

# Marshfield is the Business, Shipping and Geographical Center of the Coos Bay Country.

1. Because IT is, and always will be, the central trading point for all of the rich agricultural country tributary to Coos River, Catching, Isthmus and Coalbank Inlets.
2. Because IT is the banking center of a large and wealthy district.
3. Because IT is the terminus of the railroad which at present supplies trade connections with the fertile Coquille Valley and its growing cities of Bandon, Myrtle Point and Coquille, and which, when extended either along the Coast or to Roseburg, will bring the products of other rich sections of the state to deep water at Marshfield.
4. Because IT is equidistant from North Bend, Empire, The South Inlet Basin and Millington on Isthmus Inlet, and is equally accessible from all these points at which important developments are either taking place or are about to be initiated.
5. Because for many years to come all the shipping business of the Bay will be transacted South from North Bend Point to the head of Commercial Navigation on Isthmus Inlet, and Marshfield occupies the middle ground between these two points.
6. Because IT has over two thousand feet of water front open for public dockage. This water front, owned by the Southern Pacific company, finds its greatest value to the company in proportion as it is rendered more and more accessible to the public for commercial and shipping purposes.
7. Because IT presents the largest area of land available for the site of the business section of a large city on Coos Bay.
8. Because the foreign investors in business property on Coos Bay have approved of Marshfield's Commanding Position by the purchase of choice business sites at prices properly commensurate with the above inducements which are held out for ITS future growth.
9. Because today Seventy Per Cent of all the general banking, commercial and shipping business is transacted at Marshfield.
10. Because IT is the declared deep water terminus of the Oregon & Western Railway that is to connect Coos Bay with the Southern Pacific at Drain, Oregon.

THE McCLELLAND INVESTMENT & DEVELOPMENT COMPANY offers bargains in real estate, the present worth of which is backed by the foregoing facts which support the assured position of Marshfield in the future development of Coos Bay.

See the following named agents for prices on water front and town property at Millington and choice residence lots and acreage in Roosevelt Heights.

I. S. Kaufman & Co.,

McNeil & Fergusson,

W. J. Rust,

The Stutsman Real Estate Company.

## The McClelland Investment and Development Company.