# ENTERPRISE THAT WILL BRING "THE LANDLESS MAN TO MANLESS LAND"

Hermiston, Umatilla County, Where a Sagebrush Desert Is Being Reclaimed for the Husbandman.

Important Enterprise of Maxwell Land and Irrigation Co.-15,000 Acres Now Useless to Be Covered by Water.

this part of the state

espondent, covering several weeks, in

COMPANY TO ASSIST SET-

**TLERS** 

stantly in preparing lands for

several hundred acres have been

The spirit of the corporation is

to assist the settler in every

manner possible, that his efforts

be productive of the maximum

results. Success by the canal

settler, the converse being

pany means success by the

Hermiston, Umatilla County, Or., Dec. | The men employed therein are building 18.—One discovers quickly the fescinating a city and that compelled the pioneer westward, if he comes to Hermiston, Umatilla county, Oregon, and witnesses during these ys the evolution of a town from the ation of a sagebrush desert. At time, faith founded on scientific is a large element in the in a sense creators—and they know actual cultivation and sowing, by of land have been sold in Hermiston, and the purchasers are preparing to recet thereon a large hotel and store. orkingmen's clothing, lumber, hay, el boots and shoes, tobaccos and bed-ng. Five families now are buying

les at the company store.

s government has been petitioned
postoffice, named Hermiston, the
to be located at the railway staoffice to be located at the railway station west from the tracks. The company has filed a townsite plat, dedicating the streets and alleys. Grading will be done soon. Several buildings are in course of erection. Plans are drawn providing everything that goes to make up a modern city. Abundance of capital is behind the enterprise and if the \$100,000 already appropriated by the company is not sufficient, the stockheiders, who are men of large means, stand ready to expend as much more swill be needed to fulfill the promise to reclaim the lands and build a town. Inducements are offered persons who will put in stocks of goods, hotels and other necessary lines of business.

One most attractive feature of the new town will be the abundant supply of cool spring water which will be piped a distance of nearly three miles. The spring from which the water will come flows four and one half cubic feet per second, aggregating 2,270,400 gall-

sails water for a town of many sands, with a large surplus for ir-ling and sprinkling. ny one who knows what water will when applied to the volcanic soils his ragion will have no doubt that miston and vicinity are soon to be seene of prosperous husbandmen therity termental

r second, aggregating 3,270,400 gal-ns every 24 hours. This will furnish

d thrifty townspeople. The company has erected a large head-arters building. It is a busy place.

### 15,000 ACRES ARE TO BE IRRIGATED

Two Thousand Are to Be Offered For Sale in Three Weeks.

LANDS FROM \$60 AN ACRE **UP IN FIVE-ACRE TRACTS** 

Favorable Terms Are Given by the Company to Purchasers of Property

Fifteen thousand acres of land will be covered by the canals of the Maxwell Land & Irrigation company. Two thousand acres will be on the market on January 2, 1905,

Lands will be sold in tracts of five res or more, to suit the purchaser. The lands covered by the company's als will be laid out with public high ways along each section and half sec tion line, giving each legal subdivision-40 acres an outlet, permanently.

nds will be sold by the company at sso an acre up, with every acre being led a perpetual water right to the

At \$60 an acre, for fertile land with rater rights, situated on a transcontintal railway, in a climate wherein it seven months between frosts, and where work out of doors proceeds the reer around, the purchaser has a price see than ever before offered. At Vineland, near Lewiston, Idaho, the cheapes raw land to hold at \$200 an acre. Prices

ate, at 8 per cent interest.

Umatilia county, the subject of irriga-tion was exhaustively studied on the very ground where the capital and brain annual production in a very few years of what New Town Offers wealth to command, are able to operate on a scale involving many thousands of

Beveral miles south from the town of Maxwell Land and Irrigation company, that is now preparing to water 15,000 acres owned or controlled by them. Much to the satisfaction of the president and manager, J. F. McNaught, water from Umatilla river has been already brought on several thousand acres to be covered by their canals.

data secured is from Manager Mc-Naught, Chief Engineer Harry Hawkins and Secretary Robert Spencer.

