

HAVE YOU PLANNED YOUR FUTURE?

Are You Satisfied With Your Present Income? Come in and Let Us Tell You of the Land of Opportunity

If you want to better your condition, to find the means to get away from the limits of a salary, if you desire a permanent income of \$5000 a year, and one not affected by financial panics, if you want something SURE to protect you and your family NOW and during the years to come, then let us show you how a small investment ON EASY TERMS in a Roseburg Home-Orchard tract situated in the beautiful Umpqua Valley will solve the problem. Let us explain our development plan which means that you will have an income NEXT year from a tract of this land; how it will PAY FOR ITSELF in two years

To the Home-Seeker

No more delightful country in all America than this beautiful Umpqua Valley. An ideal climate, a rich soil that will grow, without irrigation, anything under the sun except tropical fruits. You have within easy reach fine common and high schools, churches of all denominations, fraternal organizations, a thickly-populated valley, splendid drinking-water, rural free delivery mail service, tele-phones, scenic surroundings, good neighbors, nearness to market, and only seven hours to Portland. We will have on this tract not less than twenty-five families next Spring, which means your own little community. Inter-tree development of your tract will give you a good income at once. Potatoes alone will yield \$150 net per acre each year. Poultry-raising is a profitable side line. Secure our booklet with full information, maps, etc.

To the Fruitgrower

If you know Southern Oregon, you know that the Umpqua Valley is the center of the greatest Fruit Belt in the State. We have 960 acres of bottom land on the Umpqua River, just north of Roseburg, with a rich alluvial soil—a true sedimentary deposit—a soil with depth from 25 to 50 feet, that will grow abundantly apples, pears, peaches, walnuts, cherries, plums, almonds, berries and vegetables of all kinds, and does it without irrigation. Average annual rainfall 35 inches. You can market your produce through the Roseburg Fruitgrowers' Association, at the least possible cost, and membership in this organization costs only \$10 a year. This is the earliest Fruit Belt in Oregon, and fancy prices are obtained in Portland and other markets for your early berries and vegetables.

Every acre of this land is ready to cultivate—no trees, no stumps, no brush—and the price is less than asked for uncleared land in other sections of the state, that had been more widely advertised, and which offer in many ways fewer advantages than this favored valley. If you are not satisfied where you are, if you are making less than \$5000 a year now, see us quick and select one of these tracts. You can't avoid an income of \$5000 a year on these tracts if you give the trees half a chance. We can take you to fruitgrowers near our lands who are making from \$4000 to \$10,000 every year on small tracts, and we will be pleased to do so any time you can arrange to make the trip.

HERE IS THE WINNING PLAN

If you are not ready to live upon a tract of this land we will raise strawberries, raspberries, currants, cantaloupes, melons, potatoes, onions, asparagus, celery, etc., on your tract, put up the money for seed and labor, market the produce, and at the end of the season pay you one-half of the net profits. If we didn't absolutely know that this proposition would pay us we wouldn't put our money in it and you are going to make a dollar every time we do. We can put small fruits and vegetables on the market two weeks earlier than any other section in Oregon, AND WE ARE GOING TO DO IT NEXT YEAR. We have an orchardist and farmer of 20 years' experience who will superintend this work, and a member of this firm will give his personal attention to the property. The soil is of great depth, and development between the rows does not affect the prosperity of the trees. Experiment has shown this to be true. One-half the profits of this development plan will pay for your tract in two years, set it to orchard and put money in the bank for you. You will then have an orchard tract worth, in the open market, twice the purchase price. We are NOT GUESSING at what we can do here, but this plan is the result of careful study extending over a period of many months. If you want to join this successful fruit-growing plan, come in and talk it over with us before this tract is sold. DO IT NOW!

To the Salaried Man

You don't intend to be on a salary always. Perhaps you have been waiting for something to turn up. Meantime, other people have been gathering in the dollars from opportunities which you have let pass. This is something within your reach. Make a start now for independence from the toil and limitations of a salaried position. We will develop your tract for you and help you pay for it. We will make it pay for itself in two years, and then you will have a tract free of debt, and you can either live upon it, or we will continue to cultivate it, paying you one-half the net profits.

If you cannot handle ten acres, on our easy terms, then get a friend to join and take five acres each. Or maybe we can introduce you to some one who will take five acres of your tract. Come to our office and talk it over, and don't wait until the tract is sold.

