

OREGON ORCHARD-FARMS ASSOCIATION

PORTLAND, OREGON

BULLETIN NO. 1.

The purpose of this Association is to give to the moderate investor the advantages of the large operation, conducted upon business-like principles; to secure the co-operation and assistance of a large number of people throughout the United States on a profit-sharing basis in the development of the rich resources of Oregon.

The large profits from properly conducted orchards are too well known to need explanation here. Reliable data will be furnished upon request.

The only question is "How can the ordinary person invest safely?"

He cannot spend months traveling the country on foot and horseback, investigating conditions of soil, water, climate, transportation and markets.

He cannot employ experts to test the land, to care for the orchard when he is at a distance, on business or pleasure, to plow, plant, spray, prune, cultivate, harvest, sell and ship the crop.

Nor can he ship in carload lots to the New York, London and Oriental markets, establish a world-wide reputation for his own brands and secure a permanent market at top prices for his fancy products, as our Association can.

These are best accomplished through a permanent organization such as ours. The Association must exist permanently. It must be as permanent as the land and the trees themselves. Therein we differ from the ordinary real estate operation. It is not a speculation—not a scheme to sell the land and leave it. It is a development, a long-time proposition. We know the land; what it will do has been proven; we back our faith by living with the land. We are after known results, which have been proven by experience, but requiring ten years for accomplishment. We must protect the investor's interest, for his success is the Association's success.

Lands Selected. After months of investigation we have selected several 1000-acre tracts of the best land in Oregon for walnuts, apples, pears, cherries, peaches and other fruits. Some of it adjoins a large syndicate of successful operators who have had years of experience in cultivating walnuts. They chose that land for

its peculiar adaptability to walnuts. The demand for this land is intense. Its area is limited; there is no more in that locality suitable for the purpose—walnuts and fancy fruit.

We will sub-divide into 5, 10 and 20-acre orchard home tracts, plant to walnuts, apples or other fruit, at buyer's choice, and cultivate under expert orchardists.

Resident purchasers and others have the option of caring for their own land, if preferred.

General farming can be provided for those desiring grain and stockraising, dairying, etc. Some of this is required to provide for the population which the orchards will bring.

Rural communities will be formed on these large tracts. President Roosevelt has appointed a commission of eminent men to study plans for the advancement of such communities and the improvement of their social conditions.

The opportunity for the small investor and the non-resident to buy land under such auspices is rare. The great profits in walnuts, apples and other fruits are only secured by the exercise of the same skill and industry required in any successful business, but no business offers greater rewards under proper conditions.

Value of Fruit Lands in Oregon. The world is just waking up to the value of these lands. It takes ten years to find out. These years have passed. The almost incredible yields have been repeated. But the available acreage is scarce, from the irregular nature of the country. It must be carefully selected. Only portions of it are fit for orchards. Strong syndicates are buying it up. It will never again be bought as cheaply as now.

The Oregon Movement. Great financial powers, railway systems and others are combining their efforts for the development of Oregon as never before. A world movement to Oregon is in effect. Portland has sprung to over 200,000 population and the people are eagerly absorbing the walnut and fruit lands.

Correspondence invited from all persons interested in this subject, orchardists, investors, buyers and sellers of land, and others.

We are about to offer for public sale our first large tract of orchard land, for walnuts, apples or other fruit. We believe it will make money for every person who invests in it.

Write for our proposition.

OREGON ORCHARD-FARMS ASSOCIATION, PORTLAND, OR.

OREGON ORCHARD-FARMS ASSOCIATION

HIGHLAND HILLS ORCHARDS 2000 ACRES IN YAMHILL COUNTY
The English Walnut and Apple County

PRELIMINARY ANNOUNCEMENT

We are about to open for public sale this beautiful tract of walnut and apple land, **HIGHLAND HILLS**, Sheridan, Yamhill County.

Of all the walnut or apple lands yet placed on the market, this is the most striking, from size, adaptability, fertility and scenic beauty.

A freak of Nature has deposited this body of land, every foot of it identical with every other foot in composition, all tillable, many springs of pure drinking water, perfect drainage, the richest, deepest soil ever found, a black loam free and soft, easily workable at all seasons, wet or dry, plowing through the entire Winter.

Twelve hundred feet above sea level, with Mount Hood, Mount Jefferson and Mount Adams all in the same view, these wonderfully formed rolling hills are a scene of everlasting beauty, with many superb building sites overlooking the surrounding country, as though designed by Nature for the purpose.

This singular formation is nearly frost-proof—above the frost line of the valley and lowlands. The Spring frosts disappear earlier and the Fall frosts begin later. At this writing, November 13, 1908, we have potato vines at Highland Hills still green and fresh. All such vegetation was killed in the valleys more than a month ago.

