

BIG FARMS ARE BROKEN UP

Subdivision of Tracts in All Directions From Portland Marks the Rapid Development of Thousands of Fertile Acres.

ONE of the most significant indications of the trend of the times is the movement in farm lands in the vicinity of Portland. East, west, north and south there is everywhere the indication of unusual activity. Farms where the land has already been cleared are being cut up into tracts comprising a few acres and houses are in process of erection or already built where these smaller farms are located. Rail and plank fences are being replaced with woven wire fencing and improvements are showing in all directions.

Poultry farms, small dairy farms and vegetable and fruit farms are being carved from the larger holdings of years back. By standing on one of the high wooded elevations an idea can be had of the extensive manner in which this change has been brought about. The building of electric lines over various routes, to all parts of the compass, has given the necessary transportation, as well as freight carriage, and the result is that a market is a matter of a few hours, instead of a day or so.

This has made land values rise and set the rural population to subdividing the ancestral farms. And so the old-time farms are rapidly being squared off into smaller tracts, improved with neat houses, barns and outbuildings, terraced with lawns, flanked with orchards and in general made miniature holdings which richly repay their owners for the outlay.

All along the lines of the various electric railways the evidence of this advancement is shown. Houses are everywhere; new lines of fence stretch over the hills and the influx of settlers and groups of land-seekers gradually makes whole districts assume a town-like appearance, whereas a few years ago scattered farm houses stood.

The change in the unsettled portions adjacent to Portland is even more remarkable. Much of this was formerly as wild as wilderness growth and tangle of almost impenetrable forests could make it. Mountain streams dashed past where the timber stood, and the water's edge, and save where forest conflagrations had denuded the hills there were no empty spaces to speak of. But now the wilderness is making its last stand. To steel and fire and indomitable Western grit the circle of timber is narrowing to its final downfall. The swing of the ax and the smoldering heaps of brush and fallen logs shows where torch and blade have done their work, and foot by foot the fields are wrested from the grasp of primeval conditions.

Thousands of cords of wood, piled in regular lengths, show like sentinels among some of the still standing timber. Thousands of fresh-cut trees, splintered or broken in their downfall, mark where the battle for ground is going on. Slowly but none the less surely the bare fields follow where the last stumps have been wrenched out, piled and burned, and the topography of the plow, in wrinkled and russet furrows, tells a story more eloquent than words of the triumph of progress.

Everywhere you will see the universal "sign language" of the promoter. "For acre tracts, inquire here. Acreage for sale. Real estate." "Lots and acres for sale." "This farm plotted for acres, not lots," and other announcements of the encroachments of civilization upon the unimproved countryside. These signs at first seem amusing in their assumption of business activities among acres of blackened stumps and fire-scarred spars reaching gauntly heavenward. But a little scrutiny will reveal the fact that the settling of these places is going on with almost miraculous celerity.

The hills and wooded areas are being won by the ax and the crowbar, driving teams of horses attached to plows and road scrapers, or raising timbers for the frames of houses. The smoke of burning debris may be seen in all directions. On every side acres of tillable

soil are being gathered in, the logs and stumps are being hauled away after being converted into firewood, the cleared spaces are gradually gaining in number until they aggregate wide tracts, and these tracts in turn are being separated into smaller tracts for hundreds of enthusiastic home-buyers. It is the old, old story of addition, subtraction, multiplication and division; the arithmetic of soil-gaining and farm-making.

The names of dozens of Portland's real estate men and firms adorn the sign boards, announcing the acres, lots, tracts and small farms in all directions from the city. Every car that leaves the various stations now carries investigators and buyers to these outlying districts. As the warm, bright days come the crowds increase, and the interest is intensified.

It is a fascinating proposition, this final subjugation of the forces of nature. The scenery among these slopes and hills is beautifully diversified with small streams and distant woodlands, and to the western districts lift the peaks and outlines of the Coast Range, and to the east rise the serrated cones of the Cascade Mountains.

There is fallen timber close at hand, enough to supply the incoming settlers with fuel for the next 30 years. There is a rich, loamy soil, on which anything that grows can be produced. It is ideal territory for the fruitgrower, the poultry farmer, and the market-gardener. It offers the clearest of air, the purest of water and a climate temperately mild and salubrious. It has cheap, speedy, and certain transportation to the big markets, and a demand for all that can be possibly produced for many years to come.