The land to be covered by the concern (Hermiston is the new ame of the former station called Max well) aggregates 15,000 acres of sagelands. These lands cover a scope from two miles south of the Columbia river to 12 miles away and from the Umatilla river eastward to Cold Spring, a distance of several miles. The acquisition of 7,000 acres of fine-lying lands from the extensive holdings of G. W. Hunt during the last week in Nove Maxwell company was formed. The nditure of \$100,000 has been au-

part by scores of settlers, who have either filed homestead applications for ch under the desert land act, which ermits both man and wife to take the placing of water on every legal sub-division—40 - acres allowed from time of filing, and he final payment of \$1 an acre at proc

How to Locate Lands. sert land act, \$20 acres. His first pay-

to the Home Seeker.

SITUATED ON MAIN LINE OF A RAILWAY

The List of the Possible Products Includes Everything that is Grown in the Temperate Zone.

by the Maxwell Land & Irrigation company, is seven miles south from Uma tilla City, in Umatilla county, on the Umatilla river, on the main line of the O. R. & N. Co., of the transcontinental system of the Union Pacific Railway company, the main line running through the center of the lands owned by the Maxwell company. The Spokane line of the O. R. & N'Co. and the main line of the W. & C. R. R. Co. (a Northern Pacific road) skirts the irrigation comany's lands on the north. Thus Her niston's irrigated district will have two at Celilo, the Columbia river alfalfa, clover, timothy, barley, oats, orn, rye; all the cereals; apples, pears, eaches, plums, apricots, all berries reeks earlier than in the Grande Ronde alley; almonds, English walnuts, black ans, peanuts and sweet potatoes.

final payment when he proves up, \$320,

pany to furnish water for every 40 res. If the settler so elect, he may retain the entire 320 acres, purchase the water right from the company and have a marvelously rich tract of land worth \$32,000 to \$50,000.

Water is diverted eastward from the Umatilla river at a point 700 feet below the mouth of Butter creek, 12 miles south from the Columbia, the main canal leading from a fine concrete dam costing several thousand dollars. The canal is 18 feet wide on the bottom and 27 on top, the water running three feet Already 10 miles of canal and deep. Already 10 miles or canal main laterals have been built, and the work is being pushed with 45 to 50 men and 20 teams. The main canal crosses the O. R. & N. Co.'s right of way and passes on towards Cold Spring. The lands to be covered are on both sides of wherever needed, and to carry water to be laid. More than one mile of this piping is being used. Two thousand more are to be built. A remarkable ture of barrel-stave piping is its perma nency, such piping having lasted 100

years in eastern states. The lands in question are to be worke as cheaply as any that are known. The homeseeker will find that, if shut out by the high prices of lands elsewhere, under the desert land act he can pay all expenses of proving up and getting into crop 40 acres for slightly more than full crops of alfalfa or other product the second year from filing, and thence forth a living assured for him words, he is getting for a trifle more than \$25 an acre a 40-acre tract from which he can take at the very least a net profit of \$800 a year, if he care to hire a man to do the work; or, if he choose, he may do the work and net \$1,800, the return from seven tons of alfalfa per acre on 40 acres, at \$6 a ton being \$1,680, less \$1 a ton for putting the

being \$1,650, less \$1 a ton for putting the hay in the stack.

These figures were vouched for by such men as H. C. Willis, editor of the Echo News; R. N. Stanfield, Ralph Stan-field, G. W. Hunt of that locality; D. C. Brownell of the Brownell Canal com-pany, and every informed man of the

region.

Alfalfa is used as an illustration of what these lands will do, when once water has been placed on them. How-

lief for Rome-Kunter Candid observers, informed on the in Several Buildings Already Built in Hermiston—2,000 Acres of Irrigated Lands Ready for Sale.

