

REAL TILERS DO BEST IN 10 ACRES

Manager Chapman, of Promotion Bureau, Refers to Willamette Valley.

LARGE FARMS PASSING

Dairying, Frustrating, Truck Gardening, Poultry Culture and Stockraising Most Profitable Lines of Work.

Probably the most hopeful tendency in agriculture in the Willamette Valley today, believes Manager Chapman of the promotion committee of the Commercial Club, is the breaking up of the large farm into smaller acreage.

Economic waste, he believes, has marked Willamette Valley farms. He has heard large farms; they were mostly grain growers and some still stick to this crop almost exclusively.

Western Oregon is the place for the small farm. With the passing of the sturdy pioneers and the higher valuations of farm lands, the thousand-acre holding and other farms broken up into small tracts to the immense advantage of the state.

The natural inquiry is being made by those not familiar with Willamette Valley soil as to what can be done with a small acreage. This is the time of the passing of the "land-poor" farmer; extensive agriculture is being replaced by intensive methods.

The best answer to the natural question of the new-comer as to what can be done on a small acreage is to tell him what is being done. Instances of actual crops and the prices received, coming under the notice of Manager Chapman of the Commercial Club, are given. They are interesting and should prove of value to the new-comer.

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Dairymen Make Big Profit.

Following are some of the ordinary returns dairymen are receiving: J. D. Mickle, Forest Grove, Or., last year sold milk worth \$128.90 a cow, realizing a total of \$1160 from his herd of nine cows.

Chas. Bergeson, of Vernonia, Columbia County, shows creamery statements to the amount of \$21,846, this year's work with six cows, or \$3,641 a cow. This is in addition to milk and butter used in his family, and was done without any grain feeding.

Clarence S. Browne, of Astoria, Marion County, sold last year cream amounting to \$182.76 from 15 cows, an average of \$12.18 per cow.

L. E. Warner, of Astoria, Douglas County, sold cream amounting to \$121 from each of his 15 cows last year.

John Hughes, of Oregon City, Clackamas County, last year sold from nine cows \$258.54 worth of cream to a co-operative creamery, the average price of butter fat being 34 cents a pound.

William Palmer, of Marion County, has two cows that netted \$100 each every year, butter fat selling at an average of 32.49c per pound.

James Sykes, of Hill, Or., says his monthly receipts for butter fat between June and November, last year, from six cows, averaged \$319 per cow.

Charles Gracie, of Marion County, received \$484 from the condenser in one year for the milk of nine cows. In October six cows averaged \$17.68 each.

These records are not remarkable, but are typical of what Oregon dairymen are doing. The producer in this state receives an average of 5 cents more for butter fat than the dairymen in the celebrated Elgin, Ill., district.

Truck gardening within reach of the Portland markets offers big inducements to the man with a home, farm, or a little valley soil, much of it black beaver-land, raises capital vegetables. The mild winters make an extremely growing season, and the harder vegetables are frequently left in the field throughout the winter, the gardener harvesting them as needed.

State report of the following returns: S. E. McBe, of Springfield, Lane County, grew 30 tons of carrots to the acre and sold them for \$7.50 per ton.

A. Helms, Salem, conducted a truck garden of 40 acres and his profits averaged \$2500 per year.

J. H. Starnes, of Marion County, had 20 acres of Burbank potatoes last season which turned out 225 bushels to the acre. He considered that a light crop.

bottom land near Springfield, Lane County, grows splendid asparagus, averaging one and one-half inches in diameter and many of the shoots are two inches thick. He conducts a cannery in connection with his 25-acre asparagus patch and this season will turn out 50,000 cans besides large quantities of the vegetable which are shipped green. No finer asparagus can be grown anywhere.

Potatoes Grow Well.

An East Portland man grows potatoes on the back end of a city lot, producing an entire year's supply for his family on a patch about 40x50 feet. The potatoes from one single hill weighed nine pounds.