We have several apple orchards now on this land, one planted in 1852, 56 years old, still bearing fine apples. All kinds of fruits and vegetables are now grown to perfection here. We also have alfalfa, clover and all kinds of grain, with ideal pasturage and water for dairying.

We prefer to show the land and let it speak for itself.

Highland Hill is five miles north of Sheridan.

Sheridan is 3½ hours' southwest of Portland on the Southern Pacific Railroad. Fare, \$1.75; round trip, Saturday \$2.35, Sunday \$1.90.

Yamhill County is one of the most fertile in Oregon. In this county, within a few miles of Highland Hills, are the best and largest apple orchard and walnut orchard in the state. This is the center of walnut-planting operations.

Highland Hills has daily mail service. The new city water system will cross our land. Telephone service is available.

Our method of operation has been explained in Bulletin No. 1.

Intending purchasers should file their applications at once.

The buyers of the first 20 10-acre tracts, or 40 5-acre tracts, share in the profit on the whole 1000 acres.

Applications will be considered in the order of filing, one tract to each person.

This offer is only good before the public sale is announced.

Wanted—General Storekeeper, Blacksmith, Carpenters, Dairyman, Doctor, Orchardists, Gardeners, Woodcutters, Small Sawmill, and others.

Correspondence is invited. Information as to our proposition will be promptly furnished.

OREGON ORCHARD-FARMS ASSOCIATION

Charles F. Johnson, General Manager.

Hotel Imperial, Portland, Oregon.

Wanted—
Good Sales Agents.

NEW MILL PLANT PROPOSED

SAWMILL IS ON SITE LEASED FROM SWIFTS.

Progress Made With Building Operations, and Number of Realty Transfers Are Reported.

Among the new enterprises about to be started on the Peninsula is a sawmill of 150,000 feet daily capacity. L. W. David is the owner of the proposed plant, which is to occupy ground leased from the Swift Company for a term of 25 years.

The Council of The Dalles will soon be ready to receive bids for the erection of a Carnegie library in that place, to cost about \$10,000.

Bids are being received for the new depot of the Southern Pacific to be located at East First and East Morrison streets. The structure is to cost about \$18,000. Concrete blocks are to be used in the building.

T. O. Sands has taken out a permit for an apartment house of 15 suites, to be erected on Marshall street between Nineteenth and Twentieth. The estimated cost is placed at \$20,000.

According to an amendment of the building ordinance, brick walls of class B and C buildings may hereafter be of eight-inch thickness instead of 12, as was required in the ordinance as it stood before.

Gray & Son have the contract for finishing the new courthouse at Baker City, exclusive of wiring, plumbing, heating, gas-fitting and elevator. The building already has cost \$60,000, but will reach \$100,000 when finished.

Harriet J. Mansfield has purchased through the agency of E. J. Daly \$25,000 feet on the west side of Fourteenth street, between Washington and Alder, for \$18,500. The former owner was S. J. Crane. There is a two-story frame building on this site. Mr. Daly sold the property to its former owner less than two years ago for \$15,000.

Plans are being prepared by Joseph Jacobberger for a three-story brick to be erected at Eleventh and Yamhill streets for the Northwest Leasehold Company. Old frame houses formerly occupying the 100x100 have been razed.

Steel framework for the double basement story of the Meier & Frank Company's building at Sixth and Alder is rapidly going into position.

Work is progressing on the third and fourth stories of the Y. M. C. A. building. The interior of the Y. W. C. A. building is about finished, and the house will be ready for occupancy as soon as heating facilities are provided.

The annex of the Good Samaritan Hospital is nearing completion, the walls are up, and work is progressing on the interior.

Architect Emil Schacht is making plans for A. D. Anderson's apartment-house that is to be built at King and Davis streets. The building is to be of frame construction, 55x72, and three stories. The estimated cost is placed at \$25,000.

Foundations of the main building of the Union Meat Company's plant on the peninsula are nearly completed. Additional buildings have recently been decided upon, and work will start on them shortly. It is expected that work on

the walls of the main building will be started early next month.

Architects are preparing plans for several cottages and bungalows to be erected at Wibergh Heights, adjoining Rose City Park.

Steel uprights and girders are being placed in the basement story of the Imperial Hotel annex, Seventh and Stark, being erected by the Northwest Bridge Works for T. B. Wilcox.

Walls of the warehouse building at Fifth and Ankeny, being built for E. G. Crawford, of Vancouver, Wash., have reached the second story.

Among the recent building contracts are the following:

William Yohann, for a \$1000 dwelling for W. B. Crane, East Yamhill street, between East Fifty-sixth and East Fifty-seventh streets.

Charles Lord, for a \$1000 dwelling for Mrs. Louisa A. Evans, at Arleta Park.

