

## REPORTS APPLE SALES SLOW

### DEALER LOOKS FOR IMPROVED MARKET LATER IN SEASON.

### Crops Will Be Light in Middle West, but Good in Eastern States.

HOOD RIVER, Sept. 6.—(Special.)—H. F. Davidson, president of the Davidson Fruit Company at Hood River, arrived home today after an extended trip through the fruit-growing sections of the East and Middle West. Mr. Davidson attended the annual meeting of the International Apple Shippers' Association held at Niagara Falls, August 5 and 6, and also visited the large dealers in New York City and Chicago.

He states that the East, from Michigan to the Atlantic Coast, will have good crops of apples this year, but that the crop in the Middle West is very light. Until he reached Colorado on his return trip he found no evidence of abundant fruit crops and in some sections of that state the apple yield will be small.

He states, however, that there is an abundant yield all over the country this year of farm produce, particularly corn. Apart from apples he found big crops of other varieties of fruits, more especially peaches and peaches.

In none of the districts he visited had winter apples as yet been bought, although usually at this season of the year most of the crops are contracted for.

This situation he found not only in the East and Middle West, but in apple-shipping centers on the Coast which he visited on his way home.

The tardiness of buyers in contracting for apple crops this year Mr. Davidson believes is due to the fact that the high prices at which the fruit was bought last year, coupled with the financial flurry which came on shortly after the crops were purchased, caused many Eastern dealers to lose money. The profits which the dealers expected to make are said by a number of them with whom Mr. Davidson consulted to be repaying in the pockets of the growers who, they say, were never more prosperous than at the present time.

Another fact that is causing buyers to hold off is said to be because consumers lack the purchasing power they had last year. Mr. Davidson believes, however, that later there will be a good market for the fine fruit of Hood River and the Coast and that it will move at profitable prices.

In comparing conditions in the East and West, Mr. Davidson said: "After my trip I am more than ever impressed with the superiority of the resources and advantages of the West, and Oregon in particular, over those of the East. Nowhere did I find indications of such prosperity as exists in the Northwest. I found that the judicious advertising campaign that is being conducted in our state is accomplishing wonders and is creating an interest that cannot fail to attract many desirable residents and added capital to this section of the country."

The new French law restricting the use of names for wines to the regions where they are raised is being most strictly enforced. It is not allowed, for instance, to use names like "chateau champagne" or "Sauternes champagne" unless such wine is actually produced in the champagne region.

## NEW BRIDGE TO SPAN ROGUE

### STEEL STRUCTURE AT GRANTS PASS TO COST \$27,984.

### Will Be Constructed in Three Spans, Total Length Being 450 Feet, and 20 Feet Wide.

GRANTS PASS, Or., Sept. 6.—(Special.)—At a regular session of the County Court Friday, among other business transacted was the letting of a contract to the Columbia Bridge Company, of Walla Walla, Wash., in the sum of \$27,984, to build a steel bridge over Rogue River at this place.

The present structure has spanned the river for a number of years until it has become unsafe for the heavy travel, particularly for lumber teams and freighters from the Taklma smelter.

The new bridge will be constructed in three spans, two of which will be 150 feet each and the third 90 feet, making a sweep of 450 feet, and 50 feet longer than the old bridge. It will be 20 feet wide and erected in such a manner as to allow accommodations for the Rogue River and Oregon Southern Electric.

Work will be commenced as soon as materials and supplies can be obtained and completed on or before January 1, 1909. The successful bidders have entered in a penal bond of \$20,000. When completed it will be one of the finest steel bridges for county purposes in Southern Oregon.

### Produce Shipments Heavy.

GERVAIS, Or., Sept. 6.—(Special.)—Gervais is a heavy shipping point for produce in carload lots, as is evidenced by the fact that during the month of August there were shipped from this point 45 carload lots of produce, as follows: Hay 22 cars, value \$560; oats, 7 cars, 8000 bushels, value \$5000; wheat, 8 cars, 8000 bushels, value \$2200; wood, 1 car and three cars of miscellaneous small shipments. The total valuation is about \$18,000. In addition there were shipped by express to canneries by one firm here over 50,000 pounds of evergreen blackberries, valued at \$1200. These shipments will be continued for some months, as the products from here are just beginning to move.

## BOOST GOOD ROADS

### Auto Highway From Portland to Tillamook Favored.

## NEW ASSOCIATION FORMED

### Conference at Tillamook Arouses Interest in Movement and County Commissioners Promise to Aid in Improvement.

TILLAMOOK, Or., Sept. 6.—(Special.)—Following the large meeting which was held in this city Friday afternoon, when all the business houses closed, another good roads conference took place Friday night, at the Court house, which was presided over by H. T. Botts, president of the Tillamook Development League.