To the Investor

You may feel that you want to put your money in a business that you can give your personal attention to, but are not ready now to give up your other work and go into fruitgrowing, even though you are convinced that the latter is more profitable. Our development plan for non-residents means that we will give as careful attention to your ten acres as we would if we owned the land, because we will put our capital and labor into it, and must, therefore, make it yield a profit.

We have engaged competent and experienced men to do this development, and it will be done right—at the right time and on business principles. We propose to pay you one-half the net profits and we invite your attention to the following table of estimated earnings of a ten-acre Roseburg Home-Orchard tract.

Total investment made in small payments in three years:	Your share of profits from a ten-acre tract, conservatively estimated, will yield:
Ten-acre tract.....\$1500	First year.....\$ 750
Cost of setting tract to trees, care and cultivation for three years..... 500	Second year..... 900
Taxes, interest, etc..... 100	Third year..... 1000
Total.....\$2100	Total.....\$2650
	Value of land end of third year.....\$5000
	Total.....\$7650

Your annual income after the fifth year will be from \$4000 to \$5000.

Where can you invest a small sum, divided in easy payments, that will be as safe as mother earth and produce such returns as this?

Let us show you that we are right in this estimate.

R. A. Booth, Pres. E. L. Parrott, Vice-Pres. J. H. Booth, Cash. J. M. Throne, Asst. Cashier.

ESTABLISHED 1883

Douglas County Bank

Roseburg, Oregon

June 11, 1908.

Messrs. Harding and Engen, Aberdeen, Washington.

Gentlemen:—In reply to your inquiry regarding the 1300-acre tract of land known as the Alley Farm, with special reference to its value as orchard and small-fruit land, am frank to say that it is the best tract of land of equal size that I have ever known in Western Oregon, or anywhere else, for that matter. I regard it as the best fruit proposition in any county west of the Cascade Range of Mountains, on this Coast.

The river bottom land, of about 800 acres, is a rich, sandy loam, especially adapted to the raising of vegetables of every description, including especially potatoes and root crops, while its value and adaptability to fruitraising is evidenced by the orchard now bearing upon the place, and that on the adjoining lands.

I have known this land intimately, every acre of it, from my boyhood, having been raised in the immediate neighborhood of the place, and speak advisedly when I say that I regard the bottom lands cheap at \$150.00 an acre, for either an orchard or small fruits, or vegetables.

When you decide to place this land upon the market, I shall be glad to have your plat of survey shown me, that I may choose a tract of some twenty acres or more of the land at the above price, and I am also asked to select some additional tracts for some of my friends.

I am aware that this is rather a strong statement in reference to the value of this land being ahead of the Rogue River Valley for fruits, but I have known that country well and was for ten years a resident of that Valley; I have handled farm lands all my life, in one way or another, and believe that I know what I am doing when I say that Douglas County is the best adapted to fruits of any county in Western Oregon, and this tract is one of her very best.

If I can serve you at any time, please command me.
Very truly,
J. H. BOOTH, Cashier.

Ideal climate, mild Winters, Summers never too warm to be comfortable; aptly termed the Italy of America.

The Umpqua Valley is the center of the greatest Fruit Belt in Oregon.

This is an income investment, as sure as a Government bond

We are not offering immunity from work, but eight months' work annually will bring you an income equal to your desire to spend the other four months as you wish.

Act today, do something; it is the secret of success.

Our automobile meets you at Roseburg, and we will show you that our statements are based on facts and not fiction.

Go down to this country with us and meet the men who are making from \$5000 to \$10,000 a year on small tracts.

Ten acres will produce an income better than any \$5000 salary.

Splendid hard-surface roads in all directions from the tract.

The earliest fruit belt in Oregon.

We need intelligent work—you can buy a farm with it.

This wonderful valley ships the finest Pears in the world.

Where the soil is rich enough, and sufficiently deep for inter-tree development, making your income begin at once, is not a bad place to live.

Every acre ready to plant. No trees, no stumps, no brush, and overflow water never reaches a foot of this land.

A fruit tract here means a home, an income, and the best life-insurance policy on earth.

Fruitgrowing is classed as a profession in Oregon.

The small fruits and vegetables raised the first two years will pay a profit equal to the cost of the land, and setting it to orchard.

Harding & Engen

Fruit Land Specialists

204 Rothchild Building
Fourth and Washington

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