A. E. Whitaker, of Walton, Or., harvested and sold \$756 pounds of onions from one-third acre besides about 300 pounds of the same for family use, making more than 9000 pounds from the small patch.

Mrs. W. T. Simmons reports the production for her farm of 40 acres near Junction City, of which 25 acres are devoted to garden truck. Her income is from \$3500 to \$4000 per year. She has a desirable business, she has pigs and chickens. At the Lane County fair last year 123 varieties of products were shown from this one farm.

Washington County farms, almost within sight of Portland, last year produced 66,000 pounds of onions on each of five acres. They sold at 2 pounds a pound, giving an income of \$6600.

Poultry Raising Attractive.

Poultry raising is an attractive occupation for the owner of small acreage. A ready market for eggs and poultry at Portland and the favorable climatic conditions throughout the state make this a desirable business to engage in. Probably no other outdoor vocation requires such small capital to start and returns such large profits for the amount invested.

The experiences of growers who have gone at the matter intelligently are encouraging to others who would engage in this business. They have not been invariably successful. It is true, but failures have been the result of inexperience or neglect, for the conditions here are so favorable.

Following are some of the things that have been accomplished by poultry raisers: G. L. Jackson, of Junction City, Lane County, sold between January 1, 1910, and January 1, 1911, 1129 dozen eggs from 80 Leghorn hens, receiving \$315.02.

F. M. Curtis, of Umatilla County, has been in the poultry business for nearly five years, keeping an average of 500 laying hens. They have paid more than \$1 a year net for each hen and all the feed has been bought. In order to make greater profits Mr. Curtis is growing part of his feed. He finds the demand is always ahead of the supply with prices ranging from 20 to 50 cents a dozen. He estimates the cost of production at 10 cents when the feed is bought.

Benjamin M. Keeny, of Lane County, keeps about two dozen breeding hens, selling from them \$120 to \$300 worth of eggs. He also keeps a number of broilers and shows birds at from \$2 to \$10 each, pullets from \$1 to \$5 each and eggs at \$2.50 a setting of 15. Of course in selling fancy poultry some necessary to establish a reputation for stock and eggs.

H. H. Hall, of Albany, got 342 eggs from 15 hens last February. E. N. Keeney, of Smithfield, Polk County, started with 100 Buff Leghorns and at the end of the year he had 120 chickens and \$72.60 worth of stock.

George Hall, of Oakland, Douglas County, started last Spring with 20 turkey hens and two gobblers, the approximate value being \$80. From this flock he raised and sold for the holiday trade 25 birds for which he received \$303.75, and still has a breeding flock left of 55 birds worth \$164.60. The average cost of growing and feeding each bird was 56 cents.

Fruit Most Popular Crop.

Fruit is probably more attractive to the average buyer of small acreage than any other crop. Throughout Western Oregon the small ranch is being brought into first-class orchard property and all kinds of fruits known to the temperate zone are being developed, and some almost incredible records are made for single trees and small tracts. Oregon fruit, when brought to perfection by intelligent care and packed attractively, is a source of big profit.

D. A. White, of Salem, sold 300 pounds of cherries, at 50 a pound, from one tree. A Verrier, Salem, cleared \$700 from two acres of cherries.

Rev. F. N. George, of Salem, sold cherries amounting to \$440 an acre. George R. Sheehy, of Genoa, has a Government good cherry tree that has yielded an average of 500 pounds a year for 20 years.

Royal Anne cherries at \$100 a ton, from 143 trees. Clinton J. Kurtz, of Salem, realized over \$6000 in one year from 25 acres of fruit.

Apple orchards are veritable gold mines, returning as high as \$1000 an acre during favorable seasons. The Willamette Valley yield is below this figure, on an average, however, but big profits are secured by growers.

SMALL TRACTS OFFERED

Property Near Vancouver Divided by Portland Firm.

To meet the demand for small acreage tracts close to Portland and Vancouver, Thompson & Swan, realty operators of this city, have purchased 215 acres just east of Vancouver, near the new electric line and adjoining a new tract into five and ten-acre tracts.