It is these facts that have combined to make a demand for these small tracts so close to the city, and which has caused so active a movement in the way of proving these surrounding valleys and foothill slopes. All around and about Portland the work of clearing the land and putting in the improvements may be seen.

Not less significant of the impetus gained in this direction is the work done already and being planned and executed as fast as can be by the railroad lines leading to the country districts. New stations are being built and named along the electric lines, and carloads of timber are being shipped to townships to make additional changes necessitated by the outlook. New lines are being projected and built, reaching out into unknown locations, feelers which are commercially touching the pulse of the situation. The electric lines are gradually gridironing the country in every way with their rails and everywhere the trolley runs the houses follow.

The entire scope of the nearby improvements means necessarily much to the city itself. It means cheaper vegetables, cheaper milk, fruit, butter, eggs, poultry and various farm products and supplies. It means a suburban, semi-farming district, always to be relied on for produce of this kind, and with the mildness of the climate, a base of supplies not to be found hardly else in the United States.

It is something that Portland has sorely needed, with her importations into the state of butter, eggs and poultry and it will be a source of sure profit to the individuals who get in and secure the choice spots while they are still on the market. There is no particular district which holds any vast advantage over another. There are good locations in many directions. The trend of the most activity just now in the small farming way will of course be found along the line of the electric railways, as these are the natural feeders on which the small farmers will have to rely for transportation.

A trip on any of the lines leading out of Portland will well repay even the most idly curious. The views along nearly every line present pictures of exquisite beauty, mountain, forest and stream and the spectacle of industrial activity is a kaleidoscope of shimmering constant movement and color. Already the robins are flying across the fresh-turned furrows; already the frogs are repeating their ancient chorus of "ker-ek, ek, ek, ek, koak, koak," and the spirit of Spring, "Spring, with that nameless pathos in the air," is hanging above the fertile valleys and foothills, where Portland's future storehouses are rising.

ORCHARD LAND IS IN DEMAND

People From All Sections of United States Are Investing in Hood River Property, Which Pays Large Revenues.

HOOD RIVER, Or., March 12.—(Special.)—With the arrival of every train, Eastern buyers and home-seekers are coming into this valley by the score, and the activity in real estate in general is most marked for this season of the year. When it is considered that there has been absolutely no exploitation of this valley through land and orchard companies for purposes of speculation and that up to the present season the publicity given the district has been almost entirely through its products, the widespread interest in this famous fruit section is marvelous. Well-known horticulturists from all parts of the country, capitalists from the city and farmers from every state in the Union are investigating climatic and soil conditions here, selecting homes and trying to solve the problem of Hood River's perfect fruit and the way it is handled.

Systematic organization is the key-note to Hood River's success, and this fact was instantly brought to the attention of Sunday, who recently visited this valley and obtained several very desirable options on high-class properties. His visit was a brief one, but he grasped the situation with his usual keen conception, and has freely given his opinion that Hood River is the superior of any other fruit district he has ever visited. Mr. Sunday's brother, Edward Sunday, is expected here in a few weeks, and he will determine on one of the properties upon which the evangelist holds options. This is understood to be 80 acres of young trees on the west bench of the river, 2½ miles south of town, but a definite statement has not been given out as yet.

Land values in Hood River are based on production entirely, and there has never been anything like the speculative boom that has characterized the apple orchard. The highest price ever paid for bearing orchard is \$1000 an acre, and it is estimated that this particular investment will net anywhere from 25 to 50 per cent on the capital invested. Net profits will run anywhere from \$300 to \$500 an acre, the amount depending on the soil and orchard conditions, the variety of trees, and the man who works it. There are many instances where small tracts have netted the growers \$150, \$200 and even \$300 an acre, but these are the exception rather than the rule. Crop prospects have never been finer than they are this year, and with a large acreage of young trees coming into bearing Hood River hopes to be able to go further in supplying the demand than has been possible before.

