



The Greatest Private Citizen

ROOSEVELT'S PLAN

The greatest undertaking of the greatest citizen of the greatest country in the world was the appointment of the Country Life Commission by ex-President Roosevelt, with the idea of determining the cause of the apparent failure of present farm living and the most effective remedy. The Commission has reported, stating that the absence of frequent social intercourse, circulating libraries and adequate transportation facilities accounts for the present condition. Based upon these facts, which he foreknew, President Roosevelt conceived a daring and admittedly effective plan of joining the town and its environments under one municipal government, encouraging the tiller of the soil to live in these social centers and go to and from employment daily. The farmers, therefore, of a given section would associate among themselves in the evenings and on Sundays and unconsciously advance their mental, moral and physical interests, those of their children, and, at the same time, minimize the lure of the city to dignify the domestic happiness of the small community. Libraries, church organizations, fraternal societies and all of the other disadvantages of present farm living would thus be offset and conditions materially benefitted. While Congress failed to provide the funds to reimburse the Country Life Commission for its time and expense in securing valuable data, it is, nevertheless, the unanimous opinion of the people of this nation that Congress thereby made its biggest mistake in not supporting the President in one of his greatest efforts.

COVE ORCHARD

Comprises over 800 acres, 37 miles from Portland on the Southern Pacific, 2 miles from North Yamhill, 11 miles from Forest Grove and 13 miles from McMinnville. It is Willamette Valley land. It is Yamhill County land. It is the best land in the world for fruit raising, truck gardening and dairying. It is subdivided into acre tracts and lots. A townsite has been provided, the land platted throughout on the Roosevelt idea and it is now ready for the people of the United States to visit it, buy it, populate it, cultivate it and make it the best community in the United States.

THE PROPERTY ITSELF possesses a splendid topography, admirably adapted to agricultural purposes. The soil consists of bottom, hillside and top hill land, suitable, in the first instance, for hay, grain, vegetable and dairy produce, together with the best of Bartlett pears. In the second instance, cherries, prunes, plums, berries and grapes. In the third instance, prunes, cherries, apples, walnuts and almonds. The climate is familiar to all.

TRANSPORTATION FACILITIES include the Southern Pacific Railway, with two trains each way daily, and a prospect of three or four interurban electric lines within a short time. Two of these lines are already under construction. Such transportation gives the resident of COVE ORCHARD the opportunity of sending his children to school in Portland, or continuing his own employment or profession in the city while residing in COVE ORCHARD. Special passenger rates will be provided, while Portland through freight rates will obtain.

THE TOWNSITE comprises about forty acres with a large public square in the center where the depot is now located. The town is so platted that the tier of streets around the square is intended for commercial purposes. The next tier for miscellaneous uses and the third tier for residence sites. Each tier of streets surrounding the square brings one to larger tracts until the largest is reached, less than one mile away and not over ten acres in size.

WE HAVE PREPARED a magnificent folder illustrating and describing COVE ORCHARD in detail. Considering the tremendous importance of ex-President Roosevelt's suggestion and the thoroughness with which we have worked it out, a copy of this folder, which describes the Roosevelt idea in detail, should be in the hands of every man and woman resident in the Northwest. This brilliantly illuminated folder will be mailed anywhere free upon request to those who will fill out and mail the coupon below.

COUPON

Chapin & Herlow,
Portland, Oregon
Gentlemen: Kindly mail your
booklet on COVE ORCHARD.
Name

Address

THE CULTIVATION PLAN contemplates the services of an experienced horticulturist, who will give all the information necessary to residents for the preparation and cultivation of their soil. Trees will be furnished free of charge, set out and cultivated for five years at no expense to the buyer. Out of the profits accruing from the products raised by the company on your land, 25 per cent will be applied on the payment of your tract. Special arrangements for the raising of other products.

A SAWMILL will be erected at once by the F. C. Graham Lumber Company of Portland, to provide building materials immediately. Mr. Graham, the owner of this land, states that he will set aside sufficient land for a library and school house, and will make arrangements for the erection of a church. His marvelous enthusiasm over the project enables us to announce that Mr. Graham will use every effort at his command to make COVE ORCHARD the ideal residence district of the Pacific Coast.

VERY LOW PRICES have been set, both upon residence and agricultural tracts. The property will be offered to start with at \$300 per acre, payable ten per cent down and the balance according to the circumstances of the purchaser. The prices of town lots will depend upon their location and the purposes to which they will be devoted. A building restriction of \$750 will be imposed to preserve harmony and uniformity in the building of residences. Good roads will prevail throughout the tract and a magnificent public spirit developed at once.

CHAPIN & HERLOW
332 CHAMBER OF COMMERCE BUILDING
PORTLAND, OREGON