

MAIN OBJECT, TO DEVELOP OREGON

Profit Secondary Consideration in Marion County Irrigation Project.

MODEL FOR OTHER PLANS

High Class of Settlers Will Be Attracted. Improvements to Be Uniform and Substantial, and Farms Will Be Prosperous.

Development of Oregon, rather than profit, is the prime object of the coteries of Portland men who have subscribed the capital stock of the Willamette Valley Irrigated Land Company, which last week purchased 4000 acres of Marion County land and will establish on it this year the first extensive irrigation enterprise in the Willamette Valley.

"Many of these men have seen Portland grow from a small place to a great city," said E. L. Thompson yesterday, "and they see that Portland's advancement depends on the prosperity of the state at large. They are intensely interested in this project—not only in the money-making side. They are concerned in doing a new thing in a big way, and in starting a movement that bids fair to grow into something of almost importance to the whole state.

"Some of the stockholders are personally interested from a utilitarian or scientific standpoint. Among these are high officers in the United States Reclamation Service, prominent railroad officials and big men in almost every branch of activity. Dr. E. A. Pierce is one. He has given especial study and thought to soils and is an authority on their drainage.

"Every condition in managing these lands is to be framed so as to encourage early settlement by a desirable class of people. If we should sell the lands at too high a price we would defeat our own ends, because our purpose also is to be of service to the state. In using the personal pronoun, plural, I refer to all the investors in the enterprise."

Stockholders Number 22.

Mr. Thompson gave the entire list of stockholders as follows: Theodore B. Wilcox, Hartman & Thompson, B. S. Josselyn, F. L. Fuller, John H. Hartog, Tom Richardson, W. B. Ayer, A. L. Mills, E. A. Pierce, E. G. Hopson, C. S. Jackson, John F. Stevens, D. C. Henny, W. W. Cotton, J. M. O'Brien, H. B. Miller, John S. Beall, C. C. Craig, Alex. Nibley, James Gaunt, M. M. Tuttle, W. P. Olds and A. B. Slauson.

It is a fact not generally known, but perfectly understood by the experts of the United States Department of Agriculture, that there is less precipitation in the Willamette Valley in the summer months than in the average arid state. This condition led to a series of experiments in the Willamette Valley conducted under the auspices of the department several years ago by Professor A. P. Stover of the Oregon Agricultural College. Professor Stover prepared a report on the results which were published in the form of a bulletin of the department. It was found that irrigation invariably increased production of crops by a large percentage which ranged from 71 per cent in the case of green fodder (corn) to 15 and 100 per cent for beans and 100 per cent for onions and 150 per cent for potatoes.

Irrigation Increases Hops.

The experiment with hops was conducted in a yard owned by Oswald West, present Governor of Oregon, situated in the Willamette River three miles south of Corvallis. In reporting the experiment, Mr. West said:

The tract irrigated was a hopyard containing about 25 acres. In 1906 the yard produced without irrigation about 300 pounds of hops. Work on the irrigation was begun in a few days, starting at West Stayton, which is to be the first unit in the project. The Southern Pacific will probably build a spur to the tract, representing the railroad having already made a preliminary survey, and approved a site for a new passenger station.

Several new wagon roads are being planned, the main one to run east and west, to be eventually continued on easterly to the county road, thus shortening the distance between Stayton and towns to the west nearly a mile. Every tract will have county road frontage.

Several thousand letters containing pictures of the lands and description of the project are being sent to Eastern farmers who have asked for information about Oregon with the idea of moving to this state.

Plans have been prepared for attractive bungalows and buyers will be obliged to agree to a restriction requiring that dwellings of a desirable type be erected.

As soon as the West Stayton unit has been completed the work will be pushed westerly to the Southern Pacific line, thence north to Turner and afterward south to Marion.

