

CUNNINGHAM & COMPANY

IF EVERY RANCH

IN THIS VICINITY, SUITABLE FOR DIVERSIFIED FARMING, SHOULD BE VACATED WITHIN 10 DAYS FROM THIS DATE, IT WOULD NOT TAKE MORE THAN 20 DAYS TO HAVE A TENANT ON EVERY ONE OF THEM, AND STILL HAVE APPLICANTS WAITING FOR MORE RANCHES OF THIS KIND.

We know from the number of men coming into our office looking for this kind of ranches. We know from the inquiries we get through the mails; letters from all over the country, wanting to rent this kind of ranches, with a view of buying.

THERE ARE VERY FEW of this kind of ranches in this vicinity FOR SALE or for rent. NOW THE REASON for these conditions is that this kind of ranches in this valley PAY. Both the owners of these ranches and the small army of men who are trying to rent them KNOW THIS. BOTH KNOW that we do NOT have crop failures here, and while very few at present realize it, yet it is a fact that no place in the whole United States offers a surer return to the rancher than a ranch in this valley that can be put to diversified farming.

PROPERTIES

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No. 122—80 acres, 8 miles from Rogue river; good roads, R. F. D. and telephone; one mile from school; all good red soil; all fenced with woven wire; 40 acres under cultivation, 35 acres in grain; about 50 fruit trees, family orchard, all kinds of berries; small house, good barn and other outbuildings; 2 horses, 3 cows and calf, 3 wagons, 2 plows, 2 cultivators, mower and rake, spring-tooth and drag harrows, and all kinds of small tools. The entire place can be cultivated if cleared; light clearing. This is all deep rich red soil, ideal for pears. Price \$4,500; price includes all articles mentioned above. Terms half cash, balance in three years at 7 per cent interest.

No. 124—Ranch of 110 acres 2½ miles from Rogue River (Woodville). Good roads, R. F. D. and telephone. Sixty acres in cultivation; about 30 acres more can, with light clearing, be cultivated. All rich black sub-irrigated loam soil. About 100 fruit trees, coming into bearing. Small house, barn and other outbuildings. Price \$65 per acre; \$3,000 cash, balance one, two and three years at 7 per cent interest.

No. 108—Seven-room house, plumbing complete. Barn, chicken house and run. Lot 165x150. This place is on paved street, close to both East Side and high schools. Price \$3,000. Terms.

No. 121—Eight-room house, barn, chicken house and run, woodshed, with one acre of ground, close to high school. Price \$2,600. Terms.

No. 123—Nine-room house, pantry, bath and cooler. Lot 100x130, on paved street. Fruit and berries. Two blocks to high school, 3 blocks to East Side school. All paving assessments to be paid up. Price \$3,300. Half cash, terms on balance.

No. 114—One of the finest located homes in Ashland, 2 blocks from business; large lot, with fruit; house of 8 rooms, exclusive of bath, pantry, etc. The owner of this property has spent on the grounds alone \$1,000, and we offer you this property at \$2,500.

No. 5—A six-room house, barn, chicken house and run. All kinds of fruit and berries. One acre of ground. This place commands a fine view of the city and vicinity. Price \$2,000. Terms.

We Have For Sale
Business Buildings

We Have Ranches to
Exchange For City Property

120-Acre Alfalfa and Stock Ranch, Rogue River, Oregon

LOCATION—Eight miles north of Rogue River, Oregon, on main line of S. P. R. R., R. F. D. and telephone line.

BUILDINGS—Two sets of buildings in fair shape, fenced, 80 acres fenced and cross-fenced.

FRUIT—This land is well adapted to the raising of all kinds of fruit. The elevation of the ranch is about 1,200 feet.

ALFALFA—Fifty acres of this land is adapted to alfalfa; plenty of water for irrigation at a depth of from 15 to 20 feet; running water all year on one corner of the place.

OUTLOOK—This ranch is located in what is known as the Evans Valley basin, comprising about 8,000 acres of alluvial soil, surrounded by mountains which not only present views of rare beauty but supply the valley with a watershed, nature's reservoir, for the irrigation of the valley.

School one-half mile, proposed high school one mile, store one mile.

Sixty acres of the 120 plowed and ready for seeding; balance tillable, practically level and easily cleared.

PRICE—The price on this property is \$45.00 per acre.

TERMS—Half the purchase price, cash; balance two years at 6 per cent interest.

We Have For Sale
Business Frontage

We Are Having Calls For
10 AND 20 ACRE
Tracts For Diversified Farming

WE DO NOT CLAIM to have a corn country, AND YET 70 bushels per acre have been raised this year.

WE DO NOT CLAIM to have a grain country, AND YET all kinds of grain are raised every year.

WE DO NOT CLAIM to have a broomcorn country, AND YET it has been demonstrated that we have a broomcorn country.

WE DO NOT CLAIM to have a melon country, AND YET one has only to taste a home-grown melon to know that we HAVE a melon country.

WE DO NOT CLAIM to have a potato country, AND YET potatoes are successfully grown, and during the past two year have been shipped by the carload from this valley.

WE DO NOT CLAIM to have a cattle country, AND YET when cattle are brought in from the free range they look like stall-fed cattle.

WE DO NOT CLAIM to have a hog country, AND YET we have only a few weeks to feed to finish up as fine looking hogs as they raise in the hog-raising countries.

WE DO NOT CLAIM to have a dairy country, AND YET we have numbers of ranchers who are doing fine in this line, and this business is growing.

WE DO CLAIM that we have as fine an all-year climate as anywhere in the world.

WE DO CLAIM that you can count with the fingers of one hand all the places in the world that have a climate that is equal to ours.

WE DO CLAIM that our water is unsurpassed, and is equalled by few places.

We DO claim that for variety, size and profusion of growth that fruits of all kinds grown in this valley are unexcelled, and we doubt if it is equalled anywhere in the world.

But along comes the fellow who says, "Yes, you've got all you say you have, but you haven't cheap transportation. Your freight rate is too high. You are isolated."

Now what community, take the country over, has never had the transportation and freight rates to contend with? With development these things come. Does anyone think transportation lines are going to overlook a valley that's only in the making, with already taxable property amounting to \$40,000,000?

Nature has given us the climate, waters, soil, minerals, wonderful surroundings. With the adjustments which are bound to come that will put our transportation on an equal basis with other points, doesn't it look reasonable that we have many advantages? Any district can get freight rates by keeping at it, but how many places could get what we already have?

In cooking certain foods the best results are obtained by letting them SIMMER. Now in looking over these thoughts as expressed here, don't bolt through them, but let them simmer. In doing this, what at first seemed to you like a "bunch of hot air" will, after giving it time to simmer, strike you that a country having advantages that we have is right in line for wonderful advancement.

Your next conclusion would naturally be, PROPERTY BROUGHT RIGHT, no matter what class of property, is a good INVESTMENT.

Cunningham & Company

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