

# A HOME AND INCOME FOR YOU

Ten acres of this rich bottom land means \$5000 a year income

The most liberal offer ever made on high-class fruit lands

## Would You Like a Home and Life Income of \$5000 a Year?

We offer every man the opportunity to secure a home and a tract of fruit land in the famous Umpqua Valley of Southern Oregon on the most liberal terms ever heard of—and then we will develop the tract for you with our own money and make the land pay for itself by returning to you one-half the net profits resulting from the growth of small fruits and vegetables between the trees. Live on the land if you will, but if you are not prepared to just now we will care for it and make it yield you a profit each year

Aptly Termed "The Land of Opportunity"

The Earliest Fruit Belt in Oregon

**Do You Fully Grasp Our Offer? We Sell You the Land on Easy Monthly Payments and Then Make the Land Take Care of Them**

Situated on the beautiful Umpqua River just north of Roseburg and every acre cleared ready to plant to trees. Soil of deep sedimentary deposit, adapted to growing apples, pears, peaches, walnuts, almonds, cherries, prunes and all small fruits and vegetables—and not only equal to any grown in the state, but ready for market three weeks earlier than from any other point.

**Every Foot of Every Tract Is Equal to the Best Fruit Soil in Oregon, and Superior to the Most of It**

Delightful climate, fine schools and churches, splendid neighbors, hard-surface roads leading in all directions from the tract. A Fruitgrowers Association at Roseburg solves the market problem for you and means a big saving for growers

**If you can suggest anything more liberal than our offer we want to hear of it**

Come to our office and let us explain our plan in detail—you will be interested. Price \$150 per acre. Terms \$150 cash, balance on easy monthly payments. Development between the trees will take care of the installments after next Spring. This land will double in value in 12 months

### OUR DEVELOPMENT 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!

### ROSEBURG COMMERCIAL CLUB

J. D. ZURCHER, Manager

ROSEBURG, Oregon, June 13, 1908.

Messrs. Harding & Engen.

Gentlemen: Referring to your letter of recent date relative to the Alley farm, located near Roseburg, I beg to advise you that I have visited the place a number of times, and also have consulted a number of people in this city, and from my own observations and from what people tell me, I am a little undecided as to whether it holds first or second place in rank as to being the best farm in Douglas County. However, there is about 800 acres of river-bottom land, which cannot be excelled, I care not where you go.

Ever since I came to this country I have wished that some one would buy this place and put it on the market in small tracts, and I assure you that when you informed me that you had closed the deal for the place I was more than pleased.

If you want to refer anyone to me regarding this tract of land you may do so, and I assure you that anything I can do in the way of telling them the truth about it I will gladly do, and it will take no "boosting," either, as the place will speak for itself.

When you place this land on the market I wish to purchase a 10-acre tract, and if I can raise the money I want a 20-acre tract.

You may show this letter to anyone you wish, as I would certainly like to see 500 people residing on that farm inside of six or eight months, and it will support them, too.

With kindest personal regards, I beg to remain, very sincerely,  
J. D. ZURCHER, Manager.

This land planted to potatoes alone will yield a crop sufficient to make your payments and put money in your pocket each year. WE CAN PROVE IT.

Are you going to wait until every acre of Oregon Fruit Land is under cultivation and then pay five times the present price?

# HARDING & ENGEN

Telephone Main 5465  
Portland, Or.

Fruit Land Specialists  
204 Rothchild Building, Fourth and Washington Sts.

Branch Office  
Roseburg, Oregon