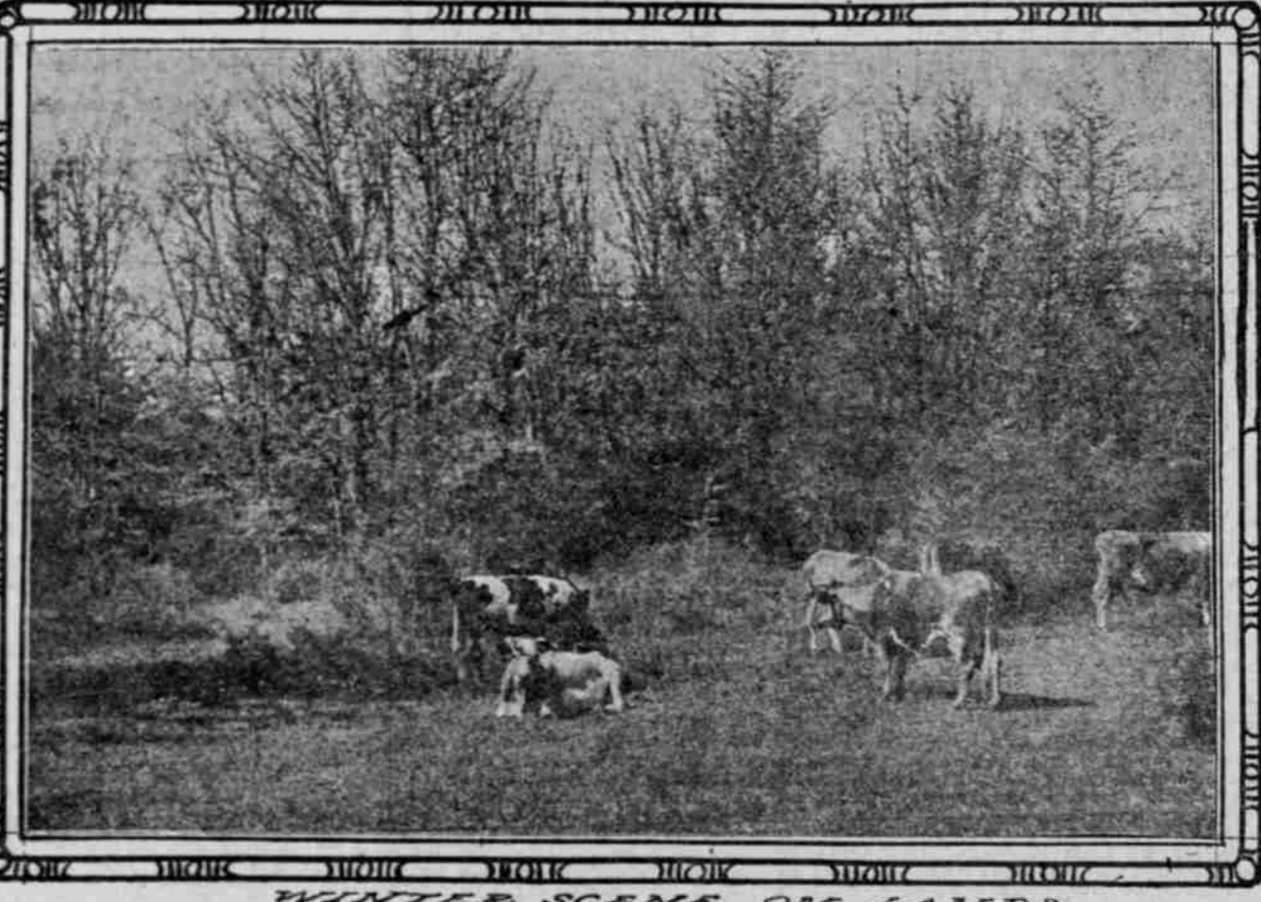
SCENES ON MARION COUNTY LANDS TO BE IRRIGATED FROM SANTIAM RIVER.



YOUNG FRUIT ORCHARD, WITH BERRIES OF PLANTED BETWEEN ROWS.



TYPICAL PIECE OF LAND SHOWING LOOSE CHARACTER OF SOIL.



WINTER SCENE ON LANDS.

view of the managers of the syndicate, the plan will work out best in the end. The land will be fenced with woven wire on white painted posts. Work on this will be begun in a few days, starting at West Stayton, which is to be the first unit in the project. The Southern Pacific will probably build a spur to the tract, representing the railroad having already made a preliminary survey, and approved a site for a new passenger station.

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and kept intact for almost half a century. Among other farms purchased were those of S. F. Northcutt, J. A. Shanker, H. C. Whitsett, H. R. Crawford, C. B. Little, A. Kenworthy, James Kalavan, L. K. Andrews, John Carter, Tom J. Edwards, George Moore, Ben Robertson and E. W. Kirkpatrick.

