

# RIVERSIDE ORCHARDS

## WALNUTS WALNUTS

### Buy the Best

We know what we are talking about when we say that RIVERSIDE ORCHARDS IS THE BEST IN THE WILLAMETTE VALLEY. That is not only our opinion, but it is the opinion of everyone who has seen it, of those who have tested the soil, of those who know what will grow on Riverside Orchards.

We searched far and wide before making our choice, and we had the assistance of the best expert on land and soil values in the state, and we repeat with all the force at our command that a RIVERSIDE ORCHARDS TRACT IS THE BEST BUY IN THE STATE OF OREGON TODAY.

### Sell for City Lots

RIVERSIDE ORCHARDS joins the city of McMinnville—is right on the city limit line. With the introduction of the electric railway next year and the opening up of the different industries of McMinnville, the city must naturally do as all other towns on this coast are doing at the present time—increase in population very rapidly. INCREASED POPULATION MEANS INCREASED VALUES IN TOWN AND A NATURAL MOVEMENT TOWARD THE SUBURBS. You can readily see, therefore, that RIVERSIDE ORCHARDS TRACTS which we are NOW SELLING IN ACREAGE can be RESOLD in the course of a few years AS CITY LOTS. An acre divides up into about seven city lots. You can FIGURE FOR YOURSELF THE IMMENSE PROFIT that would be made by buying a tract in RIVERSIDE ORCHARDS simply to hold as an investment of this kind.

By the time your walnut orchard has matured, not only will the value of the property have increased from the general building up of McMinnville, but today a walnut orchard in bearing with a good equal crop is worth not less than \$1000 an acre. Mrs. Veroran values her land at \$1500 per acre, so again we say there is positively no better investment in Oregon today than a five acre tract at RIVERSIDE ORCHARDS.

### No Danger of Loss

The walnut is different from most fruit, inasmuch as it does not spoil. You can market your crop in the fall of the year or store it until there is a bigger demand and a higher price. It isn't like an apple that has to be put in cold storage, or like the grape that is likely to spoil before reaching its destination. The man who cannot devote much time to his orchard and is perhaps an inexperienced horticulturist need never fear about the returns he will get from walnuts. The money will roll in, in spite of carelessness. We take care of your orchards for the first four years, which is the time that the walnut trees require principal attention.



McMinnville, the county seat of Yamhill county, is located at the head of navigation on the Yamhill river, which flows into the Willamette river just a few miles to the east. This city of over 3000 population is one of the most substantial communities in the northwest. It has several banks with deposits of over \$1,000,000, some of the finest business blocks in Oregon, and is especially famed for its large number of churches, handsomely built, well attended and with pulpits ably filled. Of its schools McMinnville may justly boast. Its public school system comprises three graded institutions, a fine high school and one college. McMinnville is the residence location for large numbers of horticulturists, whose properties are situated throughout the county, establishing a common interest among the people. The scenic environment is wonderfully domestic, most every available acre having been applied to the raising of produce which has made the county famous. Its proximity to Portland and splendid railroad service makes this city a most delightful place to live. Every desirable feature imaginable is present.

### A Home at Riverside

Every business man who works hard at his desk all winter craves for some place in the spring and summer time where he may go and have absolute rest, good pure air, wholesome food, a fine sleep at night and all the other enjoyable features that belong to a five acre tract at Riverside Orchards.

Over 60 tracts face on the river front. There are also a number of fine cottage sites. What can be better than to have a summer cottage at Riverside, a little boat for the river and a quiet afternoon's fishing? Even if there were no such things as returns from Riverside Orchards, it would be a good place to buy from a health standpoint.

### CHERRIES

Yamhill county excels all other parts of the world in its production of fine cherries. Oregon is regarded as the home of the cherry, while its acme of success has been reached in Yamhill county.

At the third annual cherry fair, held at Salem during the summer of 1908, Yamhill county carried away the grand prize cup. This success won the laurels from two other counties that have always claimed the climax of cherry production.

The Royal Ann, Bing, Lambert, Hoskins and Waterhouse cherries are the five best varieties grown anywhere. These thrive best in just such land as is found in RIVERSIDE ORCHARDS. Four of these varieties originated in the Willamette valley.

Profit from Yamhill cherries is greater than from any other fruit, many trees having been known to yield \$20, \$30 and \$40 in a single season. From \$300 to \$600, and even more, is common per acre.

We will plant, in addition to the walnuts, SEVENTEEN TREES OF CHERRIES to each acre of ground. Cherries begin bearing in three years, so that you see by the time we turn it over to you in the fourth year you will be having a nice income from the cherries alone.

# KNOCK DOWN DOLLARS FROM WALNUTS

## GROWERS AND PICKERS BUSY IN MANY GREEN ORCHARDS GATHERING BIG CROPS

### THE DEMAND IS INCREASING

The consumption of walnuts in the United States is 35,000,000 pounds, while the annual production is only 12,000,000. It will take a long time before enough orchards are planted to make up the difference. The imported nut is far inferior to those grown in the United States and the Oregon nut is the superior to anything grown in the United States. Oregon walnuts command 2 cents a pound more than any others.

You would enjoy a trip to RIVERSIDE ORCHARDS, seeing along the line of the Southern Pacific skirting the heights to the south of the city along the beautiful valley to the town of McMinnville. It is one of the most beautiful rides in the world. Two lines of railroads already enter McMinnville. The Oregon Electric Railroad Company will build there immediately. A tract at RIVERSIDE ORCHARDS is therefore just a suburban home.

## THE TIME TO BUY IS NOW

The time is passing when you can buy a tract at Riverside Orchards. The prices are cheaper now, therefore this is the time to buy. Don't wait until other people take up all the available land and then pay double and triple the price; get in on the ground floor. Buy a five-acre tract by making us a small monthly payment. We have never offered anything better than RIVERSIDE ORCHARDS and we strongly suggest that you BUY ONE NOW.

LARGEST SUBDIVISION OPERATORS IN PACIFIC NORTHWEST

# The JACOBS-STINE COMPANY

148 Fifth St. Portland, Ore.

C. M. Murray