J. E. Lewis, for a \$2000 flat building, frame, two stories, for E. F. Rowland, East Sixteenth street, between East Stark and East Washington street.

Pinckney Bros., for a \$2500 dwelling for Charles Pinckney, East Twenty-first street, between Thompson and Brazee streets.

J. C. Locke, for a \$1500 dwelling for Mr. Glenn, at Sedwood.

L. Sparks, for a \$1700 dwelling for Mrs. J. Graham, East Twentieth street, between Tibbets and Brooklyn streets.

William Yohann, for a \$2000 dwelling for

W. B. Crane, East Yamhill street, between East Fifty-sixth and East Fifty-seventh streets.

John D. Wilcox reports the sale of a lot at Fourteenth and Flanders streets to John G. Edwards, of Hay Creek, Or., for \$12,500. The sale was consummated on Friday, November 12. Mr. Wilcox says that since election he has made two other important sales, one a half block on East Taylor street, between East Second and East Third, which belonged to the Western Electric Company, of Chicago, the purchasers being local people. The price is not given. The other is a 30-acre tract near Multnomah, on the Oregon Electric Road, transferred from the Title Guarantee & Trust Company to J. P. Graham.

BUILDING FIGURES SHOW GAIN

Reports Indicate Improvement All Over Country.

Building operations took a decided upward turn during the month of October, according to statistics compiled by the American Contractor, Chicago. The Portland report did not figure in the compilation, but from data furnished by Building Inspector Dobson, this city showed a gain over the month of last year of 25

per cent. Fifty cities of the country show an increase of 18 per cent as compared with October, 1907, and 24 show a decrease. The principal gains were made in Chicago, 25 per cent; Portland, 25; Dallas, 22; Denver, 65; Des Moines, 46;

Grand Rapids, 106; Mobile, 24; New York, 69; Philadelphia, 58; Paterson, 51; Scranton, 236, and Salt Lake City, 55.

The Contractor says that it is very likely that favorable building reports will appear from now on, and those who take

advantage of the reasonable prices of material and labor, which now exist, will be getting good interest on their money.

The report of Coast cities shows in comparison with last October: Los Angeles loss, 2 per cent; Seattle loss, 12 per cent; Spokane loss, 3 per cent; Salt Lake gain, 55 per cent; Tacoma loss, 28 per cent.

(The statement below brought forth so many indorsements from those who know from experience, that we reproduce as given last Sunday)

English Walnut Plantings

FROST PROOF

If you anticipate purchasing Walnut Plantings and you are looking around for that purpose, just keep on looking until you find the right thing. When you do find the right thing you will climb the hills; it's in the hills that you will locate if you locate without risk. No man with knowledge of the walnut will advise or indorse the planting of walnuts on valley lands. Thousands (running in the hundreds) of dollars have been absolutely thrown away by locating orchard plantings wrong. If your plantings are subject to frosts, look out! if you are not above the frost line your property will be idle one-third to one-half the time—that's history. Our plantings have an elevation of 700 to 900 feet above the valley. Our walnut plantings are today as green and fresh as they were two months ago, so are tomato and potato vines. Look these things up below the frost line and you will have an illustration from an early Fall frost of where you would be at with the Spring frosts. We are the largest planters in Oregon. We have the only planted tracts for sale in Oregon. We are in the right county (Yamhill) and in the right place in that county. Ninety per cent of all the walnut plantings ever sold in Oregon have been sold by us. We are in the business and we know our business. We sell five-acre tracts on terms of \$100 cash and only \$15 per month; that's the terms for each five-acre tract, including four years' care.

Churchill-Matthews Company

The Largest Owners and Planters in Oregon

110 Second Street

AN OVERHEAD RAILWAY IN PORTLAND

Extending out over the Reedville Prairie look so funny and be so unnecessary that we wouldn't think of suggesting it. It is within our memory that such a line would have seemed a useless construction in the City of Chicago, while now there are four or five elevated lines running out ten miles from the heart of the city in different directions, which lines, as well as the surface lines, are so overburdened with traffic that they have had to be double-tracked and additions and extensions built. We only mention it to call your attention to the rapidity with which a city grows when it is in the condition that Portland now is, and how quickly those places once away out in the country are swallowed up in the city districts, and how the people who bought cheap suburban homes find them becoming valuable pieces of property without any effort on their part, only the fact that they were there on time. The Southern Pacific Railway, running through the Beaverton-Reedville Acreage, with five trains each way daily, is in the near future to be changed to an electric (surface) line with more frequent trains, and this, together with the thousands of dollars we are ourselves spending on improvements on the tract, and the many nice homes already there, will mean a very material increase in values. Call on us for particulars

THE SHAW-FEAR CO.

245½ Stark St.

16 Years Handling Willamette Valley Investments.