NEW FIRM ORGANIZED

J. W. COOK AND F. E. TAYLOR FORM REALTY PARTNERSHIP.

Well-Known Dealers Will Specialize in Acreage Propositions and Do General Business.

Considerable interest was manifested last week in the formation of a partnership between J. W. Cook and F. E. Taylor, under the name of the Cook-Taylor Company, to do a general realty business. Both have been active in Portland real estate circles, and have figured in a number of important enterprises. They have acquired a suite of offices on the fourth floor of the Lewis building.

North Plains Shows Activity. Considerable activity is shown at North Plains, and the town is expected to grow fast this year. Two new enterprises were assured last week, a planing mill and a tinshop. The foundation for the building which the tinshop is to occupy is nearly completed, and work on the superstructure will be begun early this week. Completion of the United Railways line, which is now operating daily trains, has caused quite a movement in realty, and sales are being made almost daily. The railway company is building a spur into the property of the North Plains Tile Shale & Brick Company so the heavy brick-making machinery may be installed. A force of men is working on the water system and it will soon be finished.

Brazil will soon have 26 wireless stations along its coast, all put up by an American company.

REPORTS OF SALE ARE CONFLICTING

Various Interests After Inman-Poulsen River Property, Is Asserted.

HILL LINES MAY PURCHASE

Persistent Rumors That Negotiations for Transfer of Land Are in Progress Prevail Despite Repeated Denials.

Negotiations for the transfer of the Inman-Poulsen property fronting on the east bank of the river have been reported in progress innumerable times in the past few months, and each time they have been connected with one or another of the railroad enterprises now operating out of Portland or seeking an entrance into the city, yet each time the intended sale of the ground has been denied by the owners and their agents.

But the recent speculation growing out of the proposed sale is so persistent and comes from such reliable sources that both real estate men and railroad officials refuse longer to accept denial, insisting, rather, that the transfer will become a matter of record within the next few weeks.

Since the alleged negotiations have started the purchasers have been variously reported as officials of the Milwaukee Road, of the Hill lines, of the Harriman system, of the Mount Hood Electric and of the Portland Railway, Light & Power Company.

Conflicting Reports Arise. Two conflicting reports have risen in connection with the most recent conference said to have been held by the owners and the probable purchasers, one of these showing the Hill lines to be the parties backing the deal, while the other presents the Mount Hood road as the new owner.

Plenty of reason is attached to the desire of the Mount Hood interests to gain possession. The property would be large enough to accommodate their yards and terminal houses, and is said to be the ideal place for the location of such improvements. However, local officials of the Mount Hood lines deny that they have ambitions to acquire the site.

Just why the Hill people should want it is not evident from the geographical position of that system's other property in the city, but plenty of excuse for their acquisition of the ground lies in the fact that such a move might block the Milwaukee's desire to secure frontage on the river and a possible terminal site on the East Side.

Price Reported Good. Reports yesterday were that the Hills had agreed to pay a handsome price for the Inman-Poulsen mills and acreage, intimating that the buildings would be improved to suit their needs. This story found no foundation among local Hill officials.

Whatever the Portland Railway, Light & Power Company has been brought into the case, it has been as sort of an agent between the present holders and the Milwaukee people, who it is known, have been planning to establish local terminals on the East Side, probably erecting a freight and passenger depot across the river.

The Harriman lines would find ample use for the ground, although the need for it as additional yard and terminal property is not urgent. Yet many a strategic point would be gained by acquiring the property. The plans of the Milwaukee is one of these.

Every time the sale of the ground has been reported, the railroad company has been mentioned as the purchaser. The final transfer, it is predicted, will take place before the advent of Spring.

RECORD YEAR IS AHEAD

EAST SIDE TO WITNESS ITS GREATEST GROWTH.

Business Men Agree That Present Year Is to Excel All Others in Line of Progress.

That the present year will witness the greatest growth in the history of the East Side in buildings and street pavements is the judgment of experienced men who have given the matter thought. They judge from the present outlook and the trend in the real estate field.

This will be the greatest year in the history of the East Side," said Edward Welter, of Mall & Von Borstel, "judging from the investments already made in the tract. There is a great demand for inside property on and near Grand and Union avenues by men who want to erect buildings. Some people seem to think that the prices are high, but they are not and now is the time to make investments in East Side property, especially business locations.

blessing to the East Side and would be a big success." John F. Cordray and other theater managers have been ready for several years to take hold of a theater when a suitable building has been erected. Mr. Cordray was with the first movement started two years ago, when the Hawthorne estate agreed to give the free lease of a quarter block for 20 years. The club has an active committee at work and hope is expressed that a theater building will be built in East Portland in 1911. The innumerable picture houses that have been built in nearly all the communities on the East Side all do good business.