Strong Financial Resources Behind the Company-President and Manager McNaught and His Competent Staff Busy.

maximum of prosperity has been ap-proximated in the central region, where wheat is king, with its 5,000,000-bushel crop this year, worth \$3,250,000. In the "east end," so called, the land has been taken to the very boundary of the county, leaving none of the public domain for the settler. The southern part of the county has been appropriated by the livestock-breeder, who has pushed far back into the Blue mountains, which skirt the county from northeast to During the 50 years that have elapsed

### **CLIMATE AT HERMISTON**

Maxwell Land & Irrigation company, since August 16, according to the time books of the superintendent, Harry Hawkins, have lost exactly one hour of working time on account of storms. The climate approximates the ideal. Labor out of doors goes on the year round. The temperature varies sufficiently to tone the such as make life unpleasant or The range is from 22 to 100 degrees, Fahrenheit, with only a few days of either extreme here

dustrial status, concede that the major since the first pioneers braved the dan-portion of the developing energy in Umatilia county will be expended upon arid lands during the ensuing years. The man and increased volume of production draw a line from Pendleton west of north to the Washington state line, another west of south to the limits of Grant county, and no territory east of those lines is available to the settler who desires to take up public lands. Of course, scattering exceptions may be found on the form of isolated quarter sections overlooked by the eager land-

But practically the large scope of ountry indicated is beyond the reach of the home-seeker unless he have cash In hand wherewith to buy outright the farm, ranch or orchard of the owner who mayhap came here when the rifle was as necessary as a safeguard against the hostile Indians as food was necessary-and expensive

frighten away the wolf of hunger.

The remainder of the county, lying westward from the imaginary lines retofore drawn, holds possibilities such as to enthuse the prophet whose eye is trained to peer into the future

Fromise of the Puture.

Who cannot grow inspirited as rides through those now arid lands is merely not endowed with the faculty of

Excepting a comparatively small area that is tributary to Echo, Foster's and Nolin, this country lying west from the lines that were drawn is at this time a desert, in so far as concerns husbandry.

The few tracts that are producing are small. Practically all remains to be re-

Yet, to reclaim it, to make the coyote and jackrabbit depart to give room to the domestic animal, to place luxuriantly green and richly valuable vegetation where now is only sagebrush, needs water—only water. That gray, dry soil—to the traveler looking from the car window, a substance of no present or window, a substance of no present or potential value—if water be placed thereon, and seeds be planted, verily will transform the weary desert into a bril-liant garden of flowers and a granary whence a world may draw its susten-

What that region will produce may be estimated by giving to 200,000 acres an annual production of \$50 an acre; probestimated by giving to 200,000 acres an annual production of \$50 an acre; probably \$75 to \$100 an acre would be nearer the correct amount. This runs into so many millions of agricultural wealth that one is staggered at the totals.

Presume the smaller per acre production be taken, it brings \$10,000,000. The production of the county in 1904 was more than \$5,000,000. Then realize what irrigation promises to Umatilla county.

## A FEW EPIGRAMS OF HERMISTON

Lots Already Sold in the New Town for the Erection of Buildings.

OFFER INDUCEMENTS TO BUSINESS MEN

Settlers May Buy Lands Covered with Water by Second of January.

Hermiston, the new irrigation town was established by the Maxwell Land & Irrigation company. A plat has been filed by the company, formally dedicating to the public, forever, the streets and alleys named in the recorded plat

of the company's engineers.

Several lots in Hermiston already have been sold. Preparations are being made for the

erection of stores, a hotel and ware-The company will offer inducements

to persons who desire to enter all lines of legitimate business at Hermiston, When water was turned into canals of the Maxwell Land & Irrigation

company at Hermiston, it flowed four miles from the intake dam to the townsite without material loss from seepage, and no loss from leakage. The seeker for a home will have a rare opportunity, on January 2, 1905.

when the Maxwell Land & Irrigation company offers 2,000 acres of lands at ind or Hermiston, Umatilla county,