From the total of bearing acreage in the valley last year, which is estimated at 750 acres, there were approximately 300 cars shipped from here, and 56 per cent of these were handled by the Apple Growers' Union—one of the finest organizations of its kind in the country. It has a membership of 300 fruitgrowers, and the high standard it has set for

both pack and quality of fruit handled has made Hood River a familiar name in every portion of the globe. There were 3000 acres planted to fruit when the last census was taken, but considerable was and at present clearing is going on at a rapid rate in every portion of the county. There is a population at present of 10,000, with 2215 in the city of Hood River. Bank deposits have sprung from \$30,000 to \$300,000 in less than six years, and every line of commercial progress is marked by the same steady and pronounced advance.

One of Hood River's latest acquisitions is a handsome cold storage plant which the Apple Union is just completing, with a capacity of 100,000 or more barrels. It is three stories high and occupies a space of 4000 feet. The same union also has two storage warehouses, one of which is located in the Pine Grove district, and is 150 feet long, the other at the O. R. & N. depot. Ground has already been secured to increase all of these buildings next year, as it is evident that the fruit in this valley will outgrow the present quarters in a short time.

While the Apple Growers' Union holds the paramount attention of the public at the moment, the Berry Growers' Union, with its 150 members, is quite as important a factor to the growers of strawberries, a crop in which this valley excels. There are three well-organized Granges in the valley, at which the fruitgrowers gather and discuss general methods of cultivation; a business men's club of 80 members; a Knights of Pythias commandery of large membership, and all of these centers in the main organization of the Hood River Commercial Club. In addition to these, this is the only fruit section in the country that can boast of a University Club, having a membership of 81 fruitgrowers. This latter is one of the class of people who are engaged in horticulture here.

The Commercial Club will soon issue some extraordinarily handsome booklets, which will set forth the actual facts about Hood River and the fruit industry in a most convincing manner. Some of these will be distributed throughout the country, giving Oregon the kind of publicity which is so desired. This issue of booklets is costing \$100, and the Business Men's Club raised \$4000 of this fund in one hour. Hotel accommodations are being increased, as the present ones are not sufficient to supply the demands of visitors. Charles Hall and Ernest C. Smith have just purchased the Washington Hotel, and will more than double its present capacity. It is reported that a third hotel will be erected in the near future, while two handsome buff brick business blocks and office buildings are just being completed. The creation of Hood River County has given a wonderful impetus to business in this city, and without any of the Apple and much-dreaded boom, progress and commercial activity are everywhere in evidence from the Columbia River to the snows of Mount Hood.

THE ROOSEVELT IDEA

Next Sunday, in the columns of this newspaper, we will announce the formal opening of the magnificent Yamhill County land, to be known henceforward as COVE ORCHARD, which has been platted and planned to follow as nearly as his ideas can be ascertained the Roosevelt ideal community, as worked out by ex-President Roosevelt, assisted by the Country Life Commission and the Reclamation Department. During the coming week those who are interested in small acreage upon easy terms for fruit culture, dairy ranching or truck gardening may secure details, prices and a handsomely illustrated folder of this property by applying to the undersigned

CHAPIN & HERLOW

332 CHAMBER OF COMMERCE PORTLAND, OR.

The Shaw-Fear Company

245½ STARK STREET

The largest tract of riverfront now available; 40 to 160 acres, to principals only.

100x200, 10th to 11th sts., on Flanders	\$64,000
100x100, near east end Madison-st. bridge	8,000
100x100, end Waverly-Richmond line	1,200
90x100, Waverly Addition	1,300
8-room modern house, two lots, northeast	4,800
6-room modern house, So. Portland	3,200
7-room modern house, northeast	2,800
3-room house, lot 60x454, 50 fruit trees, Mt. Scott	1,500
4-room house, new, lot 50 by 100	800
50x100, in Broadway Addition	750
½-acre homesites, 40 minutes' ride from Washington street	150
7½ acres on Mt. Scott carline, at \$750 per acre	5,625
14½ acres, improved, 7 mi. southwest of city, \$600 per acre	8,550

LIST YOUR PROPERTY WITH US

ACREAGE

15 Acres close to city, growing locality. On West Side.

\$500 PER ACRE

10 acres on West Side division of S. P. R. R., within 3 miles of Courthouse. Part cleared, small house and barn.

\$400 PER ACRE

6½ acres on Council Crest, 10 minutes walk of car. All cleared. Soon be platted property.