After Freight Depot. An effort will be made to secure a freight depot for Central East Portland to take care of the growing wholesale business in the warehouse district. On this matter Mr. Atchley said:

"I will say that the two most important things before this club, matters which the new officers must needs keep in mind are the securing of public docks in Central East Portland and the erection of a suitable freight depot which the O-W. R. & N. Company should already dutifully and gladly have built, and without asking for 20 years. The club has an active committee at work and hope is expressed that a theater building will be built in East Portland in 1911. The innumerable picture houses that have been built in nearly all the communities on the East Side all do good business.

"While the East Side business district is comparatively new, especially in its modern sense, yet the membership of this club is over 100 strong, its membership represents millions of invested capital, occupying an economic position, and doing millions of dollars of business annually. When we shall have acquired convenient public docks on the East Side, and when we shall have secured other railroads, roads sufficiently progressive to build for us a suitable freight depot without imposing upon us impossible terms, then, gentlemen, you are going to see an era of business development that will require little time to put Grand avenue in the sky-scraping class."

East Side Lot Sold. John M. Payne & Co. sold for Miss Kate Beckler a lot on East Twentieth near Karl street to John P. Feldman, who recently came from Minnesota. Mr. Feldman has started to build a house on the property purchased.

Teachers to Be Examined. GRANTS PASS, Or., Jan. 28.—(Special.)—The local examination for Josephine County school teachers will be held February 8 to 11 in this city. The examination will be for both state and county papers. There will be a number of teachers present who desire to raise their examination grades to state papers. A number of persons who have never taught will also make application for third grades. The schools of this county are on good working basis.

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We want you to learn in person that correct lighting fixtures and glassware to harmonize with your interior decorations cost no more than some unsuitable article clashing with the surroundings.

M. J. WALSH CO.

311 STARK ST., NEAR SIXTH

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Will be healthier and happier if you raise them out in the pure air of Folkenberg than in the crowded city. Take the United Railways Electric car today and go out to investigate. Mr. Businessman or Workman, you owe it to your family to look up

Folkenberg

THIS HOUSE FREE! IT MAY BE YOURS! Lots in Folkenberg are selling at \$50 to \$175 now; \$5 down and \$1 a week. Acres are selling at \$200 to \$450, and you can pay \$25 down and \$10 a month. For a few days we offer 15 per cent off these prices and 10 per cent on all anticipated payments. You'll never have a chance to buy so low again in Folkenberg.

A House and 4 Lots Free to Some One. Special cars leave for Folkenberg today at 9:15 and 11:15 A. M. and 2:15 and 3:15 P. M. Only a short ride from Portland, station right in center of tract. Take car at Third and Stark streets.

J. W. Hefferlin Realty Co.

203 Corbett Bldg. Phone A 4684 or Marshall 2899

INSTANTANEOUS HOLLOW WIRE LAMPS

From 10 to 1000 candle-power, always ready for use, by pulling the chain. ADAPTED TO ANY HOLLOW-WIRE SYSTEM. A plant for lighting your home or business-house consists of a reservoir or storage tank three-quarters full of ordinary gas, the remaining space being for air pressure, which is put in by means of an air pump. By the agency of that pressure the gasoline is forced from the tank (when the valve is opened) through a small brass tube to the lamps.

H. W. MANNING LIGHTING AND SUPPLY CO.

228 Washington St. Bet. 1st and 2d.

FOR SALE

For private clients we offer the following bargains. Act quickly, as such good things won't last long. We are not real estate agents, so no commission is added. Cash or terms if desired. A house and lot in St. Johns, near carline. A house and lot in swell district on Broadway. A farm on Oregon Electric, near Beaverton Station, on land partly cleared, with buildings, stock and implements. Prefer to sell 20 or 25 acres out of it in 6 and 10-acre tracts. A farm one mile from station on Salem Electric, about 30 miles from Portland, all cleared and in crop. Four lots in Wheatland Addition to East Portland. Call and investigate and you will find the prices right.

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