"We have made a careful study of the real estate situation in Portland and vicinity," said Mr. Thompson, "and we have found that there is a strong demand for acreage tracts. One man, recently from the East, said: 'I have a little money to invest in a home, but I want a little place that I can come back to when my working days are over—a place where I can raise a few chickens, and other things, and consequently cut down the high cost of living.'"

"That is a sample of how people are feeling. We are glad to note the disposition of the people in wanting to get a small tract of land close to the city. It will help to make a bigger and better Portland, and that is what we want people who will cultivate the outlying districts. This will have a tendency to not only make Portland larger in area, but will also increase the city's population solidly and in a marked degree."

This firm believes that the building of the country around Vancouver and in Clark County will not only be of great profit to the people there but also to this city.

OREGON GOAL FOR SMALL FARMERS

Competence Can Be Obtained Off Ten Acres, Says Booster Booklet.

CONDITIONS ARE DESCRIBED

Commercial Club Pamphlet Gives Situation in Different Parts of Oregon Necessary to Bring About Success.

How a man can make a living upon ten acres in Oregon is told in a small pamphlet issued by the Portland Chamber of Commerce recently. A "living" as defined by the writer means provision for all the needs of the family—food, supplies, clothing, school supplies for the children, incidentals, etc.

Can 10 acres in Oregon produce a living? That is a question which has been asked by many throughout the country and in Oregon the answer is that it can, easily, but with industry. Primarily the success of any venture depends upon the man. He is the person to bring out the results. He has to know his own land and the prediction goes for naught. No man can expect success without hard and intelligent labor at that.

"The desired result cannot be achieved on any ten acres, of course," says the author of the pamphlet. "The land must be the best—deep, fertile and durable. Climatic conditions must be favorable, with plenty of moisture, a long growing season and freedom from dangerous frosts, floods and storms. Moreover, nearness to a market is essential; enough to insure a dependable market is essential; and transportation facilities for reaching that market quickly and cheaply, equally so. A man who with all of these conditions satisfied, not all methods of agriculture produce the necessary income. Wheat will not do it, even with 50 bushels of wheat and wheat at \$1. Clover and timothy will not do it, even with three or four tons to the acre and hay at \$20 a ton. Cattle or sheep or hogs or even milk cows will not do it, without a large expenditure for extra feed. For these products, larger areas of cheaper land are necessary."

"For suitable lands in Western Oregon there is a wide variety of prices. Excellent land on transportation lines within ten miles of the City of Portland can be bought for \$200 and \$400 an acre. The price decreases with distance and it is perfectly possible to find suitable land for \$75 or even \$50 an acre. In any event, the ten acres should be on a good road leading to a good market. Rural mail delivery and telephone service are almost essential and are generally found throughout the more settled sections. In an irrigated district electricity is commonly available."

"If the ten acres lie in one of the great fruit sections and is a bearing orchard, the problem of a living from ten acres is no problem at all. The Hood River valley of the City of Portland that pay a profit of \$5000 a year. There are ten-acre pear orchards in the Hood River Valley that yield an average of \$1200 a year. There are ten-acre cherry orchards in the Willamette Valley and the Upper Columbia River basin that produce \$2000 a year. And there are ten-acre orchards of peaches and plums and apricots in many sections that yield incomes of \$1000 and \$2000 and \$3000 a year."

"In any event, fruit will form the basis for the development of most ten-acre tracts. But it takes a number of years to bring an orchard to bearing—seven or eight years for apples and pears, five or six for pines and cherries, three or four for peaches and apricots. If the ten-acre man cannot afford to buy a mature orchard and must depend for his living upon the land from the beginning, he must adopt other methods. In many districts it is possible to set his entire tract to trees the first year and still make a living from the ground between the trees."