\$5200

TERMS

2½ acres on Council Crest, faces country road. All cleared.

\$2200

TERMS

A Good Investment

\$8500 Buys a corner business lot, 50x100, 2 blocks from Steel bridge, on Larrabee st. 2 buildings and fair income. This is a snap. Let me tell you about it.

E. J. GEISER

M 1189 226 Stark St. A 3814 221½ Morrison St. Phone Main 5256

ACREAGE

20 ACRES—All in cultivation, house and barn, 10 acres in strawberries, 4 acres in cherries; within 3 miles of center of city; fine tract for plating. Price \$1500 per acre; easy terms.

6 ACRES—All in cultivation, lies beautifully, on corner of two 60-foot streets; 1 acre in raspberries, within 3½ miles from center of city. Price \$1000 per acre; ¼ cash.

2 ACRES—Very choice land, all in raspberries, on 60-ft. street, within 3½ miles from center of city. Price \$900 per acre; ¼ cash.

2 ACRES—Very choice land, lies high and slightly, all in Magoon strawberries; lies on 60-ft. street; 50 feet; can make living on this tract. Price \$800 per acre; ¼ cash.

4 ½ ACRES—Near Lents in high state of cultivation; the best of soil, near carline, running water; just the place for small fruit or chicken ranch; price \$500 per acre.

35 ACRES—At Beaverton; 8-room house, large barn and outbuildings; 30 acres in cultivation, 4 in good bearing orchard, 10 young apple orchard, 4 years old, of best variety. The land lies perfect, sidewalk to city; within ½ mile of electric car or S. P. train. Price \$14,000; terms. This is a snap.

120 ACRES—In valley; good house and barn, 80 acres in high state of cultivation; all fenced, running water and spring; good orchard and nice walnut grove; 3 horses, 2 wagons, 2 plows, harrows, drill, cow, 45 goats and all implements. Price \$7000—terms. Might take some property in exchange.

200-ACRE farm, within 20 miles of Portland; 60 acres in cultivation, good house and barn, running water, good orchard; 16 cows, 3 horses, 14 sheep, 2 sows, chickens and all machinery and farming tools. Price \$10,000; will take part city property.

Jordan & Garbade

232½ Washington Street.

A Good Investment

\$8500 Buys a corner business lot, 50x100, 2 blocks from Steel bridge, on Larrabee st. 2 buildings and fair income. This is a snap. Let me tell you about it.

E. J. GEISER

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Homeseekers See Us Before You Buy

We can sell you A CITY HOME OR SUBURBAN HOME from \$800 to \$10,000. CASH OR TERMS WE HAVE SOME

Bargains in Farm Lands

HIGHLY IMPROVED NEAR PORTLAND ALSO

Unimproved Land Near R. R. and River AS LOW AS \$12.50 PER ACRE

IF YOU WANT AN ACREAGE HOME JUST SEE US THAT'S ALL

OREGON HOMES CO. 221½ Morrison Street. Room 8, Second Floor.

INVESTMENTS \$10,000

A fine piece of business property, rented for \$100 per month; guaranteed lease.

\$11,500

58x100, 8-room house, 12th st., near Main; fine for flats or apartments.

\$12,500

20-room hotel, leased for 9 years, at \$100 per month.

\$13,500

Lot 60x100, two houses, rented for \$65 per month; 5th st., near Clay.

\$16,500

Six new flats, just built, paying over 11 per cent; close in East Side.

\$20,000

Fine 2-story brick, right down town, leased for 4 years.

\$28,500

Four-story brick, 35x100, leased for \$220 per month.

J. W. GRUSSI 265 Washington, near 3d. Room 7.

Fine "Greenway" Site 100x117 Surely a good buy at \$1750. CHAPIN & HERLOW, 332 Chamber of Commerce.

FOR SALE BY LOUIS SALOMON & CO.

233 Stark St., Near Second.

\$8000—Thurman St., near 24th, 50 by 100, with 2 6-room houses; easy terms.

\$6500—Thurman St., 75x100, with 7-room house; fine prospective property.

\$3750—Vaughn St., near 24th, new modern 6-room house.

EAST SIDE \$10,000—Improved corner, three blocks from Steel Bridge; income \$102.