The principal speaker was J. H. Albert, of Salem, who urged the necessity of first making a good dirt road, well rolled, before gravel is laid down. He said good roads were a great asset to the county, and recommended a law being passed at the next State Legislature to appropriate money for state roads. A number of local speakers took part in the meeting, including County Judge H. F. Goodspeed and Commissioners George W. Boddyell and H. V. Alley, who promised to do everything possible to improve the roads in Tillamook County. It was generally thought that the county should improve the main road from Dolph, adjoining Yamhill County, to Tillamook City, and from there to Nehalem, so as to give a good wagon road to Clatsop County.

### Officers Are Named.

After organizing a local good roads association, President Botts appointed officers for the new organization as follows: President, Frank Severance; first vice-president, R. W. Watson; second vice-president, W. C. King; secretary, Erwin Harrison; treasurer, M. F. Leach.

Judge John H. Scott, of Salem, president of the Oregon Good Roads Association, who addressed the afternoon meeting, also took part in the evening meeting.

The officers of the Tillamook Development League entertained the visitors at banquet.

There was some disappointment on account of the failure of the representatives of the Portland Automobile Club to be present.

### In Favor of Improvements.

There is a strong disposition in Tillamook County to build a wagon road from Dolph, in the south part of the county, to Nehalem, which will be suitable for automobiles, providing Yamhill, Clatsop and Clatsop Counties will also improve their main roads. In that way automobiles leaving Portland could tour some of the best part of the Willamette Valley, where there is diversified farming, going through Washington and Yamhill Counties and striking one corner of Polk County before entering Tillamook County.

The road from Dolph to Tillamook is through a rich dairying section. From Tillamook City to Nehalem the roads are in splendid condition, but lack a few miles of improvement to connect with Clatsop County. The County Court will probably soon award a contract for the building of a few miles of road around Necanicum Mountain, which will connect with a road in Clatsop County which is to be constructed.

### Will Spend More Money.

The Tillamook Development League had arranged to take members of the Portland Automobile Club to Nehalem, Judge Scott, Mr. Albert and members of the County Court, however, took the trip. Judge Scott will no doubt favor an automobile road from Portland to Tillamook and thence to Astoria, if the other counties can be induced to make the necessary improvement.

Tillamook County is spending \$14 per capita on roads this year, and will spend more next year.

## FILL MARSHFIELD STREETS

### Material Dredged From Bottom of Bay Will Be Used.

MARSHFIELD, Or., Sept. 6.—(Special.)—The Marshfield Chamber of Commerce has submitted to the Marshfield and North Bend City Councils a plan to sell to the two cities, for the purpose of filling the streets, the material which will be taken from the bay when the Government dredge, which is expected soon from Portland, is put into operation.

The Marshfield Council ordered the City Engineer to prepare specifications for building bulkheads at the expense of the property owners on seven of the streets, with a view to having them filled to grade by the dredge.

It will cost more to operate the dredge than was expected. Fifteen men will be required and 15 tons of coal will be consumed daily in operating one shift. The sum of \$1600 was subscribed by local people for operating the dredge, and the scheme is to derive more income from the sale of the material so that the dredge can be kept here until Congress has time to appropriate money for further improvement of the harbor.

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## LUMBER MARKET IMPROVES

### LARGE NUMBER OF ORDERS PLACED IN GRAYS HARBOR.

### V. H. Beckman Gathers Statistics Showing Annual Output—Totals 700,000,000 Feet.

HOQUIAM, Wash., Sept. 6.—(Special.)—While it is more or less generally known that Grays Harbor is a great lumber producing section, the following accurate figures reveal the extent of the industry: During a recent speech in this city, Victor H. Beckman, secretary of the Pacific Coast Lumber Manufacturers' Association, said, in part:

"More lumber is manufactured in Hoquiam, Aberdeen and Cosmopolis than in any other section of the world. I am not exaggerating when I say that the Grays Harbor country is the richest of any other known lake area on either continent.

"Approximately 5000 men are employed in the various logging camps and sawmills in this wonderful harbor, receiving an annual payroll of \$6,367,000.

"By including the shingle mills and other wood working plants the number of men is brought up to 11,000, with an annual payroll of \$7,000,000.

"The total output of the sawmills on Grays Harbor is 2,415,000 feet daily, or about 700,000,000 annually, with an aggregate valuation of \$10,500,000.

"Grays Harbor will become a still greater port. The above figures were compiled personally by Mr. Beckman, who is an authority on the subject, and are considered quite conservative.

Lumbermen generally are anticipating a good Fall trade, with enhanced values.

August was a good month, but was considerably hampered by a car shortage. September is starting out with an unusually large number of orders, both foreign and domestic.

### Hoppers Are Busy.

GERVAIS, Or., Sept. 6.—(Special.)—Hop pickers in full swing and there is plenty of people available. The price paid is 40 cents a box and 50 cents a cask.

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