"Between the rows of trees alfalfa is planted. This is more especially practical in irrigated sections, because alfalfa requires a great deal of moisture, and if there is a shortage of the trees suffer. It is supposed, however, that the water supply is ample, in which event the alfalfa will not injure the trees, but will actually prove of benefit. The active tendency of alfalfa to store up nitrogen in its leaves, and the necessity of which alfalfa land is deficient, will be of great value to the orchard."

"Thus grown, it will yield a small crop the first year, a good crop the second, a full crop the third year. Alfalfa will bear five to six tons to the acre. It is cut three or four times a year, and is worth from \$10 to \$15 in the stack. Cost of production is put at \$2.50 a ton. A profit of \$40 an acre will be taken from the ground from alfalfa, sold as hay. A larger revenue is possible if the alfalfa is baled and held for winter prices. Four hundred dollars a year will go a long way toward keeping a family, especially with the larger income from the trees ahead of them. But better than that can be done from 10 acres, 'between the trees.'"

"Ten cows can be fed the year around from the alfalfa produced on this land. They will require bran, shorts or some grain ration during the months of the winter."

"Dr. Withycombe, of the Oregon Agricultural College, is a specialist in animal industry, says that a ton of alfalfa fed to a good milk cow will return a revenue of \$20. An income of \$80 to \$100 a year can be provided from the herd. Alfalfa is the ideal cow feed. It stimulates milk production, and the favorable climate does the rest. If milk could be provided for the country, it is necessary, of course, that the 10-acre farmer be on the collecting route of a creamery or condenser, or near enough to a community so that he can market his milk to advantage. Creamery products invariably bring high prices in Oregon. As a matter of fact, the state fails to produce its own butter and is largely dependent for a considerable portion of the year upon shipments from the East. This is due entirely to the fact that Oregon's population is increasing so rapidly that the supply of dairy products."

"Oregon is not supplying her own market with grapes, and top prices are received. Puget Sound and British Columbia markets will readily absorb large shipments of grapes and there is no apparent reason why Oregon-grown grapes cannot be shipped to the East, the greatest benefit, and the boulevard runs directly through the addition. West Portland Park lies to the west of the property. Completion of the Oregon Electric again aroused interest in the property. Dove & Thompson recently acquired a large number of lots, and have disposed of many since they have been handling the proposition, and other sales are under way."

FREE EXCURSION, SATURDAY, APRIL 22

Linnhaven Orchards

the largest commercial apple orchard in Oregon, comprising 2500 acres, located seventy miles south of Portland in the famous Santiam Fruit District. Red Soil, Correct Elevation, Perfect Drainage, No Irrigation. Linnhaven Orchard Tracts were put on the market in St. Paul last October, and up to the present time there has been 500 acres sold to Eastern people. These lands sold are now being planted. The company plants and cultivates the trees for five years, turning over at the end of that time a full-bearing orchard that will make you independent for life. The cultivation and care of Linnhaven Orchards is under the supervision of the best horticulturist in Oregon, guaranteeing an orchard cultivated and cared for under the best scientific methods.

We Want You to See Linnhaven Orchards

We want you to know what we are doing in the development of the biggest orchard tract in all Oregon. So we have arranged for an excursion from Portland, and will take a party of representative men and women to the orchards on SATURDAY, APRIL 22, leaving the Union Depot, Portland, at 8:30 in the morning, spending the day at the orchards, and returning to the city at 10 in the evening. This will give ample time for inspection, for studying drainage, altitude and general location. It will give time to note the condition of trees now being planted and of the ideal condition in which the land is placed before the trees are set.

We are not swapping pocket-knives. We are offering shrewd business men and women an investment of merit, and we want them to see just what they are buying. Five years is a long time for a contract to continue, and we cannot afford to have dissatisfied buyers. We want to show exactly what we are doing, and from conditions now prevailing we expect the reasonable man to judge of the future, of the time when we shall turn over to him a bearing orchard produced with the best scientific knowledge of horticulture that we can obtain. That is why we have arranged for the excursion, and that is at least one good reason why you should arrange to make the trip. We want a large party—we want everybody

FOR FURTHER PARTICULARS REGARDING EXCURSION CALL AT OUR OFFICES

Linnhaven Orchard Co.