\$5500—Union Ave., near Russell, corner with good 7-room house.

\$4500—East 12th, near Morrison, corner with 8-room house.

DESIRABLE BUILDING SITES \$4500—Corner, E. 14th and Hancock; very easy terms.

\$2500—Piedmont, one block from Killingsworth ave., 100x100.

CHOICE LOTS Witten Heights

Closest to city of any addition on East Side, now on the market, at reasonable prices.

50x100-FOOT LOTS An ideal homesite, graded streets, near proposed park, at end of Hawthorne carline.

LOTS \$300 AND UP

J. E. RAND 220 Sweetland Building.

KEEP THE LIST

Park-st. corner, close.....\$21,000 Sixth-st. corner, close.....\$12,500 Sixth-st. corner, close.....\$12,500 17th, near Davis st., 2 houses.....\$28,000 Nob Hill flats, Everett st.....\$12,500 Nob Hill Apt. site, choice.....\$4500 Nob Hill tract, corner, select.....\$4750 Johnson st., 50x100, only.....\$4850 Belmont-st. corner, 2 lots.....\$65250

Income, inside lot, \$45 month. Several Choice Blocks of Lots.

Walling & Goodwin 243 Stark Street.

Business Corner

SECOND STREET. Leased for Good Rental. \$9000 Cash; Balance at 6 Per Cent. Portland Success Realty Co. (Inc.), 513 Board of Trade Bldg.

INVESTMENTS

INCOME PROPERTY

\$42,500

FRONT STREET, near Washington, full size lot, 2-story brick building; 8 per cent net income.

\$36,000

EAST SIDE, choice location, near Williams avenue and Russell street, full ¼ block, 3-story modern building; 8 per cent net income.

\$32,500

FOURTH ST., south of and within 5 blocks of Morrison street; full size corner lot; 7 per cent net income; improvements alone worth \$12,000.

\$26,000

MODERN APARTMENT HOUSE—11th st., within 10 blocks of Post-office; choice location, east front; income more than nets 10 per cent.

\$20,000

FRONT ST., lot 25x100 ft., choice location; brick improvements, paying 7 per cent net.

\$9000

NORTH PORTLAND—Full quarter block, 5 6-room cottages; always rented and paying 9 per cent net income.

Hotel or Apartment Sites

\$60,000

SIXTH ST., south of and within 7 blocks of Hotel Portland, full ¼ block, 200 feet frontage on 6th st.

\$30,000

SIXTH ST., full quarter block, within 7 blocks of Morrison st.

\$20,000

TWENTY-THIRD ST., full quarter block, near Washington, with east and north front.

\$16,500

WASHINGTON ST., full size lot—ideal site for flats or apartments.

\$9500

TRINITY PLACE, near Washington, full size lot, east front; cement walks and hard-surface street.

NORTH PORTLAND WAREHOUSE DISTRICT

Fifteenth Street

\$60,000

Full half block, 200 feet trackage, some income.

\$50,000

Full half block, 100 feet trackage, some income.

\$33,000

Full quarter block, 100 feet trackage, some income.

\$30,000

Full quarter block, 100 feet trackage.

\$27,500

Full quarter block, 100 feet trackage.

\$25,000

GLISAN ST., east of Tenth, full ¼ block.

\$25,000

THIRTEENTH ST., north of Glisan, 75 feet frontage.

\$15,000

YORKE ST., full quarter block, 100 feet trackage.

\$11,000

TWENTIETH ST., near Thurman, full quarter block.

JAMES J. FLYNN 512 Chamber of Commerce.

HOOD RIVER APPLE LAND

We have listed with us for immediate sale 30 acres of fine fruit land in the famous Hood River Valley.

\$110 Per Acre

Adjoining land selling for \$150 and \$200 per acre. This must be sold at once, hence the very low price.

F. M. Crawford & Co.

420 Sweetland Building.

BUNGALOW \$1400

EASY TERMS. All modern conveniences, cozy, new bungalow, rustic style, 4 rooms and bath, basement, electricity, toilet, sink, etc. near Alaworth avenue. Lot 44x100, beautiful view. You will have to hurry if you want it.

JAMES C. LOGAN 22½ Washington St., Room 415.