O. O. LAURITZEN, Sales Manager, 306 SPALDING BUILDING, PORTLAND, OREGON

611 Pioneer Press Building, St. Paul, Minn. Main 1590. 800 Plymouth Building, Minneapolis, Minn.

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VIEWLAND IS OPENED UP

Boulevard Will Help Burlingame on West Side.

Camps were established in Burlingame Addition and grading operations started last week on Terwilliger Boulevard. This is designed to be Portland's show drive, and will extend along the hills south of the city for a distance of a mile and a half. Eventually it will be 200 feet in width, but the first operation contemplates a width of only 45 feet, which will include a roadway 25 feet wide, a parking strip and a section for pedestrians.

It is expected that the surface will be macadamized as soon as the grading is completed, so that the drive will be available for use without delay. As soon as the roadway has settled and it is thought advisable to do so the road will be hard surfaced.

The terminus of the boulevard as now laid out is in the Burlingame property, whence it follows a gulch by an easy grade down to the Macadam road. Owners of homes at River, Riverside and Riverdale are planning to have the boulevard extended to that district, and are ready to pay the cost. The owners of Springlawn have been approached on the subject of granting a right of way, but the matter has not been determined.

This boulevard is calculated to enhance the value of all property which

it serves either directly or indirectly. Burlingame, because of its proximity to the city and its great extent, will reap the greatest benefit, and the boulevard runs directly through the addition. West Portland Park lies to the west of the property. Completion of the Oregon Electric again aroused interest in the property. Dove & Thompson recently acquired a large number of lots, and have disposed of many since they have been handling the proposition, and other sales are under way."

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of all the newer additions, and is reached by the Oregon Electric from Multnomah Station. It was laid out many years ago, but was not built up to any extent because of the distance of transportation. Completion of the Oregon Electric again aroused interest in the property. Dove & Thompson recently acquired a large number of lots, and have disposed of many since they have been handling the proposition, and other sales are under way."

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"Ten cows can be fed the year around from the alfalfa produced on this land. They will require bran, shorts or some grain ration during the months of the winter."

"Dr. Withycombe, of the Oregon Agricultural College, is a specialist in animal industry, says that a ton of alfalfa fed to a good milk cow will return a revenue of \$20. An income of \$80 to \$100 a year can be provided from the herd. Alfalfa is the ideal cow feed. It stimulates milk production, and the favorable climate does the rest. If milk could be provided for the country, it is necessary, of course, that the 10-acre farmer be on the collecting route of a creamery or condenser, or near enough to a community so that he can market his milk to advantage. Creamery products invariably bring high prices in Oregon. As a matter of fact, the state fails to produce its own butter and is largely dependent for a considerable portion of the year upon shipments from the East. This is due entirely to the fact that Oregon's population is increasing so rapidly that the supply of dairy products."

"Oregon is not supplying her own market with grapes, and top prices are received. Puget Sound and British Columbia markets will readily absorb large shipments of grapes and there is no apparent reason why Oregon-grown grapes cannot be shipped to the East, the greatest benefit, and the boulevard runs directly through the addition. West Portland Park lies to the west of the property. Completion of the Oregon Electric again aroused interest in the property. Dove & Thompson recently acquired a large number of lots, and have disposed of many since they have been handling the proposition, and other sales are under way."

VIEWLAND IS OPENED UP

Boulevard Will Help Burlingame on West Side.

Camps were established in Burlingame Addition and grading operations started last week on Terwilliger Boulevard. This is designed to be Portland's show drive, and will extend along the hills south of the city for a distance of a mile and a half. Eventually it will be 200 feet in width, but the first operation contemplates a width of only 45 feet, which will include a roadway 25 feet wide, a parking strip and a section for pedestrians.

It is expected that the surface will be macadamized as soon as the grading is completed, so that the drive will be available for use without delay. As soon as the roadway has settled and it is thought advisable to do so the road will be hard surfaced.

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